

Customer Copy  
Received Date :- 20-4-22



**RUNWAL  
GARDENS**

KALYAN - SHIL RD, DOMBIVLI EAST

**AGREEMENT FOR SALE**

APPLICANT NAME Vijaya Vighmesh Shelke

FLAT NO. 53-1912

72/13999

पावणी

Thursday, September 14, 2023

7:27 PM

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावणी क्र.: 15347 दिनांक: 14/09/2023

गावाचे नाव: घारीवची

दस्तऐवजाचा अनुक्रमांक: कलन3-13999-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विजया विप्रेष शेळके

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1700.00

पृष्ठांची संख्या: 85

एकूण:

₹. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:47 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

बाजार मुल्य: ₹.3654200/-

मोबदला ₹.5327479/-

भरलेले मुद्रांक शुल्क : ₹. 239750/-

तह: दुय्यम निबंधक वर्ग २ कल्याण क्र.३

1) देयकाचा प्रकार: DHC रकम: ₹.1700/-

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

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.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

visayy

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		14 September 2023 07:15:23 PM			
Valuation ID	202309145577	कलन			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	47/181/1, रूपवात भागशिटी व रूपवात गाईन				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	सर्वे नंबर व भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्पातय	दुकाने	औद्योगिक	गोखामाग्याचे एकक चौ मीटर
9600	61900	73800	79900	71800	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	53.196 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर -	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्ट क्षेत्र -	48.36 चौ मीटर
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 + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3654139.632 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3654140/- = ₹ छत्तीस लाख चोपन्न हजार एक शें चाळीस /-				

Home Print

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दस्त क्र. 93000	2023
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923147314334	Date 14/09/2023
Received from JT SUB REGISTRAR, Mobile number 8454819276, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 14/09/2023
Bank CIN 10004152023091413540	REF No. 362302861101
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6



GRN	MH008*48454202324E	BARCODE	[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)						
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	AAFRCR1016H					
Location	THANE			Full Name	RUNWAL RESIDENCY PVT LTD					
Year	2023-2024 One Time			Flat/Block No.	RUNWAL GARDEN, PHASE 6A, FLAT NO.1912,					
				Premises/Building	19TH FLOOR					
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	239750.00		Road/Street	BUILDING NO.53, USARGHAR, GHARIVALI, DOMBIVLI (EAST)					
0030063301	Registration Fee	30000.00		Area/Locality	45.42 SQ.MTR					
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)	PAN2=CVOPG9964N-SecondPartyName=VIJAYA VIGHNESH SHELKE-CA=5327479					
Total		2,69,750.00		Amount In Words	Two Lakh Sixty Nine Thousand Seven Hundred Fifty R Rupees Only					
Payment Details	UNION BANK OF INDIA			[Stamp: कलन - ३ FOR USE IN RECEIVING BANK]						
Cheque-DD Details		Bank CIN	Ref. No.	02901792925091418114	520051436					
Cheque/DD No.		Bank Date	RE Date	14/09/2023-19:05:26	Not Verified with RBI					
Name of Bank		Bank-Branch	UNION BANK OF INDIA							
Name of Branch		Scroll No. , Date	Not Verified with Sub Registrar							

Department ID: 8108754343  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. सदर् चलन केवल दृश्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी करायला लागू नाही.

Vijaya

[Signature]



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दस्तावेज क्र. 93000	2023
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Vijaya  
Shelke

**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-partnership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

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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 heretic 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) Residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Treatment and Effluent Management Plant;
- (iv) Electrolysis station;
- (v) Mall;
- (vi) School;
- (vii) Community health centre;
- (viii) Town Hall;
- (ix) Community Market;
- (x) Public Parking Utilities; and,
- (xi) Other Public Utilities, if any.

(c) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall,

Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may 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 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.

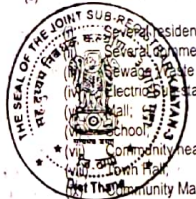
E. The Allottee has perused the Amended Master Layout of the Larger Land which is annexed hereto and marked as Annexure "B", which specifies the location of the Whole Project, the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees 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 Promoter 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;

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H. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoarding/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.

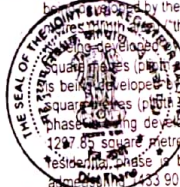
M. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Promoter Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

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.

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O. 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 portion thereof from time to time.

P. Part of 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 1277.85 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 433.90 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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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 638.75 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 the yellow 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 30.08.2021 rectified on 18.05.2022.

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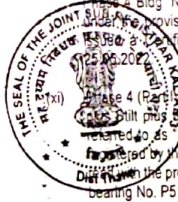


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- (v) Phase 3 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 27 and Building 28 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens 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. P51700026344 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. P51700026418 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 09.02.2022.
- (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"

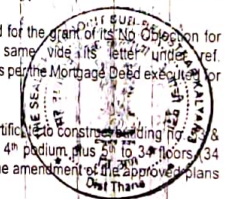
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- (xiii) Phase 5 Land comprising of 4 residential (four) buildings i.e. Building 39, Building 40, Building 41 and Building 42 each comprising 2 Basement plus Ground plus Stilt (podium Top) plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 39-42") shown delineated in black colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 39-42" 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. P51700031609 dated 03.11.2021.
  - (xiv) Phase 8 (Part I) Land consists of building no. 44 is comprising Ground Podium plus 7 podiums plus 8<sup>th</sup> to 36 Floors (having 35 habitable floors) (hereinafter collectively referred to as "Runwal Gardens Phase 8 Bldg. No. 44") Runwal Gardens Phase 8 Bldg. No. 44 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. P51700047512 dated 03.11.2022. The said Phase 8 building nos. 44 is shown delineated in white colour boundary lines on the plan annexed hereto and marked as Annexure "B1"
  - (xv) Runwal Edge land consists of building no. 52 comprising of ground plus 20 Nos. of Slabs of super structure, viz. Ground plus 18 sanctioned floors ( hereinafter referred to as Runwal Edge) shown delineated in green colour boundary lines on the plan annexed hereto and marked as Annexure B1 and to be identified as Runwal Edge 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. P51700048175 dated 15.12.2022.
- R. Now, the Promoter is developing another phase being Phase 6A comprising of 2 buildings i.e. 53 and 54 and as per commencement certificate dated 09.05.2023 on a portion of the Promoter Larger Land to be known as "Runwal Gardens - Phase 6A - Bldg. No. 53 - 54" admeasuring 1973.41 square metres (plinth area) hereinafter referred to as the said Land (more particularly described in the Third Schedule hereunder written and the said Building is shown delineated in Red colour boundary lines on the plan annexed hereto and marked as Annexure "B-1") and proposed as a "real estate project" which has been registered by the Promoter as such ("the Real Estate Project" / "the Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) rules, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51700051346 dated 08.06.2023 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.
- S. The Allottee has, prior to the date hereof, examined copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land including the said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- T. The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:
- (i) The name of the Project shall at all times be known as "Runwal Gardens Phase 6A - Bldg. No. 53-54". The Project consists two buildings. There will be short units to be constructed on the ground floor of building no. 54 of the said Project. The Promoter has availed a loan facility from Indusind Bank Limited and the land on which the project is being constructed is mortgaged with IDBI Trusteeship services Ltd to secure the aforesaid Loan facility.
  - (ii) The Promoter have applied to IDBI Trusteeship services Ltd for the grant of its No Objection for sale of the said premises and have received the same vide its letter under ref. no. 518637978-L-OPR-120324 as per the Mortgage Deed executed for the facility availed.
  - (iii) At present the Promoters have received commencement certificate to construct building no. 53 & 54 each comprising basement plus ground /stilt plus 1<sup>st</sup> to 4<sup>th</sup> podium plus 5<sup>th</sup> to 3<sup>rd</sup> floors, 34 habitable floors. However, the Promoters have applied for the amendment of the approved plans

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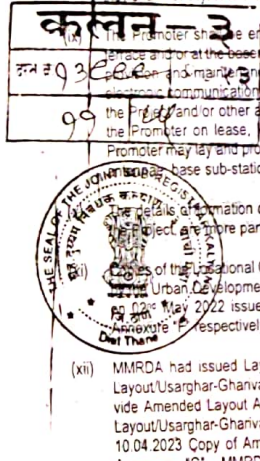
- and accordingly shall construct building no. 53 and 54 each comprising of ground /stilt plus 1<sup>st</sup> to 3<sup>rd</sup> podium plus 4<sup>th</sup> to 29 floors (32 habitable floors)
- (iii) The Project shall comprise units/premises consisting of apartments, flat/s and tenement/s and units/shops/offices as per the details provided in the Fourth Schedule hereunder written;
  - (iv) Total FSI of 64,415.36 square metres has been proposed for consumption in the construction and development of the Project of which FSI of 61,415.36 square meters has been sanctioned. Once the plans are revised and approved as stated in (iii) hereinabove, FSI will be revised accordingly.
  - (v) As a part of development of the Project, and in accordance with the Commencement Certificate, the Promoter will develop certain common areas and amenities for the phase 6A. The common areas and amenities provided in the Project for the exclusive benefit of the allottees of the said Phase 6A are listed in the Fifth Schedule hereunder written ("Project Common Areas and Amenities")
  - (vi) The Allottee shall also use and access the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities. The access to the Whole Project will be from the D P Roads as shown in the Plans, which access shall be common and be used by the Allottee and all other allottees/occupants of the premises in the Whole Project (defined hereafter) and the Project. The Promoter may, at its sole discretion, however, provide a separate access to the Project as may be permitted and sanctioned by MMRDA.
  - (vii) The Promoter shall develop certain recreation ground in the Project. The recreation ground to be developed by the Promoter in the Project shall be for the common benefit of the allottees of the Project.
  - (viii) The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and/or the Project and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/signs. The Allottees confirm that they shall not object to the same.

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

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

(i) The Functional Clearance dated 12th July 2019 amended on 21<sup>st</sup> January 2022 granted by the Urban Development Department and the Letter of Intent dated 9th August 2019 amended on 10<sup>th</sup> May 2022 issued by the Collector, Thane are annexed hereto as Annexure "E" and Annexure "F" respectively.

(xii) MMRDA had issued Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Layout/Usarghar-Ghanvali-Sagaon-01/1776/2019 dated 24.09.2019, which was further amended vide Amended Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Amend Layout/Usarghar-Ghanvali-Sagaon-01/440/2020 dated 25/06/2020 and amended further on 10.04.2023 Copy of Amended Layout approval letter dated 09.05.2023 is annexed hereto as Annexure "G". MMRDA had issued Commencement Certificate (Site-A) bearing No. SROT/Growth Centre/2401/BP/ITP Usarghar-Ghanvali-Sagaon-01/Site-A/Vol-XVII/930/2020 dated 23/11/2020, which was further amended vide Amended Commencement Certificate (Site-A) bearing No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Ghanvali-Sagaon-01/Site-A/Vol-



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XXVII/383/2021 dated 12-04-2021 and further amended vide Commencement Certificate (Site-A) bearing No. latest vide SROT/Growth Centre/2401/BP/ITP-Usarghar-Ghanvali-Sagaon-01/Site-A/Vol-31/720/2021 dated 05.08.2021 amended on 29.10.2021, 15.12.2021, 15.07.2022. A Copy of the Commencement Certificate (Site-A) bearing No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Ghanvali-01/Amended layout and B No. 53.54/ Vol - 40/662/ 2023 dated 09.05.2023 issued for the said Project is annexed hereto as Annexure "H". Approvals/Commencement Certificate as and when sanctioned/amended by MMRDA from time to time with respect to the Real Estate Project, shall be uploaded on RERA website.

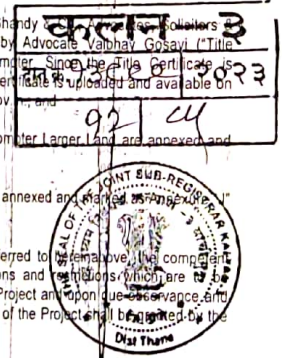
The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

- U. The Allottee/s is/are desirous of purchasing a residential premises/flat/shop bearing No. 1912 on the 19th Floor of Building No. 53 of the Project known as "RUNWAL GARDENS - PHASE 6A - BLDG NO. 53-54" (hereinafter referred to as "the said Premises").
- V. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- W. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.
- X. The Promoter has the right to sell the said Premises in the Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- Y. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Promoter Larger Land, the said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Messrs Saakar and of such other documents as are specified under RERA and the Rules and Regulations made thereunder, including inter-alia the following -

- (i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA,
- (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Promoter Larger Land viz. land admeasuring approximately 4,65,228 square metres in the aggregate bearing diverse survey numbers including the said Land admeasuring 1973.41 square metres (plinth area),
- (iii) All the documents mentioned in the Recitals hereinabove,
- (iv) Title Report on Title 5th March 2019 issued by Wadia Ghadyani & Co. Solicitors, Notary and Title Certificate dated 10.05.2023 issued by Advocate Valbhay Gogavi ("Title Certificate"), certifying the right/entitlement of the Promoter. Since the Title Certificate is voluminous it is not annexed hereto; however, the Title Certificate is uploaded and available on website of the Authority at <https://maharera.mahaonline.gov.in> and
- (v) The certified true copies of the 7/12 Extracts for the Promoter Larger Land are annexed and collectively marked as Annexure "I" hereto.
- (vi) An authenticated copy of the plan of the said Premises, is annexed and marked as Annexure "J" hereto.

Z. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due discharge and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.

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- AA Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- BB. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Project and the Whole Project, and such title being clear and marketable, (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoter's entitlement to develop the Project and the Whole Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertake(s), that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.
- CC. The carpet area of the said Premises as defined under the provisions of RERA is **45.42 square metres plus 2.94 square metres deck area and 0.00 square metres utility area**, if any.
- DD The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- EE. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of **Rs.5327479/- (Rupees Fifty Three Lakhs Twenty Seven Thousand Four Hundred Seventy Nine Only)** and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter, a sum of **Rs.527672/- (Rupees Five Lakhs Twenty Seven Thousand Six Hundred Seventy Two Only)** being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).
- FF. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

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Subject to the terms and conditions set out in this Agreement, the Promoter and the Allottee hereby agree to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

The list of Annexures attached to this Agreement are stated hereinbelow:-

Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned amended Master Layout Plan
Annexure "C"	Approved Plan in respect of phase 6A
Annexure "D"	Proposed Master Layout Plan
Annexure "E"	Proposed Master Layout Plan
Annexure "F"	RERA Certificate
Annexure "G"	Locational Clearance
Annexure "H"	Letter of Intent
Annexure "I"	Layout Approval
Annexure "J"	Commencement Certificate
Annexure "K"	7/12 Extracts
Annexure "L"	Floor Plan
Annexure "M"	Payment Schedule

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

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- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Promoter shall construct the project comprising two buildings to be known Runwal Gardens - Phase 6A - Bldg no. 53-54 consisting of such floors as set out in Recital T, (ii) above described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMARDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee, are listed in the Fifth Schedule hereunder written.
- Purchase of the Premises and Sale Consideration:

PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

- The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No.1912 of the 2 BHK Prime-Deck type admeasuring 45.42 square metres carpet area plus 2.94 square metres deck area and 0.00 square metres utility area as per RERA on the 19th Floor of Building No. 53 of the said Project ("the said Premises") more particularly described in the Sixth Schedule hereunder written and shown in Red colour hatched lines on the floor plan annexed and marked as Annexure "J" hereto at and for the consideration of **Rs.5327479/- (Rupees Fifty Three Lakhs Twenty Seven Thousand Four Hundred Seventy Nine Only)**
- The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to 0 (Zero) car/s in the car parking space in the Open podium of the said Phase 6A. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.
- The total aggregate consideration amount for the said Premises is **Rs.5327479/- (Rupees Fifty Three Lakhs Twenty Seven Thousand Four Hundred Seventy Nine Only)** It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (ten per cent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- The Allottee has paid before execution of this Agreement, a sum **Rs.527672/- (Rupees Five Lakhs Twenty Seven Thousand Six Hundred Seventy Two Only)** on account Earnest Money / advance payment, as applicable, and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 4799807/- (Rupees Forty Seven Lakhs Ninety Nine Thousand Eight Hundred Seven Only)** in the manner and payment instalments more particularly mentioned in Annexure "K" hereto.
- The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure "K" hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by the Allottee to the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that in the event of the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment of TDS.

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(vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Indusind Bank Account No. 256005600040 maintained with Matunga Branch with IFSC Code INDB0000056 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 256005600341 maintained with Matunga Branch with IFSC Code INDB0000056 ("the RERA Account").

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

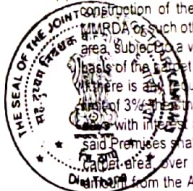
(viii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time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

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

(x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after completion of the said building is complete and the Occupation Certificate is granted by the MMRDA or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the final carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. Where there is a reduction in the carpet area, and if such reduction would be more than the defined limit of 3% then the Promoter shall refund the excess money paid by Allottee, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square metre as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.

(xi) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its

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sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.

(xii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(xiii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 and Clause 22 herein below (which will not absolve Allottee of its responsibilities under this Agreement).

(xiv) The Promoter shall be entitled to securities the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by MMRDA or any other authority at the time of sanctioning the plans of the Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MMRDA, the Occupation Certificate in respect of the said Premises.

5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the respective time schedules for completing the said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the Project Common Areas and Amenities in the Project that may be usable by the Allottee as listed in the Fifth Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

The Promoter has notified and the Allottee is aware that the Whole Project Common Areas and Amenities to be provided in the Whole Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Whole Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

6. FSI, TDR and development potential with respect to the said Project on the said Land

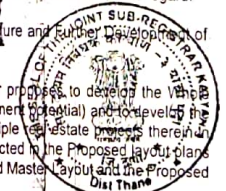
The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project (including by utilization of the full development potential) in the manner more particularly detailed in Recital T (v) above and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Promoter Larger Land/ Whole Project:

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project on the Promoter Larger Land (by utilization of the full development potential) and to develop the same in phase-wise manner and has undertaken/ will undertake multiple real estate projects therein in the manner more particularly detailed at Recital 'F' above and as depicted in the Proposed layout plans at Annexure "C-1" and Annexure "C-2" hereto constituting the Proposed Master Layout and the Proposed

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Whole Project Potential and the Allottee has agreed to purchase the said Premises based on the unlettered and vested rights of the Promoter in this regard.

9. Possession Date, Delay and Termination:

(i) The Promoter shall offer possession of the said Premises to the Allottee on or before 30.09.2027 along with an extension of 12 months ("Possession Date"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the Premises ("grace period"), if the completion of the Project is delayed on account of any or all of the following factors: -

- (a) Any force majeure event like war, civil commotion or act of God.
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(ii) If the Promoter fails to offer possession of the said Premises to the Allottee on the Possession Date or within the grace period, (save and except for the reasons as stated in sub-clause (i) (a) to (d) herein above), then the Allottee shall be entitled to either of the following options: -

(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the grace period ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

OR

(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, to formally cancel this Agreement for sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.

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(iii) If the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter without claiming any further compensation or damages in that regard from the Promoter.

(iv) In exercise of the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are fully and finally paid together with the interest thereon.

(v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 3 (xii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/hers/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three

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defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the dispatch of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit the Earnest Money being 10% of the Sale Consideration and all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises and further upon resale of the said Premises to another allottee, whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as mentioned above, the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any and that the agreement shall be deemed to be cancelled and terminated even in case the allottee fails to execute and register the Deed of Cancellation in respect thereof.

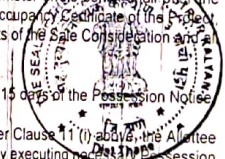
(vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

10. The Project Common Areas and Amenities in the Project that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The Whole Project Common Areas and Amenities in the Whole Project that may be usable by the Allottee are listed in the Second Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Seventh Schedule hereunder written.

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11. Procedure for taking possession:

- i. Upon obtainment of the Occupancy Certificate from the MMROA or such other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter shall offer possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Project. Provided the Allottee has made payment of the requisite instalments of the Sale Consideration and other amounts due and payable in terms of this Agreement.
- ii. The Allottee shall take possession of the said Premises within 15 days of the Possession Notice.
- iii. Upon receiving the Possession Notice from the Promoter as per Clause 11 (i) above, the Allottee shall take possession of the said Premises from the Promoter by executing a Deed of Possession.



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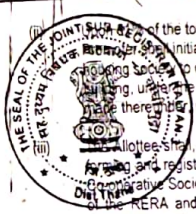
Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. In the event the Allottee fails and / or neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of Rs. 75/- per square foot of net area per month or part thereof from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the Premises. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the Premises on the expiry of the 15 (fifteen) days from the date of the Possession Notice and the Allottee shall alone be responsible / liable in respect of any loss or damage that may be caused to the Premises after this date.

12. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee may be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the wilful default and/or negligence of the Allottee and/or any other allottees in the Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is agreed and acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society, Project Apex Body, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void.

13. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.  
 14. The Allottee shall use the car parking space only for purpose of parking vehicle.  
 15. The Promoter may form separate societies for each building forming part of the said Project to be constructed on the said Land.

16. The Allottee shall, along with other allottees of premises/units/shops in the said building, join in and register a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the said building in which the allottees of the respective premises in the said building alone shall be joined as members ("the Society").

(iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in



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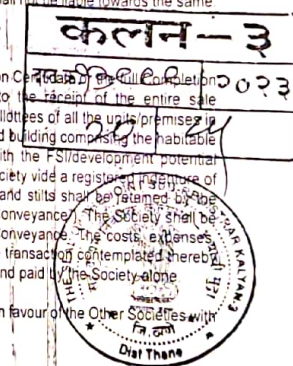
the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority

- (v) The name of the Society shall be solely decided by the Promoter.
- (vi) The Society shall admit all purchasers of premises/units/shops/offices in the said building as members, irrespective of such purchasers purchasing their respective units subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.
- (vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said building, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body/Federation for the sale / allotment or transfer of the unsold areas in the said building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand Only) per month in respect of each unsold premises towards the outgoings.
- (viii) Once the Society for the Said Real Estate Project is formed and duly operationalized, the Society will take over and shall be responsible for the operation and management and/or supervision of the said building and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the occupation certificate of the said building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.
- (ix) It is clarified that the Promoter may at its sole discretion form separate societies for each building in the Project ("Other Societies").
- (x) For the sake of convenience and for ease of management, the Promoter may, at its sole discretion form an apex society comprising the Society and the Other Societies in the Project ("the Project Apex Society"). Upon formation of the Project Apex Society, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Project Apex Society.
- (xi) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies and/or the Project Apex Society, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies/ Project Apex Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

15. Conveyance to the Society and Other Societies:

- (i) Within 3 months from the date of issuance of the full Occupation Certificate and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the said building, whichever is later or latest, the part of the said building comprising the habitable floors and common areas and amenities therein together with the FSI/development potential consumed in construction thereof, shall be conveyed to the Society vide a registered conveyance, provided however that the basements, podium and stairs shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone.
- (ii) The Promoter shall execute and register similar conveyances in favour of the Other Societies with respect to their respective buildings.

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- (iii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Project arises from the Promoter Larger Land and the Allottee shall not raise any claim or demand in respect thereof.
- (iv) It is clarified that the Project Common Areas and Amenities will be conveyed/ handed over to the Apex Society of the Project.
- (v) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project ("Other Phase Society/ies") and such apex societies comprising one or more Other Phase Society/ies ("Other Phase Apex Society") as the Promoter may deem fit and proper.

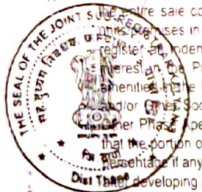
16. Formation of the Federation.

- (i) Within a period of 3 (three) months of obtaining of the full Occupation Certificate or full completion certificate of the last building in the Whole Project, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society as the case may be, and as the Promoter may deem fit and proper, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules ("Federation").
- (ii) The cost charges expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society and/or the Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.
- (iii) Till the Federation is formed and operationalized, the Promoter shall undertake the maintenance and management of such common areas facilities and amenities more particularly specified in the Second Schedule hereunder written (excluding those handed over to the Society/ Other Societies/ Project Apex Society / Other Phase Society/ies / Other Phase Apex Society under their respective Society Conveyance). Once the Federation is formed and operationalized, the Federation will take over and be responsible for the operation and management and/or supervision of the Promoter Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments towards the Federation from time to time.

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17. Conveyance of the Promoter Larger Land to the Federation.

- (i) Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the same consideration and other amounts due and payable by all the allottees of all the phases in the Whole Project, whichever is later or latest, the Promoter shall execute and register the Conveyance whereby the Promoter shall convey all its right, title and interest in the Promoter Larger Land and in all areas, spaces, common areas, facilities and amenities in the Promoter Larger Land that are not already conveyed to the respective Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society, in favour of the Federation ("Federation Conveyance"). It is clarified that the portion of the Promoter Larger Land remaining balance after handing over the stipulated amenities, if any, to the MMRDA or any other statutory, local or public bodies or authorities and/or developing public amenities, only will be transferred and conveyed to the Federation.
- (ii) The Allottee and/or the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society and/or the Federation shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.



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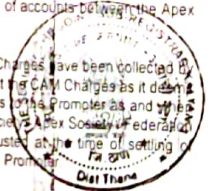
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- (iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Conveyance. The costs, expenses, charges, levies and taxes on the Federation Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.

18. Common Area Maintenance Charges.

- (i) The costs related to the upkeep and maintenance of the Real Estate Project and the Promoters Larger Land shall be jointly borne and paid by the relevant flat purchasers proportionate to the carpet area of each flat and are payable as the Building Common Area Maintenance Charges ("BCAM Charges") and Complex Common Area Maintenance Charges ("CCAM Charges") as set out herebelow. BCAM Charges and CCAM Charges are hereinafter collectively referred to as "CAM Charges".
- (ii) Effective from the date of issuance of occupation certificate or the part occupation certificate, as the case may be, the Allottee shall be liable to pay in advance an estimated sum of Rs. 56219/- (Rupees Fifty Six Thousand Two Hundred Nineteen Only) @ Rs. 450/- (Rupees Four and Fifty Paise Only) per square foot on carpet area including deck and utility area, if any (plus the applicable GST thereon) for each month towards BCAM Charges (for a collective period of 24 months) till the society is formed and operationalized. The BCAM Charges are collected towards amenities and facilities provided within the said Real Estate Project. BCAM Charges shall be borne and paid by the Allottee in common with other allottees of the Said Real Estate Project in proportion to the carpet area of the Said Premises to the total carpet area of all the flats/Premises of the said Building. Once the Society for the Said Real Estate Project is formed and duly operationalized, the Society will take over and maintain the amenities and common area facilities for the Said Real Estate Project and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Society from time to time.
- (iii) Simultaneously with handover of possession of the said Premises, the Allottee shall be liable to pay in advance an estimated sum of Rs. 139924/- (Rupees One Lakh Thirty Nine Thousand Nine Hundred Twenty Four Only) @ Rs. 560/- (Rupees Five and Paise sixty Only) per square foot on carpet area including deck area and utility area, if any (plus the applicable GST thereon) per month towards Allottee's proportionate share of CCAM Charges in respect of the Said Premises for a period of 48 months from the date of receipt of Occupancy Certificate for the Said Premises. The CCAM Charges are collected towards common area amenities and facilities of the Whole Project. In the event if Part Occupancy Certificate for the Said Premises is issued by MMRDA prior to issue of Full Occupancy Certificate, then such share of CCAM Charges shall be payable by the Allottee from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate. Once the above sum collected by the Promoter gets exhausted, the Allottee will regularly pay to the Promoter CCAM Charges (as per demand raised by the Promoter) till the Apex Society and/or Federation, as the case may be, is formed and operationalized. The CCAM Charges shall be borne and paid by the Allottee in common with other allottees of the Whole Project in proportion to the carpet area of the Said Premises to the total carpet area of all the flats in the Whole Project. Once the Federation is formed and duly operationalized, the Federation will take over and maintain the amenities and facilities of the Whole Project and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Society from time to time. The Promoter will be entitled to increase the CCAM Charges after the expiry of the aforesaid period of 48 months as it deems fit. In case Allottee fails to pay the CCAM Charges to the Promoter after expiry of the aforesaid period of 48 months, Allottee's hereby unconditionally authorize the Apex Society/ Federation, as the case may be, to collect these amounts from you which shall be adjusted at the time of settling of accounts between the Apex Society/ Federation (as the case may be) and Promoter.
- (iii) Upon expiry of the abovementioned periods for which the CAM Charges have been collected by the Promoter, the Promoter will be entitled to increase and collect the CAM Charges if it does not fit in case the Allottee fails to pay such increased CAM Charges to the Promoter as and when demanded, the Allottee hereby unconditionally authorizes the Society/ Apex Society/ Federation to collect these amounts from the Allottee which shall be adjusted at the time of settling of accounts between the Society/ Apex Society/ Federation and the Promoter.

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19 The Allottee shall, before delivery of possession of the said Premises in accordance with the Clause 11 above, pay to the Promoter, the following amounts towards charges and deposits, as the case may be:-

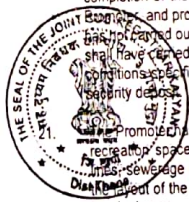
- a Rs. 65/- for share money, application entrance fee of the Society, Apex Body and Federation;
- a Rs. 19349/- for formation and registration of the Society, Apex Body and Federation;
- b Charges towards water, electricity, and other utility and services connection charges and/or deposits, if any, shall be payable in addition to the above, at actuals;

The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, above amounts and towards on account of the share capital for the formation of the Society, applicable taxes including GST etc. or towards the outgoing, legal charges and shall utilize the amounts only for the purposes for which they have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in a separate Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the interest rate on the outstanding sums and not be obligated to offer/ handover possession of the said Premises to the Allottee.

20 (i) The Allottee shall pay to the Promoter a sum of Rs. 20000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body/Federation, for preparing the rules, regulations and bye-laws of the Society/Apex Body/Federation, and, the cost of preparing and engraving the Society Conveyance, Apex Body Conveyance, Federation Conveyance and other deeds, documents and writings.

(ii) In addition to the CAM Charges and other outgoing, levies payable by the Allottee under this Agreement, the Allottee shall be liable to bear and pay his/her share of Property Tax as and when demanded by Promoter and/or MMRDA, as the case may be. The Property Tax shall be effective from the date of issue of Occupancy Certificate for the said Residential Building. In the event, if Part Occupancy Certificate for the said Residential Building is issued by MMRDA prior to issue of Full Occupancy Certificate, then such share of Property Tax shall be payable by the Allottee from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate.

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(iii) The Allottee shall, in addition to the amount specified in Clause 19 & 20 (i) hereinabove, pay to the Promoter a further sum of Rs. 25000/- being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.

The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the Promoter Larger Land which shall be maintained and paid for in the manner set out hereinabove.

22. Loan and Mortgage:

(i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the

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event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement

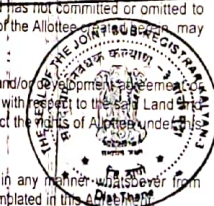
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

23. Representations and Warranties of the Promoter:

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate:-

- i. The Promoter has clear title and has the requisite rights to carry out development upon the Promoter Larger Land and also has actual, physical and legal possession of the Promoter Larger Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the litigations and the mortgages referred to in the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- iii. There are no encumbrances upon the Project except those disclosed in this Agreement and the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- iv. There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- v. All approvals, licenses and permits issued by the competent authorities in respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law. The Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee under this Agreement may be prejudicially affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement.

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ix At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure, together with common areas so long as they shall be forming part of the Society, save and except the basements, podium and stairs retained by the Promoter.

x The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society.

x No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

24 The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Project and the Promoter Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.

25 The Promoter shall be entitled to designate any spaces/areas on the Promoter Larger Land or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Promoter Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Promoter Larger Land.

26 The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Promoter Larger Land at all times. Such advertising and signage may include hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.

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27 The Promoter shall be entitled to transfer and/or assign the benefit of additional all F.S.I./ T.D.R. or any other rights of the Promoter Larger Land to any third party and/or to allow any third parties to use and/or consume T.D.R. or any other benefits or advantages of any other properties, on the Promoter Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee's agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Allottee to use, exploit and consume the full development potential of the Whole Project (both present and future) as stated at Recital 'D' (a) above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof including layout plans, building plans, floor plans) and undertake such modified/alter/new construction and development in accordance therewith.

28 The Allottee has been informed that the Real Estate Project is being developed as part of an Integrated Project and the Promoter is required to provide certain utility buildings, EWS housing, social and institutional buildings, and other amenities/facilities/reservations on the Promoters larger land. The Promoter is also entitled to amend the lay-out plan of the said Project and/or the said Promoters larger land, other approvals in accordance with prevailing provisions of law or as may be required by the Promoter, including acquisition of additional plots/ property/ adjoining property/properties in the vicinity and inclusion/ amalgamation of such plots of land in the lay out plan of the said Project/ Promoters larger land. Accordingly, pursuant to obtainment of the requisite permissions and approvals, to enhance and improve the use, enjoyment, development and living experience or for better planning/planning efficiency, the Promoter is combining and/or relocating certain reservations and amenities provided on the Promoters larger land to another property or from another property to the Promoters larger land. The Promoter shall be entitled to use and undertake such development on the balance portion of the Promoters larger land/amalgamated property as it deems fit and proper. The Promoter assures and

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confirms to you that the aforesaid changes or modifications do not and will not adversely affect the area of the Said Premises.

29. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Promoter Larger Land, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise the Allottee's shall not take any objection or otherwise, on the ground of any nuisance, noise and/or shall not claim any easement rights and/or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee's directly and/or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/or new construction and/or shall not raise objection and/or obstruction, hindrance or otherwise.

30. The Allottee, with intention to bring all persons into whose hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows -

i) To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.

ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Project in which the said Premises is situated and in case any damage is caused to the Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the said Premises is situated and shall keep the portion sewerage in the said Premises in the said Premises and the appurtenances thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls or RCC, Pardi or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society,

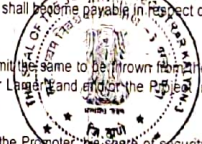
v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Promoter Larger Land and/or the Whole Project and/or the Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Promoter Larger Land and/or the Project in which the said Premises is situated.

vii) To pay to the Promoter within 15 (fifteen) days of demand by the Promoter, the share of security deposit demanded by the concerned local authority or Government or giving any electricity or any other service connection to the Project in which the said Premises is situated.

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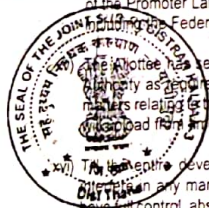
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- viii) To bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- ix) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;
- x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.
- xi) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body/Federation regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner cause or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate the Agreement and give the Allottee Termination Notice.

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- xiv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of MMRDA and the concerned bodies/authorities in respect of the Promoter Larger Land and its development, shall be binding upon the Allottee/s and Society and the Federation as may be formed of the purchaser/s of flat/ premises.
- xv) The Allottee shall read the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Promoter Larger Land, as the case may be, which the Promoter may upload from time to time.
- xvi) The entire development of the Promoter Larger Land is completed, the Allottee/s shall not exercise in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Promoter Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.

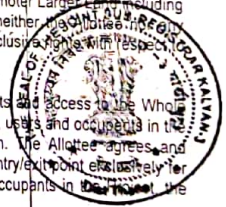
xvii) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air,

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

- xviii) The Allottees are aware and confirm that the Whole Project Common Areas shall be usable by the allottees of the Whole Project, the Project Common Areas and Amenities shall be usable exclusively by the allottees of the Phase 6A only, the RG and PG shall be utilized in accordance with the prevailing rules and regulations and the General Services to be developed on the Promoter Larger Land shall be for the use and benefit of the public at large and shall not be restricted to the allottees of the Whole Project. The Allottees agree and confirm that they shall not be entitled to claim any right, title, interest in the General Services and in the Social Housing Component, which may be determined by the Promoter and the other concerned authorities from time to time.
- xix) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.
- xx) Till the Federation conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Promoter Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- xxi) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.
- xxii) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.
- xxiii) The Allottee has expressly agreed to take prior written consent from the Promoter or the society, as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.
- xxiv) The Allottee agrees and covenants that the name of the Project shall be Promoter Gardens - Phase 6A— Bldg no. 53-54 and shall not be changed without the prior written permission of the Promoter.
- xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common areas, common landscaped and driveways etc. in/on the Whole Project Promoter Larger Land shall be an integral part of the layout of the development of the Whole Project and the Promoter Larger Land including the neighboring buildings/towers on the Promoter Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.
- xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Promoter Larger Land shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/ or entry/exit point exclusively for himself/herself/themselves and/ or any other allottees, users and/ or occupants in the Whole Project and/ or any part thereof.

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xxvii) The wetland dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MMRDA from time to time.

xxviii) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottees for any reason whatsoever, shall be made only in Indian Rupees.

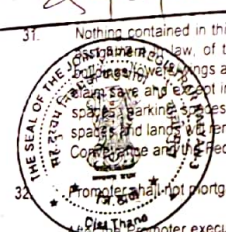
xxix) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Project Common Areas and Amenities and/or the Whole Project Common Areas and Amenities, or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.

xxx) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee's shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.

xxxi) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee or his family members, guests, servants, agents, representative/s.

xxxii) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project which is not the same/s caused by any Force Majeure Events, or otherwise however.

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31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or mortgage of the law, of the said Premises or the Project or the Promoter Larger Land and/or any buildings, structures, erections or erections as may be constructed thereon, or any part thereof. The Allottee shall have no claim, save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands which remain the property of the Promoter as hereinbefore mentioned until the Society is formed and the Federation Conveyance, as the case may be.

32. The Promoter shall not mortgage or create a charge:  
a) On the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Promoter Larger Land and other areas excluding the said Premises.

33. Binding Effect:

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Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee and allotment of the premises shall be treated as cancelled with applicable forfeiture.

34. Nominee:

(i) The Allottee hereby nominates **Not Applicable** ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.

(ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

35. Entire Agreement:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

36. Right to Amend:

This Agreement may only be amended through written consent of the Parties.

37. Provisions of this Agreement applicable to Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

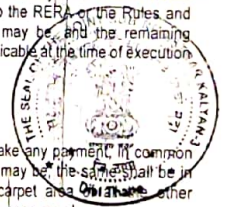
38. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

39. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all other premises/units/areas/spaces in the Project or the Whole Project, as the case may be.

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40 Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

41 Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

42 Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

43 The Allottee and/or Promoter shall present this Agreement at the proper office of registration within the time limit prescribed by the Registration Act, 1908 and the Parties will attend such office and admit execution thereof.

44 All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

FOR ALLOTTEE  
**कलन - ३**  
 Vijaya Vighnesh Shelke  
 Vighnesh Barku Shelke  
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 Near Limbom Budh Vihar, Thlick Soc Madke Buva Chawl, Sanjay Gandhi Nagar Vikhori, Park  
 Bile Mumbai Suburban., Mumbai-400079  
 Notified Email ID: shadgavijaya1997@gmail.com

Runwal Residency Private Ltd.,  
 Runwal, Madke, 4th Floor, Opp. Sion Chunabhathi Signal, off Eastern  
 Express Highway (E), Mumbai- 400 022  
 Notified Email ID: shadgavijaya1997@gmail.com

45 Joint Allottees:

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

46 Stamp Duty and Registration Charges:

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

47. Dispute Resolution:

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

48. Governing Law:

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

49. In case the Allottee/s has accepted to book the apartment under CLP or any other payment scheme as the case may be, the Allottee/s hereby accepts the Payment Schedule in respect thereof and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

50. Permanent Account Numbers:

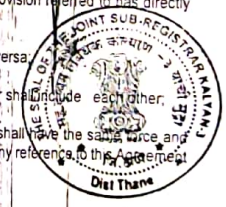
Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN No.
Runwal Residency Private Limited	AAFCR1016H
Vijaya Vighnesh Shelke	CVOPG9964N
Vighnesh Barku Shelke	BSXPS7466N

51. Construction of this Agreement:

- i) Any reference to any statute or statutory provision shall include:-
  - a. all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
  - b. any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable; and (to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
  - c. Any reference to the singular shall include the plural and vice-versa.
  - d. Any references to the masculine, the feminine and/or the neuter shall include each other.
  - e. 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;

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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.

Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause:

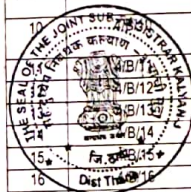
- (ii) References to a person (or to a word importing a person) shall be construed so as to include:
  - a. An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
  - b. That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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

ALL THOSE pieces and parcels of land bearing Survey 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 Gharvali as mentioned herein 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, 49pt
6	4/B/6	2pt, 44/5pt
7	4/B/7	37/1pt, 37/2pt, 37/2pt, 11pt, 10/pt, 36/1, 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
8	4/B/8	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
9	4/B/9	39/1pt, 8/4pt, 8/3pt, 8/2pt, 8/1pt, 8/9, 37/4, 37/3pt, 37/2pt, 8/6pt
10	4/B/10	4/11pt, 4/6pt, 4/10pt, 4/9pt, 23/10pt, 23/1pt
11	4/B/11	38/1pt
12	4/B/12	15pt, 41/2pt, 12/5pt, 12/1, 12/2, 41/1A pt
13	4/B/13	19pt, 44/1pt
14	4/B/14	44/1pt
15	4/B/15	44/6pt, 44/1pt, 49pt, 44/4, 44/5pt
16	4/B/16	23/1pt, 23/2, 23/3, 44/6pt, 44/5pt, 22pt
17	4/B/17	7/2 ABC pt, 7/3 AB pt, 4/2, 4/9pt, 4/1, 4/10pt, 4/11pt, 4/3pt, 37/2BCD pt
18	4/B/18	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, 50/2, 50/3, 44/11, 44/12, 44/10pt, 44/8pt, 44/9, 44/5pt, 23/1pt
19	4/B/19	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
20	4/B/20	

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		17/7pt, 17/5, 49pt, 18, 44/16, 44/17pt, 44/18pt, 44/19pt, 44/20pt, 44/21pt
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:  
 On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharvali  
 On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharvali  
 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 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

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(Description of "the Project" viz. "RUNWAL GARDENS - PHASE 6A - BLDG NO. 53-54", comprising of Residential Building)

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Two residential buildings being Building No. 53 and 54 having basement plus ground /still plus 1<sup>st</sup> to 3<sup>rd</sup> podium 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. E2/1 (pt) and 52 (2)pt of village Usarghar a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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 as per amendment proposed
Bldg no. 53-	445	424	basement plus ground /still plus 1 <sup>st</sup> (pt) to 4 <sup>th</sup> (pt) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors).	Ground /still plus 1 <sup>st</sup> (pt) to 3 <sup>rd</sup> (pt) podium plus 4 <sup>th</sup> to 29 floors (32 habitable floors).
Bldg no. 54	515 (including shops)	492 (including 12 shops at ground floor)	basement plus ground /still plus 1 <sup>st</sup> (pt) to 4 <sup>th</sup> (pt) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors).	Ground /still plus 1 <sup>st</sup> (pt) to 3 <sup>rd</sup> (pt) podium plus 4 <sup>th</sup> 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

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

All that the Flat/Unit being No. 1912 admeasuring 488.90 square ft. carpet area (equivalent to 45.42 square meters.) and 7.24 square meters. deck area and 0.00 square mtrs. utility area on 19th Floor in Building No. 53 in the Project to be known as "RUNWAL GARDENS - PHASE 6A - BLDG NO. 53-54", to be constructed on land a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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

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

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- 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 of 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

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  
RUNWAL RESIDENCY PVT. LTD.

For RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Ritesh Sawant

Director/Authorised Signatory

in the presence of

1. Gaurav Jagtap

2. S

SIGNED AND DELIVERED

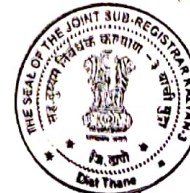
By the within named ALLOTTEE/S

Vijaya Vighnesh Shelke

Vishwa

Vighnesh Shelke

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in the presence of

- 1 Jaya Benua Shetty
- 2 श्री जया का शेट्टी

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

Rs. 527672/-

(Rupees Five Lakhs Twenty Seven Thousand Six Hundred Seventy Two Only)

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

For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory

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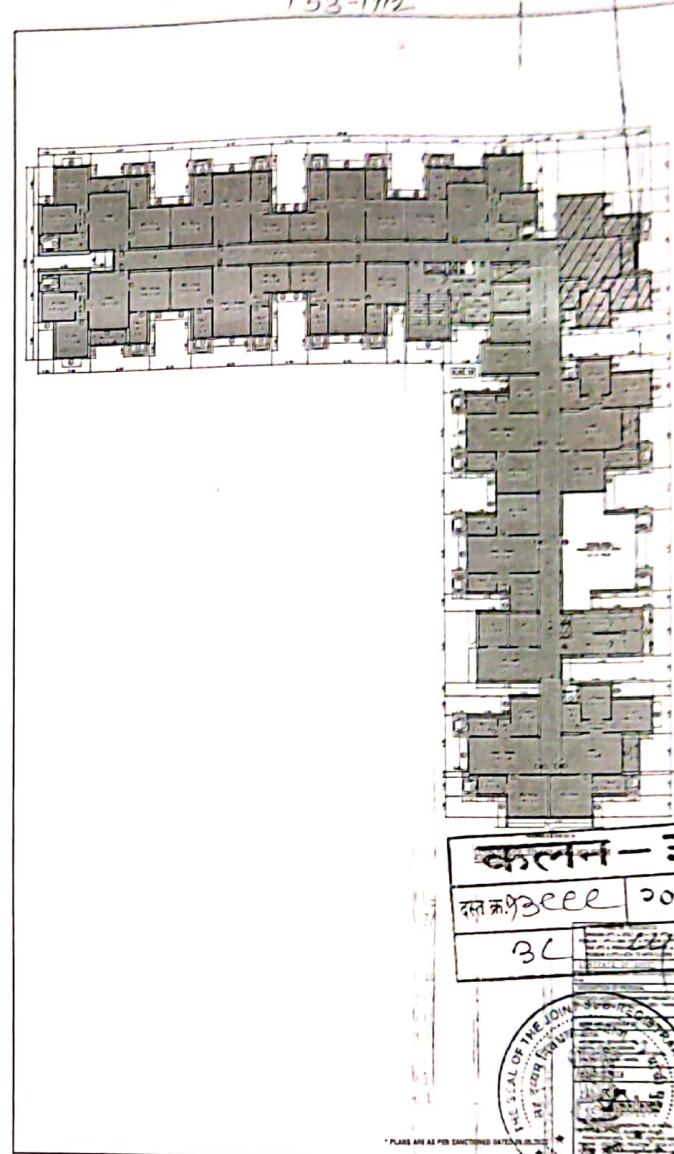


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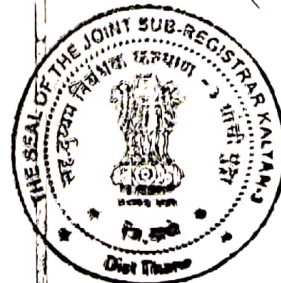
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Annexure "K"		
Particulars	Milestone %	Flat Cost
BOOKING TOKEN	1.0%	53275
WITHIN 7 DAYS POST BOOKING	4.0%	213099
WITHIN 15 DAYS POST BOOKING	5.0%	266374
ON COMPLETION OF EXCAVATION	20.0%	1065496
ON COMPLETION OF PLINTH	15.0%	799122
ON INITIATION OF 3RD FLOOR	4.0%	213099
ON INITIATION OF 6TH FLOOR	4.0%	213099
ON INITIATION OF 9TH FLOOR	4.0%	213099
ON INITIATION OF 12TH FLOOR	4.0%	213099
ON INITIATION OF 15TH FLOOR	4.0%	213099
ON INITIATION OF 18TH FLOOR	3.0%	159824
ON INITIATION OF 21ST FLOOR	3.0%	159824
ON INITIATION OF 24TH FLOOR	3.0%	159824
ON INITIATION OF 27TH FLOOR	3.0%	159824
ON COMPLETION OF TOP FLOOR	3.0%	159824
ON COMPLETION OF BLOCKWORK OF THE UNIT	5.0%	266374
ON COMPLETION OF INTERNAL PLASTER, FLOORING AND TILING OF THE UNIT	5.0%	266374
COMPLETION OF THE EXTERNAL PLUMBING, ELECTRICAL FITTINGS LIFT, DOORS AND WINDOWS UPTO THE FLOOR LEVEL OF THE APARTMENT	5.0%	266374
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5.0%	266374
<b>Total</b>	<b>100%</b>	<b>5327479</b>

Visaya *[Signature]*

कलन-३	
दस्ता क्र. ७३६६	२०२३
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Ref. No. 57776-9/ITSL/OPR/2023-24  
Date: 13<sup>th</sup> September, 2023

To,  
Runwal Residency Private Limited  
Runwal & Omkar Esquare, 5<sup>th</sup> Floor,  
Opp. Sion-Chunabhatti Signal,  
Sion (E), Mumbai- 400 022

Dear Sir/ Ma'am,

**Ref: No Objection for sale of Flat at Runwal Gardens, Dombivli**

This is to confirm that the aforesaid premises are currently mortgaged to IDBI Trusteeship Services Limited ("ITSL") (the "Trustee"), 17, R Karmali Marg, Ballard Estate, Mumbai- 400 001 vide:

- Security Trustee Agreement dated 23rd June 2022, executed by and amongst ITSL, IndusInd Bank and Runwal Residency Private Limited (the "Company")
- Deed of Mortgage cum charge dated 19th July 2022, executed by and amongst ITSL and Company.

Your Company has requested a No Objection Certificate to enable sale of unit to the purchaser/s ("Purchaser/s") detailed hereto vide its mail dated 13<sup>th</sup> September, 2023. We state that on the basis of email approval received from the Lender i.e. IndusInd Bank Limited dated 13<sup>th</sup> September, 2023 we have No Objection of Sale of the said Unit(s) to the Purchaser/s as detailed below.

Unit No.	Tower	Customer Name	Saleable Area	Carpet Area	Agreement Value (INR)	Received Value (INR)
T53-1912	T53	Vijaya Vighnesh Shelke Vighnesh Barku Shelke	885	488.9	5327479	527672

We state that, consent is hereby accorded for sale of the said Unit/s to the Purchaser/s subject to the following conditions:

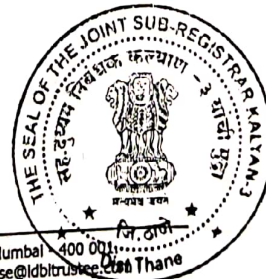
- This consent hereby granted is restricted to the said Unit described above in the project Runwal Gardens of the Company, being constructed at Dombivli in order to enable sale of the said Unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said project without applying to Trustee for a fresh consent letter.
- The consent hereby granted is subject to the Purchaser/s depositing all the moneys payable as consideration for purchase of the said Units bearing Account Name: RRPL – Runwal Gardens Phase 6A Bldg No. 53 - 54 – Collection Account Account No 256005600040 held with IndusInd Bank, Mumbai, IFSC: INDB0000056 if the Purchaser/s fail to deposit such monies/sales proceeds in the said Account, the NOC shall automatically stand revoked/ cancelled.
- In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall automatically stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said Unit to any other person.
- Please note that the Trustee shall continue to hold mortgage and charge on behalf of Lender, over the Project, underlying land and other properties except for the aforesaid Units (i.e. after receipt of the entire sale consideration in the aforesaid Account) till such time the facilities availed by the Company are fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Trustee/ Lender/ or its officer.
- Our mortgage and charge on all other properties shall continue in full force and effect.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Gaurav Jeswani on email [gaurav.jeswani@idbitrustee.com](mailto:gaurav.jeswani@idbitrustee.com)

Yours faithfully,  
For IDBI Trusteeship Services Limited

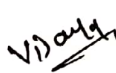

  


(Authorised Signatory)

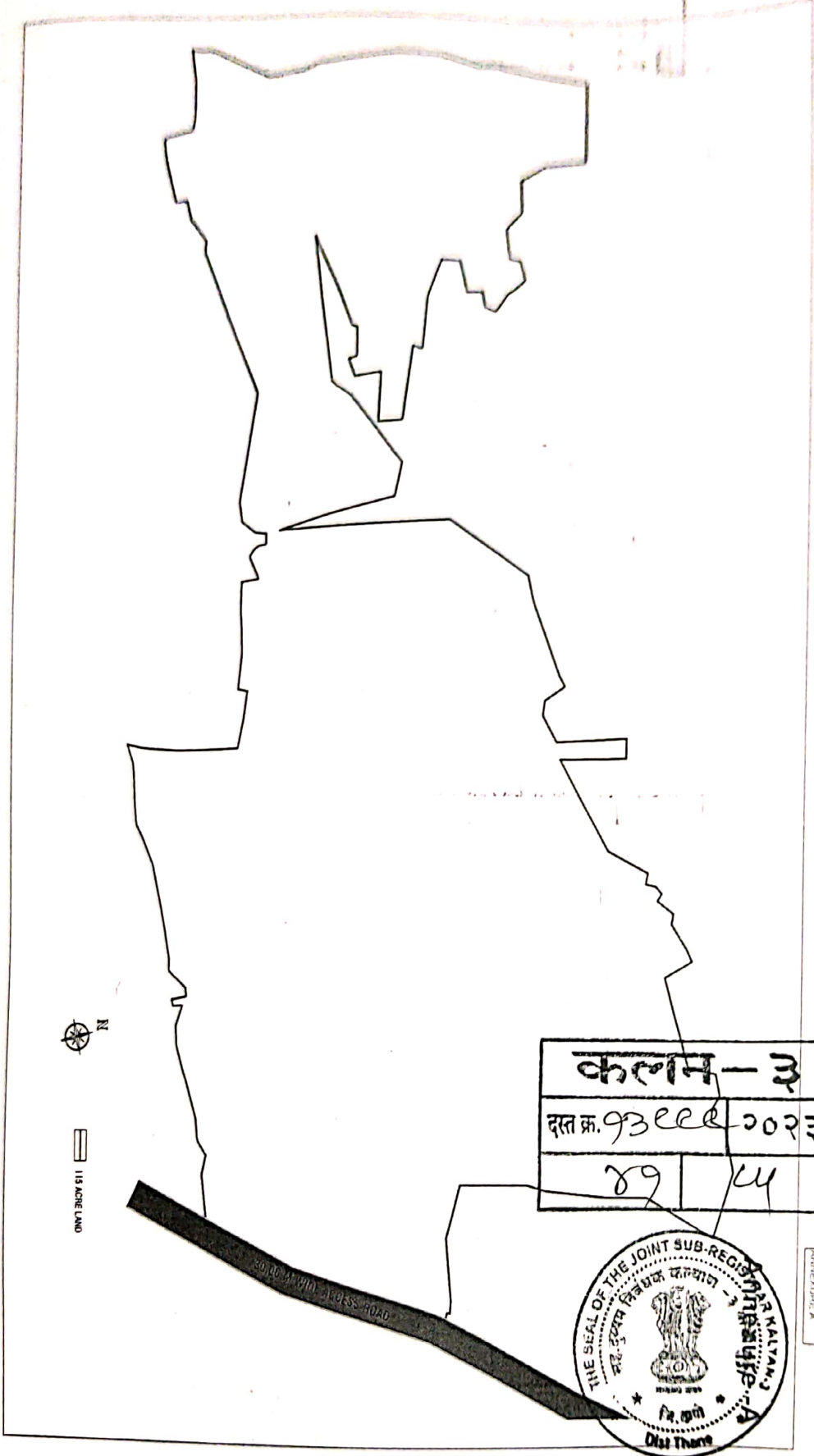
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Regd. Office : Universal Insurance Building, Ground Floor, Sir P. M. Road, Fort, Mumbai - 400 001, Maharashtra  
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : [itsl@idbitrustee.com](mailto:itsl@idbitrustee.com) • [response@idbitrustee.com](mailto:response@idbitrustee.com) • [itsl@idbitrustee.com](mailto:itsl@idbitrustee.com) • [response@idbitrustee.com](mailto:response@idbitrustee.com)  
Website : [www.idbitrustee.com](http://www.idbitrustee.com)





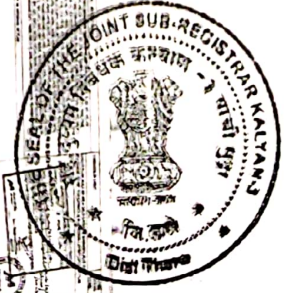
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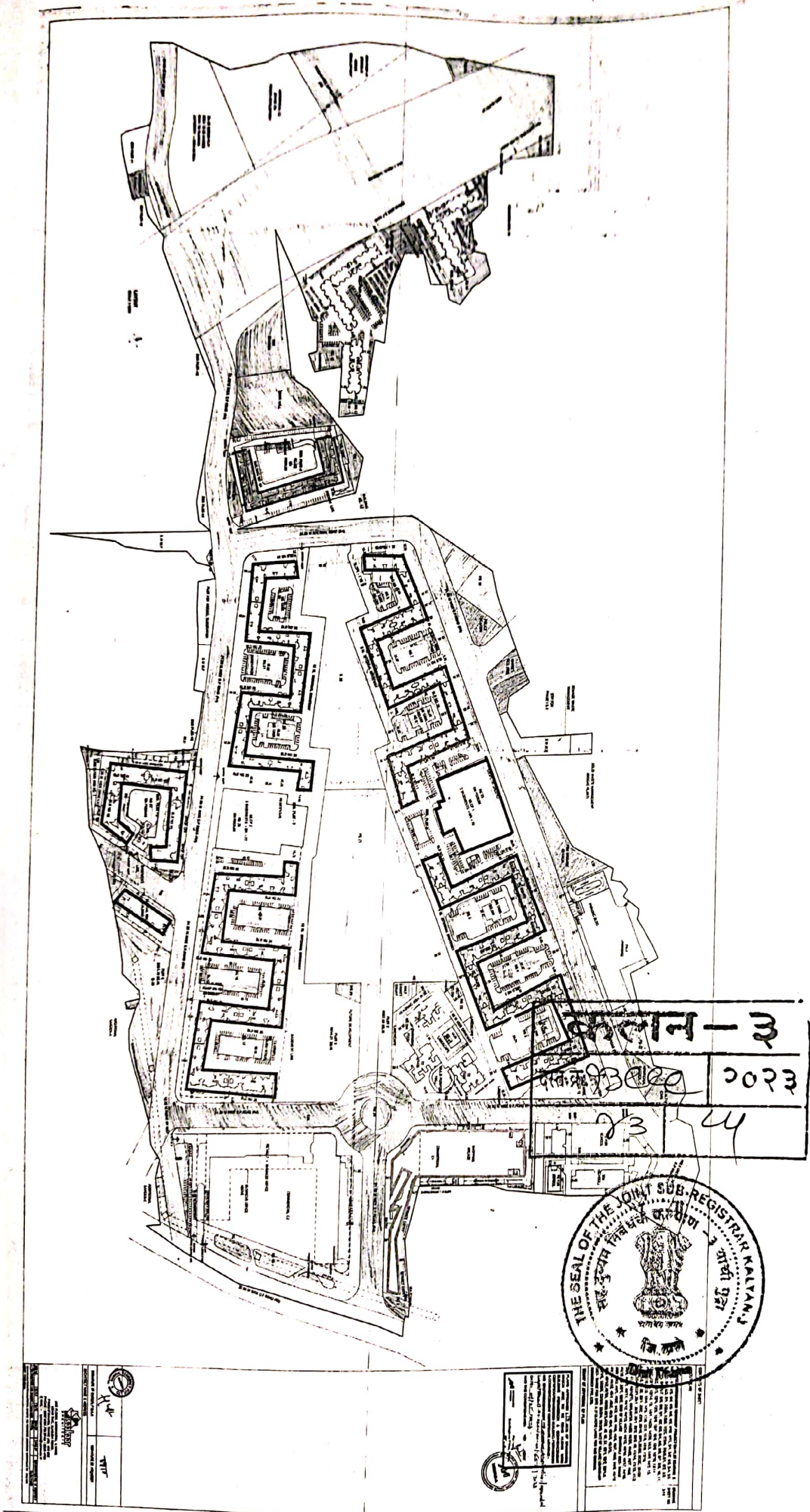


ANNEXURE A

ANNEXURE - B

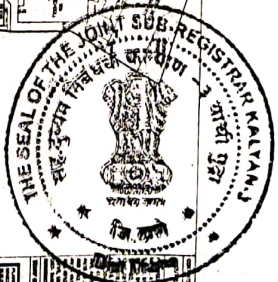
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कलान-३

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1. The plan is drawn to a scale of 1:1000.  
 2. The area of the plot is 1000 sq. m.  
 3. The area of the building is 500 sq. m.  
 4. The area of the courtyard is 500 sq. m.  
 5. The area of the road is 100 sq. m.  
 6. The area of the boundary wall is 100 sq. m.  
 7. The area of the other structures is 100 sq. m.  
 8. The area of the other structures is 100 sq. m.  
 9. The area of the other structures is 100 sq. m.  
 10. The area of the other structures is 100 sq. m.

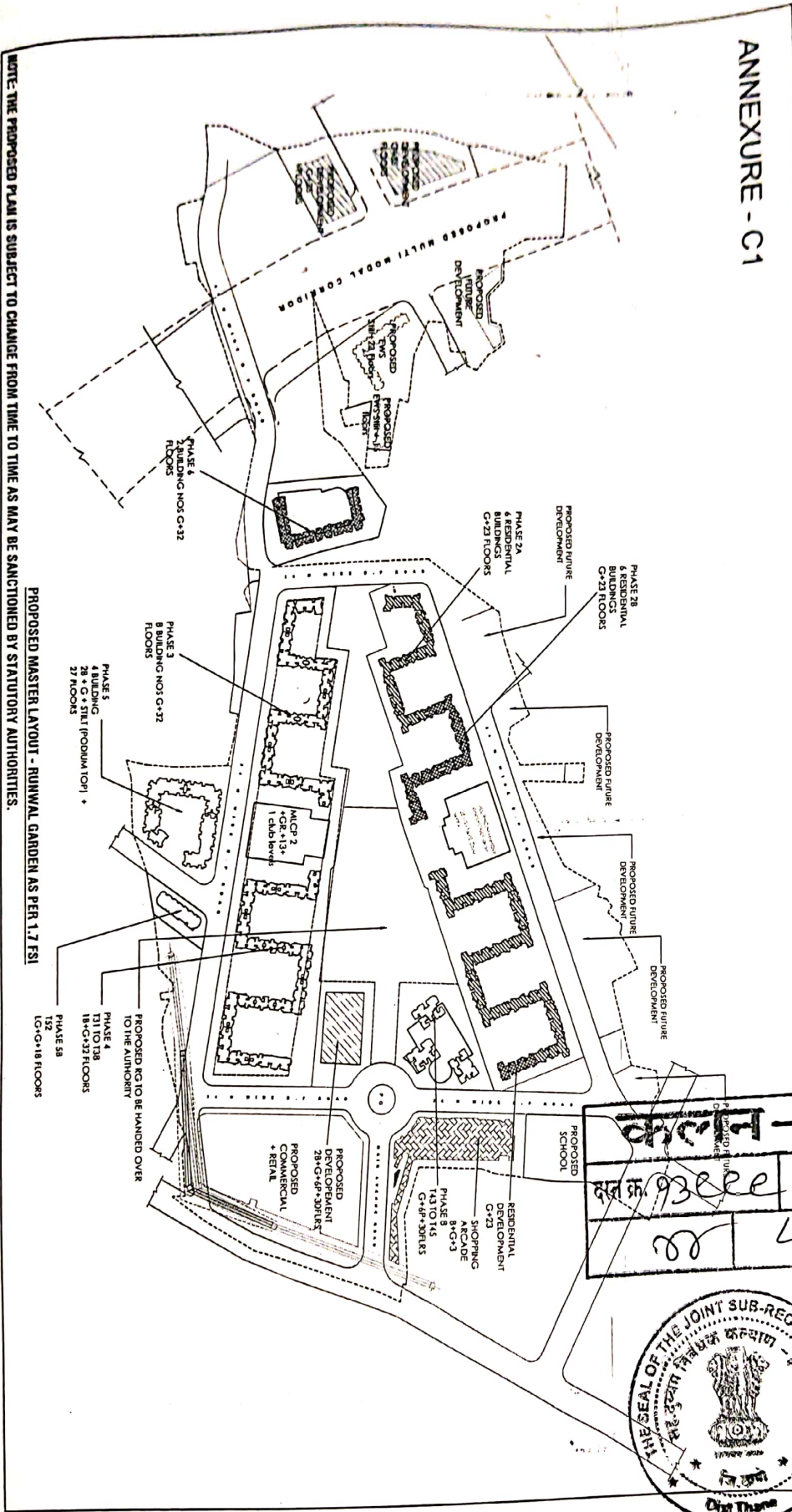
1. The plan is drawn to a scale of 1:1000.  
 2. The area of the plot is 1000 sq. m.  
 3. The area of the building is 500 sq. m.  
 4. The area of the courtyard is 500 sq. m.  
 5. The area of the road is 100 sq. m.  
 6. The area of the boundary wall is 100 sq. m.  
 7. The area of the other structures is 100 sq. m.  
 8. The area of the other structures is 100 sq. m.  
 9. The area of the other structures is 100 sq. m.  
 10. The area of the other structures is 100 sq. m.

1. The plan is drawn to a scale of 1:1000.  
 2. The area of the plot is 1000 sq. m.  
 3. The area of the building is 500 sq. m.  
 4. The area of the courtyard is 500 sq. m.  
 5. The area of the road is 100 sq. m.  
 6. The area of the boundary wall is 100 sq. m.  
 7. The area of the other structures is 100 sq. m.  
 8. The area of the other structures is 100 sq. m.  
 9. The area of the other structures is 100 sq. m.  
 10. The area of the other structures is 100 sq. m.

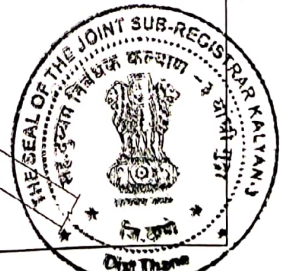
ANNEXURE - C1

NOTE: THE PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

PROPOSED MASTER LAYOUT - RUHWAL GARDEN AS PER 1:7 FSJ

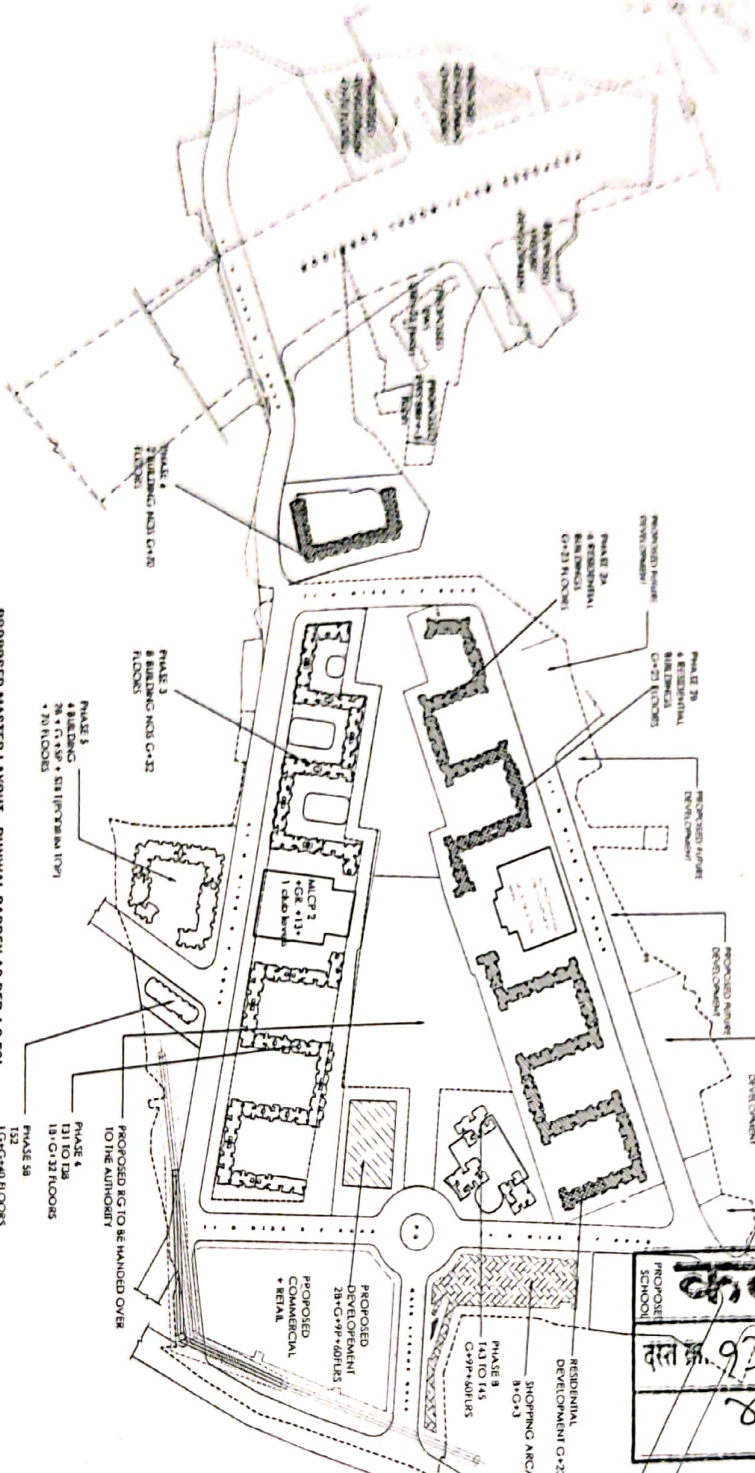


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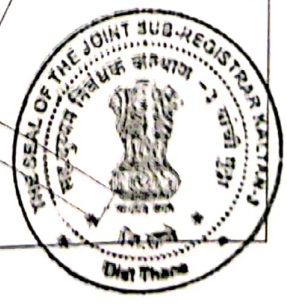


NOTE: THIS PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

PROPOSED MASTER LAYOUT - RUNNAL GARDEN AS PER 4.0 FSI



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Annexure D

### Maharashtra Real Estate Regulatory Authority

#### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

Project: **Runwal Gardens Phase 6A Bldg No. 53-54** . Plot Bearing / CTS / Survey / Final Plot No. **52/1 (P), 52/2 (P)** at **Usarghar, Kalyan, Thane, 421204**.

1. **Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil Mumbai City, District: Mumbai City, Pin: 400022**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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

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.



Dated: 08/06/2023  
Place: Mumbai

<b>कलम - ३</b>	
Signature valid	2023
Dr. Vasant Pramanand Patil (Secretary, Maharashtra RERA)	
Date: 08-06-2023 16:52:52	

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







NOTIFICATION

Road - (1) Government in Urban Development Department  
 Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019.  
 (2) Government in Urban Development Department Notification  
 No. TFS-1218/4499/CR-64/19/UD-12, dated 23/12/2021.

MAHARASHTRA RENEWAL AND TOWN PLANNING ACT, 1964.

No. TFS-1218/4499/CR-64/19/UD-12.—Whereas the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority (MMRDA), as a Special Planning Authority, (hereinafter referred to as the said Special Planning Authority) under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act) vide Notification No. TFS-1209/1819/CR-342000/UD-12, dated 09/2/2006, for the Notified 37 Villages of Kalyan and Ambernath Taluka (hereinafter referred to as 'the said Notified Area');

And whereas the Draft Development Plan of the said Notified Area has been partly sanctioned by the Government under section 31(1) of the said Act, vide Notification No. TFS-1216/1897/CR-Area has been sanctioned by the Government under section 31(1) of the said Act, vide Notification No. TFS-1216/CR-3401/UD-12, dated 09/2/2017 (hereinafter Collectively referred to as 'the said Development Plan');

And whereas, considering the request of the said Special Planning Authority and in exercise of the powers conferred under section 40(1)(c), with section 21(5) of the said Act, along with the section 16 and 21 of Maharashtra General Clause Act, 1904, the Government, excluding an area admeasuring 1088 Ha. Area from Village Bhopur (pt), Sandap, Usarhar (pt), Gharival (pt), Mangam (pt), Hudum (pt), Kola, Katal (pt), Nij (pt) and Chasur (pt) of the said notified area, the appointment of the Mumbai Metropolitan Region Development Authority (MMRDA) as a Special Planning Authority is cancelled vide Notification No. TFS-1216/41/CR-42/19/UD-12, dated 30/4/2018;

And whereas, Government in exercise of the powers conferred under section 40(1) of the said Act, notified an area admeasuring 2-53.28 Ha. Area from Village Sagson and Gharival Tal. Kalyan and appointed the said Special Planning Authority as a Special Planning Authority vide Urban Development Department's Notification No. TFS-1218/4499/CR-64/19/Revised SPA Boundary/UD-12, dated 23/12/2021 and the said area is included in the area of 1088 Ha. Area of the 10 Villages of Growth Kalyan-Dombivli Municipal Corporation;

And whereas, the Government in Urban Development Department has sanctioned the Unified Development Control and Promotion Regulations (hereinafter referred to as 'the said Development Control Regulations') under section 37(1A)(c) and section 29(4) of the said Act, vide Notification No. TFS-1216/CR-3361/BDP & RPS/Section 37(1A)(c) & Section 29(4) UD-13, dated 2/12/2020 which has come into force with effect from 27/2/2021.

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And whereas, the request of M/s. O.N. Infotech India LLP, Government vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019, has declared an area admeasuring approx. 553.50 sq. m. from villages Gharival, Usarhar, Nij, Kola, Katal, Mangam, Hudum, Chasur, Sandap, Bhopur, Kalyan-Dombivli Municipal Corporation, more specifically described in Schedule A attached with the said Development Control Regulations and certain Locational Clearances to the same, (hereinafter referred to as 'the said Integrated Township Project');

And whereas, the request of M/s. O.N. Infotech India LLP, Government vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019, has declared an area admeasuring 4600 sq. m. of S.No.37, Hissa No.21 of Village Gharival, Tal. Kalyan in the said Integrated Township Project;

And whereas, the area of S.No.37, Hissa No.21 of Village Gharival was mentioned 3900.00 sq.m. in the Locational Clearance granted by Government vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019, the Government is of the opinion that it is necessary to include the remaining 800 sq.m. area in the said Integrated Township Project by revising the area of S.No.37, Hissa No.21;

And whereas, the said Applicant, through the Assistant Director of Town Planning, Thane, vide Chalan No. MH010446172101224, dated 21/2/2021, has deposited an amount of Rs.82,000 as a Processing Fee, as prescribed in the Regulation No. 14.1.140(X) of the Regulation for Integrated Township Projects of the said Development Control Regulation, for the previous balance and for the area which is being added through this notification;

Now therefore, without prejudice to the provisions of the said Act, and in exercise of the powers conferred under section 44(3) of the said Act, the Government hereby, revise the area of the said Integrated Township Project by including the remaining area, admeasuring 800sq.m., of S.No.37, Hissa No.21 of Village Gharival in the said Integrated Township Project for which Locational Clearance granted by Government vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019 more specifically described in the Schedule A appended hereto Subject to following Condition :-

Condition :-  
 The terms and conditions mentioned in the Locational Clearance granted, vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019 and the terms and conditions mentioned in the Notification, regarding the deletion of an area admeasuring 693.22 Ha. Area of the lands owned by M/s. O.N. Infotech India LLP, vide Notification, No. TFS-1218/4499/CR-64/19/UD-12, dated 23/12/2021, shall remain applicable to this revised Integrated Township Project.

- 11 उत्तरांचे शासन, नवी मुंबई - महाराष्ट्र शासन  
 URBAN DEVELOPMENT DEPARTMENT  
 Central Area, Mumbai 400 032, dated 21st January, 2022
- The details of the revised area of the said Integrated Township Project is as given in the 'Schedule-A' appended hereto and the plan showing the revised boundaries of the said Project is given in 'Schedule-B' appended hereto.
  - The details of the revised area and the plan showing the revised boundaries of the said Integrated Township Project, i.e. Schedule-A and Schedule-B, shall be available for inspection of the interested public, during office hours on all working days at the following offices for a period of one month:-
    - The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra, Mumbai.
    - The Collector, Thane.
    - The Joint Director of Town Planning, Korman Division, Korkan Bhawan, Near Mahadevi, Kalyan.
    - The Commissioner, Kalyan-Dombivli Municipal Corporation, Kalyan.
    - The Assistant Director of Town Planning, Thane Branch, Thane.
  - This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette.
  - This notification is also available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

Annexure to Government Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 21st January, 2022

The revised area of the Integrated Township Project for which Locational Clearance granted by Government vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019.

Sr.No.	Government Notification No. and date	Area (Ha.Ars)
1.	Area of the Integrated Township Project for which Locational Clearance granted by vide Notification No.TFS-1218/4499/CR-64/19/UD-12, dated 12/7/2019.	63-37.80
2.	Area deleted by the Government from the Integrated Township Project vide Notification No. TFS-1218/4499/CR-64/19/UD-12, dated 23/12/2021.	6-83.23
3.	The remaining area of the Integrated Township Project.	46-44.38
4.	The remaining area of S.No.37, Hissa No.21 is being included in the Integrated Township Project at Sr.No.3, vide this notification.	6-98.00
5.	The revised area of the Integrated Township Project.	46-43.38

By order and in the name of the Governor of Maharashtra,  
 P. M. SHINDE,  
 Section Officer.

7 Letter of Intent

ANNEXURE - F

जिल्हाधिकारी व जिल्हादंडाधिकारी यांचे कार्यालय, ठाणे  
(महसूल शाखा)

पत्रव्यवहाराचा पत्ता :- महसूल शाखा,  
जिल्हाधिकारी कार्यालय ठाणे,  
पहिला माळा, कोर्टनाका, ठाणे (प.)  
क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५८०६/१९ दि.०९/०८/२०१९

दुरुपत्ती क्र. ०२२.२५३४३६३६  
दिवस क्र. ०२२.२५३४३६३६

दि.०९/०८/२०२२

प्रति,  
रुणवाल रेसिडेन्सी प्रा.लि. तर्फे  
श्री. सुबोध सु. रुणवाल  
पत्ता - रुणवाल अॅण्ड आमेकार इस्वेअर, ५वा मजला,  
सायन चुनावट्टी सिग्नल समोर, सायन (पु.) मुंबई-२२

विषय:-मौजे घारीवली, ता.कल्याण, जि.ठाणे येथील स.नं.३७/२१, एकूण क्षेत्र ४६००.०० पैकी ८००.०० चौ.मी. ही जमीन एकात्मिकृत नगर वसाहत प्रकल्पामध्ये समाविष्ट करुन इरादापत्र (Letter of Intent) मिळणेबाबत.

- संदर्भ:- १) आपला अर्ज दि.१६/०२/२०२२  
२) शासन नगर विकास विभाग यांचेकडील सूचना क्र. टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक) (ग)/ वियो/नवि-१३, दि.८/०३/२०१९  
३) शासन, नगर विकास विभागाकडील अधिसूचना क्रमांक/टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२, दि.१२/०७/२०१९  
४) या कार्यालयाकडील क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५८०६/१९ दि.०९/०८/२०१९  
५) शासन, नगर विकास विभागाकडील अधिसूचना दि.२३/१२/२०२१  
६) शासन, नगर विकास विभागाकडील अधिसूचना दि.२१/०१/२०२२

शासन नगर विकास विभाग यांचेकडील सूचना क्र. टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक) (ग)/वियो/नवि-१३, दि.८/०३/२०१९ नुसार विशेष नियोजन प्राधिकरण तसेच क्षेत्र विकास प्राधिकरण यांचे नियमावलीत एकात्मिक नगर वसाहत प्रकल्पासाठीचे सुधारीत विनियम सहाय्ये मान्यता दिलेली आहे. प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम ३७ (१ क क)

त्याअनुषंगाने शासन, नगर विकास विभागाकडील अधिसूचना क्रमांक/टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२, दि.१२/०७/२०१९ अन्वये मौजे घारीवली, उसरघर व सागाडि, ता.कल्याण, जि.ठाणे येथील एकूण क्षेत्र ५३-३७-५० हे.आर. या जमिनीबाबत प्रदान करण्यात आलेल्या लोकेशन क्लिअरन्स (Location Clearance) चे अनुषंगाने एकात्मिकृत नगर वसाहत प्रकल्पात समाविष्ट करुन इरादापत्र (Letter of Intent) देण्यात आलेले आहे.

कल्याण - ३  
दस्ता क्र. १३६६ २०२३  
क्रमांक/टीपीएस/१२१८/४४९९/







ANNEXURE - H



08 MAY 2023

AMENDED COMMENCEMENT CERTIFICATE

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Mumbai Metropolitan Region Development Authority  
 1st Floor, ...  
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User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-1)	Building 1 (Type B1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 2 (Type B2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 3 (Type B3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 4 (Type B4)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 5 (Type B5)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 6 (Type B6)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 7 (Type B7)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 8 (Type B8)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 9 (Type B9)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 10 (Type B10)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
Total for this Component (Phase-1)									6430

User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-2)	Building 11 (Type C1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 12 (Type C2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 13 (Type C3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 14 (Type C4)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 15 (Type C5)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 16 (Type C6)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 17 (Type C7)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 18 (Type C8)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 19 (Type C9)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 20 (Type C10)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
Total for this Component (Phase-2)									6430

User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-3)	Building 21 (Type D1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 22 (Type D2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 23 (Type D3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
Total for this Component (Phase-3)									6430

User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-4)	Building 24 (Type E1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 25 (Type E2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 26 (Type E3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 27 (Type E4)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
Total for this Component (Phase-4)									6430

User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-5)	Building 28 (Type F1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 29 (Type F2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 30 (Type F3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 31 (Type F4)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 32 (Type F5)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 33 (Type F6)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 34 (Type F7)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 35 (Type F8)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 36 (Type F9)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 37 (Type F10)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
Total for this Component (Phase-5)									6430

User	Type of Wing / Building No.	No. of Storey	HL (m)	No. of Wing	Base BUA (sq.M)	Premium area (sq.M)	Ancillary area (sq.M)	Total BUA (sq.M)	No. of Units
Residential (Phase-6)	Building 38 (Type G1)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 39 (Type G2)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 40 (Type G3)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
	Building 41 (Type G4)	10	101.80	01	0.00	20,502.04	12,301.23	32,803.27	503
	Building 42 (Type G5)	10	101.80	01	0.00	17,872.48	10,003.49	28,275.97	643
Total for this Component (Phase-6)									6430



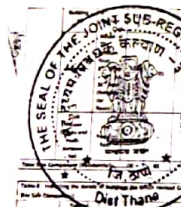
User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
					Approved	Actual		
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<b>Total for All Components</b>								

**कलम - ३**

सं. १३००० २०२३

५५ / ५

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
					Approved	Actual		
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<b>Total for All Components</b>								



User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
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<b>Total for All Components</b>								

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
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<b>Total for All Components</b>								

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
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<b>Total for All Components</b>								

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
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<b>Total for All Components</b>								

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
					Approved	Actual		
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<b>Total for All Components</b>								

User	Type of Building	No. of Floors	Area (sq. ft.)	No. of Units	Total Cost (Rs. Lakhs)		Total Cost (Rs. Lakhs)	No. of Units
					Approved	Actual		
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<b>Total for All Components</b>								

**कलम - ३**

सं. १३००० २०२३

५५ / ५





1. The applicant must submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land.

2. The applicant must submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land.

3. The applicant must submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land. The applicant must also submit a copy of the title deed to the Registrar of Stamps and Taxes, District Thane, Maharashtra, in support of the application for registration of the land.



**कलान-३**

दस्तावेज क्र. 93000 2023

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<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>



महाराष्ट्र शासन  
Page 1 of 1

गाव नमुना बारा (अधिकृत अधिलेखन घटक)  
गाव नमुना बारा (अधिकृत अधिलेखन घटक)  
तालुका :- कल्याण

पुस्तक क्रमांक व उपविभाग : 52/1

भू-धारणा पद्धती : शीतकटार घटक - 1

क्षेत्र, एकक व आकाली	छाते क्र.	भोगवट्याचे नाव	क्षेत्र	अकार	चौ.फु.	पो.फु.	शेतीचे क्षेत्राधिकार नाव :
अकार	67.80.00	346	कल्याण शिबिराची जमीन	67.80.00	0.81	1	(1340)
चौ.फु.	9.81						(1340)

मो. क्रमांक :- ( 121 X 439 X 527 X 869 X 898 X 1144 X 1145 X 1149 X 1159 X 1240 )

गाव नमुना बारा ( विकासी मोबदली )  
गाव नमुना बारा ( विकासी मोबदली )  
तालुका :- कल्याण

पुस्तक क्रमांक व उपविभाग : 52/1

वर्ष	हंगाम	मि.गणाचा संकेत क्रमांक	जल मिश्रित	अजल मिश्रित	मि.गणेचे नाव	जल मिश्रित	अजल मिश्रित	मि.गणेचे नाव	जल मिश्रित	अजल मिश्रित	संगवटीमधील व्यवस्थापक	जल मिश्रित	अजल मिश्रित	गाव
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			आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	आ. चौ.मी	

सूचना :- सदरचे क्षेत्र अकूपक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न. 12 ची आवश्यकता नाही.

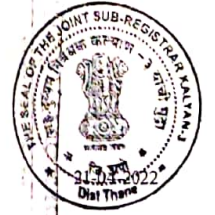
"या प्रमाणित प्रतिसादीची मधुन 10/- रुपये विकाने."  
दिनांक :- 21/04/2022  
संकेतिक क्रमांक :- 272100124213300054420221315

तलाठी नसिर्जाण - कल्याण  
ता. कल्याण, जि. ठाणे.

**कलान-३**

दस्तावेज क्र. 93000 2023

ED 44





अहवाल दिनांक : 19/11/2020



महाराष्ट्र शासन

गाव नमुना सार (अधिकार अर्जितेच्छा पत्रक)

महाराष्ट्र कृषि महसुल अधिकाय अधिदेश अर्जितेच्छा पत्रक (अर्ज करणे व नुविदानी करणे) दि.१५/११/२०१७ नुसार दि.१९/११/२०२० त तयार केलेले अहवाल

गाव :- उरसर

पर्यावरण प्रक्रिका क्र. उरविभाग : 52/2

भू-जागा पत्रकी : भोगवटारत बर्न - 1			सोपचे स्थानिक नाव :		पुस्त. खंड व इतर अधिकार
क्षेत्र, एकक व अकाराची	खोली क्र.	भोगवटारतारचे नाव	क्षेत्र	आकार	फे.ना.
एकक क्र. 1230	346	भोगवटारतारचे नाव	125.40.00	11.56	(1340)
एकक क्र. 1231	347	भोगवटारतारचे नाव	125.40.00	11.56	(1340)

गाव नमुना सार (विकासी नोंदवही)

महाराष्ट्र कृषि महसुल अधिकाय अधिदेश अर्जितेच्छा पत्रक (अर्ज करणे व नुविदानी करणे) दि.१५/११/२०१७ नुसार दि.१९/११/२०२० त तयार केलेले अहवाल

गाव :- उरसर

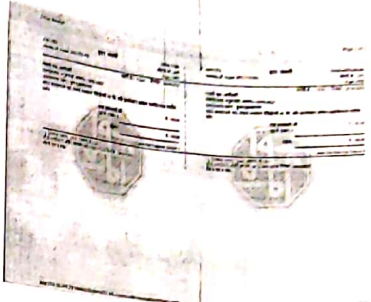
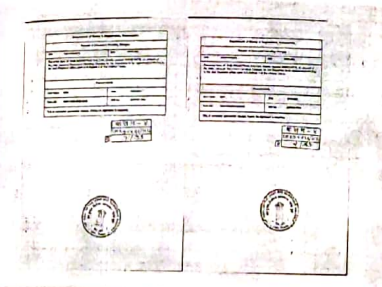
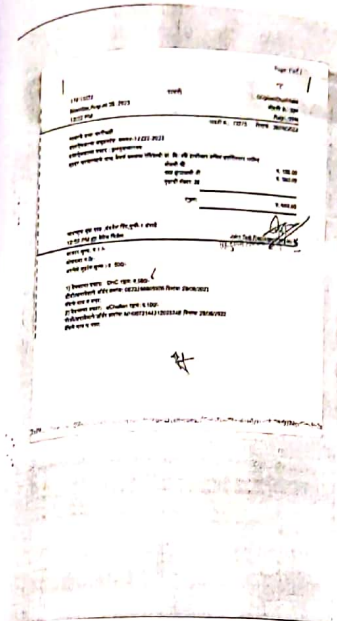
पर्यावरण प्रक्रिका क्र. उरविभाग : 52/2

वर्ग	इलाक	विकासीत क्षेत्राच्या स्थानिक							सांगवडीसाठी उपलब्ध नसलेले पत्ताने		रोता
		सर्व विकासीत क्षेत्र				निर्मित विकासीत क्षेत्र			एकक	क्षेत्र	
		पट्टा फिके व प्रत्येक विकासीत क्षेत्र	अर्जित विकासीत क्षेत्र	अर्जित विकासीत क्षेत्र	अर्जित विकासीत क्षेत्र	अर्जित विकासीत क्षेत्र	अर्जित विकासीत क्षेत्र				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)

नमुनेच्या अहवालात उरसर गावे असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

क्र. 9366 2023  
दिनांक 21/04/2022

तलास विभाग, ता.कल्याण, जि.ठाणे.



कलान-३  
क्र. 9366 2023

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ३  
 (कलन-३३३/२०२३)  
 ३/३३

कलन - ३  
 (कलन-३३३/२०२३)  
 ३/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ४  
 (कलन-४४३/२०२३)  
 ४/३३

कलन - ३  
 (कलन-३३३/२०२३)  
 ३/३३

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कलन - 3

दल क्र. 93eee 2023

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

कलन - 3

दल क्र. 93eee 2023

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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दल क्र. 93eee 2023

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

कलन - 4

दल क्र. 93eee 2023

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

कलन - 3

दल क्र. 93eee 2023

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THE SEAL OF THE JOINT SUB-REGISTRAR, DIAT, THANE

Table with multiple columns and rows, likely a ledger or data table. Includes some handwritten entries.

सम ३३३३/२०२३  
२४/०८/२३

कलन - ३  
सम ३३३३/२०२३  
६०/५५

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सम ३३३३/२०२३  
२४/०८/२३

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Table with multiple columns and rows, likely a ledger or data table. Includes some handwritten entries.

सम ३३३३/२०२३  
२४/०८/२३

कलन - ४  
सम ३३३३/२०२३  
२४/०८/२३

Table with multiple columns and rows, likely a ledger or data table. Includes some handwritten entries.

सम ३३३३/२०२३  
२४/०८/२३

Table with multiple columns and rows, likely a ledger or data table. Includes some handwritten entries.

**RUNWAL RESIDENCY PRIVATE LTD.**  
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS (BOARD) OF RUNWAL RESIDENCY PRIVATE LIMITED BY CIRCULATION ON 23<sup>RD</sup> AUGUST, 2023.  
**AUTHORITY FOR EXECUTION OF DOCUMENTS**  
RESOLVED THAT the Director of the Company Mr. Vijay Kisan Paul, Sr. to Mr. Kisan Paul, be and is hereby authorized and empowered for and on behalf of the Company to appoint constituted Attorney/authorized signatories (1) Mr. Sachin Jayantilal Purohit Assistant Manager - Projects, (2) Mr. Bitesh Pratap Sawant - Executive Admin and (3) Mr. Vikramaditya Govilabenkar Upadhyay Assistant General Manager Project to do all acts, deeds, matters and things as mentioned herein.  
RESOLVED THAT Authorized signatory/ies of the Company (1) Mr. Sachin Jayantilal Purohit Assistant Manager - Projects, (2) Mr. Bitesh Pratap Sawant - Executive Admin and (3) Mr. Vikramaditya Govilabenkar Upadhyay Assistant General Manager Project be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the various agreements, deeds, documents, writings, acknowledgment and other legal instruments, including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement/A Declaration, Indemnity Bond/ Undertaking, NCC, Alliance/Joint, Deed of Collaboration, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., with office of Sub Registrar of Assurance at Mumbai/Chennai/Rajahmundry/Madurai/Thiruvananthapuram and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/premises to be developed/constructed by the Company in the properties more particularly described in the Schedule hereunder mentioned.  
**SCHEDULE**  
ALL THOSE plots and parcels of land of premet constructed and/or to be constructed and known as "RUNWAL GARDENS" on the land bearing Survey No: 471, 472, 473, 474, 475, 476, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**RUNWAL RESIDENCY PRIVATE LTD.**  
RESOLVED FURTHER THAT the above mentioned authorized signatory/ies of the Mr. Sachin Jayantilal Purohit, Mr. Bitesh Pratap Sawant and Mr. Vikramaditya Govilabenkar Upadhyay and are hereby authorized to execute the powers for Governmental purposes of lodging, admitting, registering any documents/Agreements/Deeds with the concerned office of the Registrar of Sub Assurance and other concerned authorities, duly signed and executed by them, in case of any of the signatory/ies as authorized signatory of the company/Group company, jointly and/or severally, being the representatives of the Company".  
RESOLVED FURTHER THAT the above mentioned authorized signatory/ies of the Company be and are hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regard on behalf of the Company.  
RESOLVED FURTHER THAT Mr. Vijay Kisan Paul, Director of the Company Mr. Vijay Kisan Paul, be and is hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regard on behalf of the Company.  
RESOLVED FURTHER THAT Mr. Sachin Jayantilal Purohit, Mr. Bitesh Pratap Sawant and Mr. Vikramaditya Govilabenkar Upadhyay to implement the aforesaid Resolutions.  
RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required.  
Certified to be true  
For Runwal Residency Private Limited  
Lury Raghunathpuri  
Director  
DIN: 07827921

कलन - ५  
सम ३३३३/२०२३  
२४/०८/२३

कलन - ६  
सम ३३३३/२०२३  
२४/०८/२३

कलन - ७  
सम ३३३३/२०२३  
२४/०८/२३

कलन - ८  
सम ३३३३/२०२३  
२४/०८/२३

कलन - ९  
सम ३३३३/२०२३  
२४/०८/२३

कलन - १०  
सम ३३३३/२०२३  
२४/०८/२३

कलन - ४  
दिनांक २०/३  
Form 50/2023

Sl. No.	Name of the Party	Address	Share	Amount	Particulars

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन-३  
दिनांक १३/०६/२०२३

E.D. Hall

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ४  
दिनांक २०/३

कलन - ४  
दिनांक २०/३

Deemed to be Company  
Statement of Dividend Handling Charges

Form 10D

कलन - ४  
दिनांक २०/३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ३  
दिनांक १३/०६/२०२३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ४  
दिनांक २०/३

कलन - ४  
दिनांक २०/३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

Sl. No.	Name of the Party	Address	Share	Amount	Particulars

कलन - ४  
दिनांक २०/३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ३  
दिनांक १३/०६/२०२३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ४  
दिनांक २०/३

Sl. No.	Name of the Party	Address	Share	Amount	Particulars

कलन - ४  
दिनांक २०/३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ३  
दिनांक १३/०६/२०२३

SEAL OF THE JOINT SUB-REGISTRAR KARNATAKA  
Dhol Thane

कलन - ४  
दिनांक २०/३

Form 100 (Part A) - Affidavit

Name of the person: \_\_\_\_\_

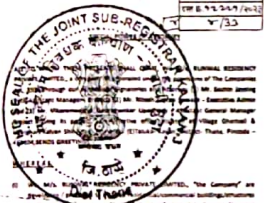
Address: \_\_\_\_\_

Date: \_\_\_\_\_

**कलन-३**

सं. १३००० २०२३

१०९/५



कलन-४  
सं. १३०००/२०२३

Page 1 of 6

**SHREYA**  
Sole Proprietor

Sl. No.	Particulars	Amount	Particulars	Amount
1	Capital	1000000	Profit	100000
2	Reserve	500000	Loss	0
3	Debt	0	Other	0
4	Assets	1500000	Liabilities	1500000

कलन-४  
सं. १३०००/२०२३

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कलन-४  
सं. १३०००/२०२३

Page 3 of 6

**कलन-४**  
सं. १३०००/२०२३

Page 4 of 6

**कलन-४**  
सं. १३०००/२०२३

1. This proof of allotment is valid up to 31.08.2023 from the date of registration.

2. The Land Advertisers (1) Mr. Eshan Narayan Bawar, (2) Mr. Rajesh Ananda Gade and (3) Mr. Kamlesh Shankar Chougale shall not have right to sell the property mentioned in the Schedule hereunder mentioned.

3. This proof of allotment is valid up to 31.08.2023 from the date of registration.

4. This proof of allotment is valid up to 31.08.2023 from the date of registration.

AND we the parties agree and accept to verify of lawful title, deeds, and things done by the allottees in pursuance of the powers herein contained.

**THE SCHEDULE**

All the above names and parcels of land bearing Survey Nos. 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000.

कलन-४  
सं. १३०००/२०२३

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**कलन-४**  
सं. १३०००/२०२३

(1) Mr. Eshan Bawar

(2) Mr. Rajesh Ananda Gade

(3) Mr. Kamlesh Shankar Chougale

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**कलन-४**  
सं. १३०००/२०२३

Sl. No.	Particulars	Amount	Particulars	Amount
1	Capital	1000000	Profit	100000
2	Reserve	500000	Loss	0
3	Debt	0	Other	0
4	Assets	1500000	Liabilities	1500000

कलन-४  
सं. १३०००/२०२३

Page 7 of 6

**कलन-४**  
सं. १३०००/२०२३

(1) Mr. Eshan Bawar

(2) Mr. Rajesh Ananda Gade

(3) Mr. Kamlesh Shankar Chougale

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कलन - ४  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

कलन - ४  
क्र. 93/33


Page 1 of 1

Seal of the District Sub-Registrar, District Thane

कलन - ४  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

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क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

कलन - ३  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

कलन - ४  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

कलन - ४  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

कलन - ४  
क्र. 93/33


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Seal of the District Sub-Registrar, District Thane

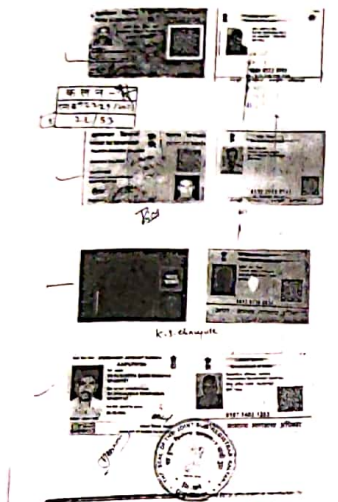
Page 1 of 1  
कलन-३  
म. नं. २३००० २०२३  
०५ २५  
THE SEALS OF THE REGISTRAR GENERAL  
Distt. Ludhiana

कलन-४  
म. नं. २४००० / २०२३  
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Page 1 of 1  
**RUNWAL RESIDENCY PRIVATE LTD.**  
म. नं. २४००० / २०२३  
कलन-४  
म. नं. २४००० / २०२३  
कलन-४  
म. नं. २४००० / २०२३

कलन-३  
म. नं. २३००० २०२३  
०६ २५  
**RUNWAL RESIDENCY PRIVATE LTD.**  
कलन-४  
म. नं. २४००० / २०२३  
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म. नं. २३००० २०२३  
०६ २५  
THE SEALS OF THE REGISTRAR GENERAL  
Distt. Ludhiana  
कलन-३  
म. नं. २३००० २०२३  
०६ २५





**कलन - ३**  
 दल क्र. 93000 2023  
 06/04

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE  
 कलन - ४  
 दल क्र. 93000 (2023)  
 22/23

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE

**कलन - ४**  
 दल क्र. 93000 (2023)  
 22/23



**D. H. C.**  
 District Housing Corporation  
 Record of Document Issuing Charges  
 Form: 02/2023-24  
 कलन - ४  
 दल क्र. 93000 (2023)  
 22/23

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE

**कलन - ४**  
 दल क्र. 93000 (2023)  
 22/23



**D. H. C.**  
 District Housing Corporation  
 Record of Document Issuing Charges  
 Form: 02/2023-24  
 कलन - ४  
 दल क्र. 93000 (2023)  
 22/23

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE



THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE

कलन - ४  
 दल क्र. 93000 (2023)  
 22/23

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE

कलन - ४  
 दल क्र. 93000 (2023)  
 22/23

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE  
 DISTRICT THANE

Sl. No.	Particulars	Amount	Received By	Date
1	Registration Fee			
2	Stamp Duty			
3	Other Charges			



**कलन - ३**  
 दल क्र. 93000 2023  
 06/04



घोषणापत्र

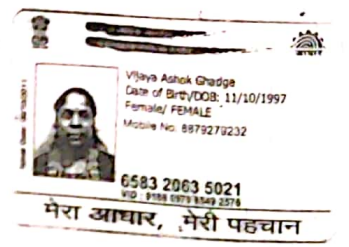
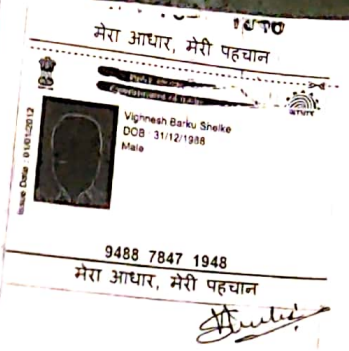
मी/आम्ही श्री राजेश राजेश वय ३५ वर्ष. पत्नी पार्वती मजला रजवाला श्रेष्ठ वीकार इशेभर साधन पुनागडी शिक्षणवा स्वीर वीक इशेभर एकडेन हावके साधन पूर्व सुई पाहारी पोहित करतो/करते छी. दुय्यक विरधक कल्पण ३ चारे क्यलपात करारनामा पा तिर्थकापा दस नोटणीकरी सादर कल्पणत आला आहे. एकादस ऐसिडेवती पा.नि पाती दिनांक २८.१२.२०२३ रोजी पत्नी/आम्हाक रजवाला ऐसिडेवती आ.नि पाती दिनांक २८.१२.२०२३ रोजी पत्नी/आम्हाक दिलेल्या कुलमुळत्यापत्रापा आधारें मी/आम्ही सर दस नोटणीस सादर प्रेला आहे/विखाटीत करन कुलमुळत्यापत्र दिला आहे. सर कुलमुळत्यापत्र लिहून देणार पाती कुलमुळत्यापत्र एर कलेले नाही किंवा कुलमुळत्यापत्र लिहून देणार क्यलरीकरी कौनीही मयत झालेले नाही किंवा अय कोणत्याही कारणानुळे कुलमुळत्यापत्र रबातल हरलेले नाही. सरदे कल्पन पुनीचे आढकून आल्यास नोटणी अधिनियम १९०८ चे कल्पन ८१ अन्वये शिक्केत मी/आम्ही पात एहीन/एहू पाची मला/आम्हास जाणीव आहे.

तारीख :- ११/१२/२३  
 किरण - दीपिका  
**कलन - ३**  
 क्र. १३००० २०२३  
०० ०५

*Rich*  
 कुलमुळत्यापत्रभाकाची सही व नाव

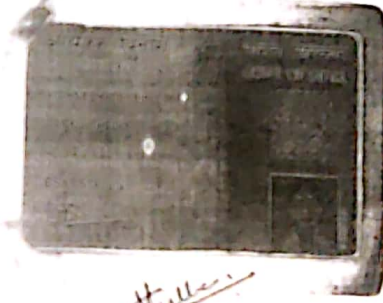


सरदर कल्पणत आला आहे व त्याचे सत्यतेविषयेची मी खात्री करन घेतली आहे.



*Vija*

*Vija*



**कलन - ३**  
 क्र. १३००० २०२३  
०० ०५

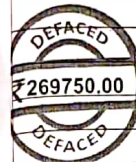




CHALLAN  
MTR Form Number-4



PRN	MH008148454202324E	BARCODE			Date	14/09/2023-19:04:16	Form ID	254		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
	Registration Fee			PAN No (If Applicable)	AAFCR1018H					
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name	RUNWAL RESIDENCY PVT LTD					
Location	THANE			Flat/Block No.	RUNWAL GARDEN, PHASE 8A FLAT NO 19*2					
Year	2023-2024 One Time			Premises/Building	19TH FLOOR					
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	239750.00	Road/Street	BUILDING NO 53, USARGHAR CHARIVALI						
0030063301	Registration Fee	30000.00	Area/Locality	4542 SQ.MTR						
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)						
				PAN2=CVOPG9964N-SecondPartyName=VUJAYA VIGHNE5H						
				SHELKE-CA=5327479						
				Amount In	Two Lakh Sixty Nine Thousand Seven Hundred Fifty R					
				Words	upes Only					
Total	2,69,750.00									
Payment Details			UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	02901792023091418114 520051435					
Cheque/DD No.			Bank Date	RBI Date	14/09/2023-19:05:26 Not Verified with RBI					
Name of Bank			Bank-Branch UNION BANK OF INDIA							
Name of Branch			Scroll No., Date		कलान-३					



कलान-३  
दल नं. ३२२३  
७ ७

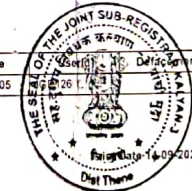


Department ID: 54343  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. No other use is permitted.  
सदर चलान पोचल दुरयग निबंठक कार्यालयात नोंदणी करावयाच्या दस्तावजादी लागू आहे. कोणत्याही इतर कार्यालयात वापर करता येणारे नाही.

कलान-३  
०२/०९/२०२३  
७ ७

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(S)-72-13999	0004281452202324	14/09/2023-19:27:05	30000.00



कलन-३  
क्र. 93eee  
३०२३  
८३ ८५



72/13999  
गुन्वारा, 14 मध्येवर 2023 7.27 म.न.

दस्त गोपबारा प्राग-1

कलन 3

दस्त क्रमांक 13999/2023

दस्त क्रमांक: कलन3 /13999/2023

बाजार मूल्य: रु. 36,54,200/-

मोबदला: रु. 53,27,479/-

भरलेले मुद्रांक शुल्क: रु. 2,39,750/-

मुद्रांक शुल्क माफी असल्यास नपशिल :-

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

दु. नि. मह. दु. नि. कलन3 यांचे कार्यालय

पावती: 15347

पावती दिनांक: 14/09/2023

अ. क्र. 13999 वर दि. 14-09-2023

मादरकरगाराचे नाव विजया विद्रेश शेळके

रोजी 7-26 म.न. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

Visaya

दस्त हजर करणाऱ्याची सही:

एकूण: 31700.00

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालयत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खड (रोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफ्टा क्र. 1 14 / 09 / 2023 07 : 26 : 02 PM ची वेळ: (मादरीकरण)

शिफ्टा क्र. 2 14 / 09 / 2023 07 : 27 : 11 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ व म नो का नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदापत्रे दस्ताची सत्यता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन/केन्द्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

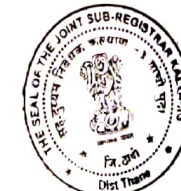
Visaya

लिहून घेणार सही

Joint Sub Registrar Kalyan 3

Rich

लिहून देणार सही





दस्त गोपबारा भाग-2

क्र. 3  
दस्त क्रमांक: 13999/2023

दस्त क्रमांक: कलन3/13999/2023  
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: रणबाम रेशिडेन्सी प्रा. लि. तर्फे: हायवेक्टर गांधी तर्फे: अधिकृत कुलमुखायार शिरोधरा माबंत तर्फे: कुलमुखायार म्हणून राजेश मजरे पत्ता: प्लॉट नं. -, माळा नं. पाचवा मजला, इमारतीचे नाव: रणबाम अॅन्ड शोमकार म्हेअर, ब्लॉक नं. -, रोड नं: मायन पुनाश्री मिश्र, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AAFCR1016H	विहून वेणार वय :- 35 स्वाक्षरी: <i>Ram</i>		
2	नाव: विजया विप्रेष शेळके पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: त्रिलोक सोसायटी, मडके बुवा चाळ, ब्लॉक नं. -, रोड नं: लिम्बुनी बुद्ध विहार, संजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्बन, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: CVOPG9964N	विहून वेणार वय :- 26 स्वाक्षरी: <i>Visaya</i>		
3	नाव: विप्रेष वारकू शेळके पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: त्रिलोक सोसायटी, मडके बुवा चाळ, ब्लॉक नं. -, रोड नं: लिम्बुनी बुद्ध विहार, संजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्बन, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: BSXPS7466N	विहून वेणार वय :- 34 स्वाक्षरी: <i>Harsh</i>		

दरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 14 / 09 / 2023 07 : 29 : 26 PM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव: गौरव जगताप - वय: 25 पत्ता: डोंबिवली पूर्व पिन कोड: 421201	स्वाक्षरी: <i>R</i> 	
2	नाव: जया वारकू शेळके वय: 53 पत्ता: विक्रोळी प., मुंबई पिन कोड: 400079	स्वाक्षरी: <i>श्री जया वारकू शेळके</i> 	

शिक्का क्र. 4 ची वेळ: 14 / 09 / 2023 07 : 30 : 12 PM

शिक्का क्र. 5 ची वेळ: 14 / 09 / 2023 07 : 30 : 47 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

प्रमाणित करण्यात येते की सदर दस्त  
क्र. 93000 मध्ये पाने आहेत  
पुस्तक क्रमांक 9 वर नोंदल  
दिनांक 9/8/2023

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	RUNWAL RESIDENCY PVT LTD	eChallan	029017920230914	MH008148454202224E	239750.00	SD	0004281452202324	14/09/2023
2		DHC		0923147314333D	1700	RF	0923147314334D	14/09/2023
3	RUNWAL RESIDENCY PVT LTD	eChallan		MH008148454202224E	30000	RF	0004281452202324	14/09/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

13999 / 2023



## गावाचे नाव : घारीयली

(1) विलेगबाचा प्रकार	कारणामा
(2) मोबदना	5327479
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3654200

(4) भू-मापन, पोटहिम्मा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/- मोजे घारिवली जुना स.नं.11 पैकी व इतर वरील रुग्णवाल गार्डन्या फेज 6ए प्रोजेक्ट, सदरनिका नं. 1912, एकोणियाया मजला, विल्डिंग नं. 53, क्षेत्रफळ 45.42 चौ.मी. कापेट + 2.94 चौ.मी. डेक एरिया सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरणनाम्याम मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि. 09/08/2019), रेरा 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, 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, 7/2एवीपी 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, 8/2 पैकी, 38/2, 12/7पैकी, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 41/1ए पैकी, 41/1वी, 41/2पैकी, 41/4, 41/3, 50/1, 44/7पैकी, 14/5, 14/4, 14/1, 14/2 ए वी पैकी, 17/4 पैकी, 7/3 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/ 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 उमरघर 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, 45/5वी, 45/6, 46/1, 46/2ए, 46/2वी, 46/3, 47, 49, 50, 51(पैकी), 52/1, 52/2, 53/1ए, 53/1वी, 53/2ए, 53/2वी, 53/3ए, 53/3वी, 94(पैकी) ; )

(5) क्षेत्रफळ

1) 45.42 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 जुनाभट्टी मियाल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 फॅन नं:-AAFRCR1016H

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

1): नाव:-विजया विघ्नेश शेळके वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: त्रिलोक सोसायटी, मडके बुवा चाळ, ब्लॉक नं:-, रोड नं: लिम्बुनी बुद्ध विहार, मंजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्बन, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 फॅन नं:-CVOPG9964N

2): नाव:-विघ्नेश वारकू शेळके वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: त्रिलोक सोसायटी, मडके बुवा चाळ, ब्लॉक नं:-, रोड नं: लिम्बुनी बुद्ध विहार, मंजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्बन, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 फॅन नं:-BSXPS7466N

(9) दस्तऐवज करून दिल्याचा दिनांक

14/09/2023

(10) दस्त नोंदणी केल्याचा दिनांक

14/09/2023

(11) अनुक्रमांक, खंड व पृष्ठ

13999/2023

(12) बाजारभावामागे मुद्रांक शुल्क

239750



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) भोग

मुद्रांकनासाठी विचारान घेतलेला तपशील:-

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



Runwal paid

