

Builder Copy



RUNWAL GARDENS

KALYAN - SHIL RD, DOMBIVLI EAST

AGREEMENT FOR SALE

APPLICANT NAME Atish Kasarse

FLAT NO. T-28 - 1401

72/3789

पावती

Original/Duplicate

Thursday, July 16, 2020

नोंदणी क्र. :39म

3:28 PM

Regn.:39M

पावती क्र.: 4288 दिनांक: 16/07/2020

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-3789-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अतिश दिलीप कासारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2440.00

पृष्ठांची संख्या: 122

एकूण:

रु. 32440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:48 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2545582.754/-

मोबदला रु.3842600/-

भरलेले मुद्रांक शुल्क : रु. 134500/-

Joint Sub Registrar Kalyan 3

सह. दुय्यम निबंधक घरा २ कल्याण क्र.३

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002323229202021E दिनांक: 16/07/2020

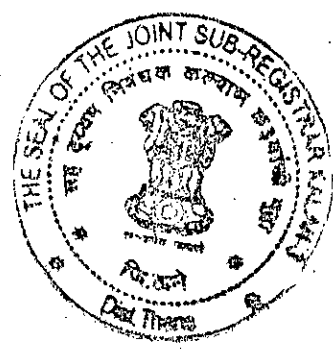
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2440/-

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202007162082	16 July 2020,01:55:41 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण गावाचे नाव : उसरघर (कल्याण-डोंबिवली महानगरपालिका)				
उप मूल्य विभाग	47/148-मौजे उसरघर गावातील रहीवास विभागातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6300	44200	58800	71000	58800	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	47.597 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.44200/-
उद्वहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	43.27 चौ. मीटर
प्रकल्पाचे क्षेत्र -	10 hector and above				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(44200 * (100 / 100)) * 110 / 100				
	= Rs.48620/-				
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	=((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %)				
खुल्या क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.53482/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 53482 * 47.597				
	= Rs.2545582.754/-				
Applicable Rules	= 3, 18, 19, 5 ब				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी.				
	= A + B + C + D + E + F + G + H + I				
	= 2545582.754 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2545582.754/-				

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Home Print

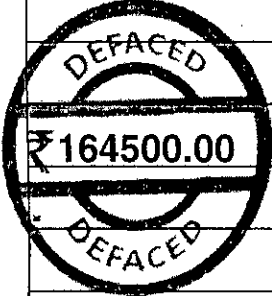




CHALLAN
MTR Form Number-6



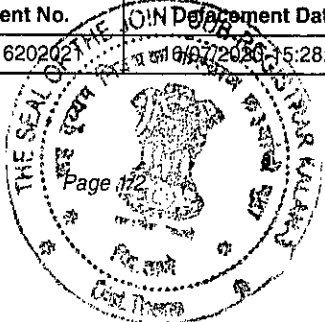
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Department	Inspector General Of Registration		Payer Details		[Handwritten: 30000]				
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	[Handwritten: 30000 2020]					
			PAN No.(If Applicable)	[Handwritten: DHEPK0482J]					
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name	[Handwritten: ATISH DILIP KASARE]					
Location	THANE		Flat/Block No.	FLAT NO 1401 RUNWAL GARDENS PHASE II					
Year	2020-2021 One Time		Premises/Building	BUILDING NO 23					
Account Head Details		Amount In Rs.	Road/Street	VILLAGE GHARIVALI DOMBIVLI EAST THANE					
0030046401 Stamp Duty		134500.00	Area/Locality	AREA 41.06 SQ METERS					
0030063301 Registration Fee		30000.00	Town/City/District						
			PIN	4	2	1	2	0	1
			Remarks (If Any)	PAN2=AAFQR1016H--SecondPartyName=RUNWAL RESIDENCY PRIVATE LIMITED--CA=3842600					
			Amount In	One Lakh Sixty Four Thousand Five Hundred Rupees O					
Total		1,64,500.00	Words	nly					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332020071611468		2618382866			
Cheque/DD No.		Bank Date	RBI Date	16/07/2020-12:38:16		Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					



Department ID : Mobile No. : 7387327473
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर, चलान केवल दुरत्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सधर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-72-3789	0001006216202021	16/07/2020-15:28:47	IGR126	30000.00



Print Date 16-07-2020 03:28:49

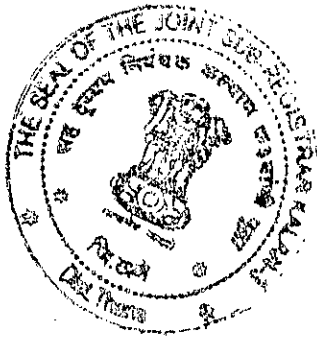
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GRN : MH002323229202021E Amount : 1,64,500.00

Bank : IDBI BANK

Date : 16/07/2020-12:37:36

2	(IS)-72-3789	0001006216202021	16/07/2020-15:28:47	IGR126	134500.00
Total Defacement Amount					1,64,500.00





CHALLAN
MTR Form Number-6



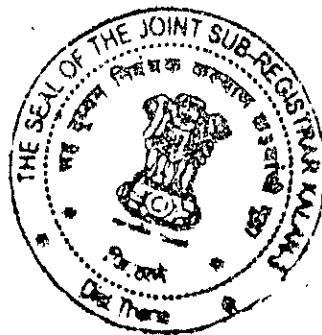
GRN	MH002323229202021E	BARCODE			Date	16/07/2020-12:38:36	Form ID	253	
Department	Inspector General Of Registration			Payer Details		दस्ता क्र. 3028 2020			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	DHFRK0182J 0 922						
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR		Full Name	ATISH DILIP KASARE					
Location	THANE								
Year	2020-2021 One Time		Flat/Block No.	FLAT NO 1401 RUNWAL GARDENS PHASE II					
			Premises/Building	BUILDING NO 23					
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	134500.00	Road/Street	VILLAGE GHARIVALI DOMBIVLI EAST THANE					
0030063301	Registration Fee	30000.00	Area/Locality	AREA 41.06 SQ METERS					
			Town/City/District						
			PIN	4	2	1	2	0	1
			Remarks (If Any)	PAN2=AAFRCR1016H~SecondPartyName=RUNWAL RESIDENCY PRIVATE LIMITED~CA=3842600					
Total		1,64,500.00	Amount In Words	One Lakh Sixty Four Thousand Five Hundred Rupees Only					
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332020071611468	2618382866			
Cheque-DD Details			Bank Date	RBI Date	16/07/2020-12:38:16	Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 7387327473

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



चेतन - ३	
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this th 16 day of July 2020
 BETWEEN

RUNWAL RESIDENCY PVT LTD, a Company incorporated under the provisions of the Companies Act, 1956 having its registered and Corporate office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion-Churnamatti Signal, Off Eastern Express Highway, Sion (E), Mumbai- 400022 (through its duly Authorized Signatory Mr. Chetan Pathare authorized under Board Resolution/ POA dated 10.12.2020 hereinafter referred "to as 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

ATISH DILIP KASARE / TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE), having his/her/their address at BUIDLING NO-1,C-101,SHREEKRUPA HOMES,NEAR RADHEKRISHNA PARK,HAJIMALANG ROAD,PISOLI,KALYAN EAST-421306,India 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,

Chetan Pathare

Atish Kasare

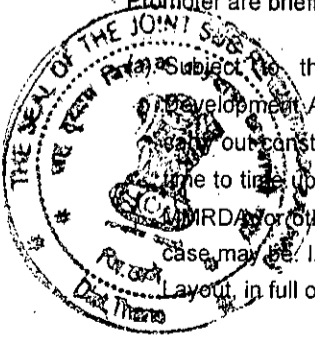
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executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and 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**

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., as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. One Out-n-Out Infotech (India) LLP has represented to the Promoter that it is the owner of the adjoining and adjacent piece and parcel of land admeasuring 69,328 square metres lying and situate and Villages Sagaon, Gharivali and Usarghar Taluka Kalyan District, Thane ("Out-n-Out Land"). No representation is being made by the Promoter on the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land and the Promoter has not investigated the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land.
- C. 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.
- D. Pursuant to the representations made by Out-n-Out Infotech (India) LLP, the Promoter has included the Out-n-Out Land as part of the proposal submitted by the Promoter for development of an ITP on the Promoter Larger Land, since the Promoter Larger Land and the Out-n-Out Land are contiguous to each other, without receiving any consideration or other benefit from Out-n-Out Infotech (India) LLP. It is the express understanding that the Promoter Larger Land will be developed by the Promoter while the Out-n-Out Land will be developed by Out-n-Out Infotech (India) LLP. The Promoter Larger Land and the Out-n-Out Land are collectively referred to as "**the Larger Land**". It is, however, clarified that although the Out-n-Out Land forms part of the same layout, the development to be undertaken on the Out-n-Out Land shall be registered as a separate real estate project. It is further clarified that no part of the FSI from the Out-n-Out Land shall be utilised on the Promoter Larger Land neither shall any FSI from the Promoter Larger Land be utilised on the Out-n-Out Land. Further, no representation is being made by the Promoter in respect of any development to be made on the Out-n-Out Land.
- E. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("**Master Layout**") copy whereof is annexed hereto and marked as **Annexure "B"**.
- F. 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: -

Subject to the receipt of approvals/sanctions from the Maharashtra 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.



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The Promoter has prepared and the Allottee has perused the proposed layout plans based on the 2 (two) possible scenarios (collectively referred to as "Proposed Master Layouts") of the Larger Land which are annexed hereto and collectively marked as Annexure "C-1" and Annexure "C-2", which, inter alia, specify the tentative location of the buildings to be constructed as part of the Whole Project, the services, the social housing component, the common areas and amenities, recreation ground, playground, and reservations, together with draft statements specifying the proposed total FSI proposed to be utilized on the Promoter Larger Land in each case ("Whole Project Proposed Potential").

(b). The Promoter is developing the Promoter Larger Land in a phase wise manner comprising: -

- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;
- (iv) Electric Sub-station;
- (v) Mall;
- (vi) School;
- (vii) Community health centre;
- (viii) Town Hall;
- (ix) Community Market;
- (x) Public Parking Utilities; and
- (xi) Other Public Utilities, if any.;

(c). It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.

(d). In addition to the aforesaid, the Promoter is also developing, for the benefit of the Larger Land, the following reservations required to be developed and handed over to the concerned authorities under the current ITP Regulations/applicable law ("ITP Reservations"): -

- (i) 1 (one) bus station;
- (ii) 1 (one) police station;
- (iii) 1 (one) fire station
- (iv) Recreation ground ("RG");
- (v) Playground ("PG"); and
- (vi) Garden

It is clarified that the Promoter shall be entitled to deal with the concerned authorities with respect to the development and handing over of the ITP Reservations and any relaxations or benefits accruing or arising therefrom shall be to the benefit of the Promoter. It is also clarified that the reservations to be developed on the Promoter Larger Land from time to time may change, the law relating to handing over of reservations may change, the location of the reservations may change either on account of change in law or on account of shifting by the Promoter, quantum and extent of the reservations may change and the Promoter may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development handing over will be undertaken accordingly. The Promoter may develop facilities on the RG as may be permitted by law such as Club House, Multipurpose Hall, Gymnasium and other facilities from time to time.

(e). There is a multi-modal corridor passing through the Promoter Larger Land which is marked on the Proposed Master Layout (defined below);

Bans

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- (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.
- G. The Allottee has perused the Master Layout of the Larger Land which is annexed hereto and marked as Annexure "B", which specifies the location of the Whole Project, the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees of the Whole Project and also by the general public ("Whole Project Common Areas and Amenities"), and the ITP Reservations on the Larger Land as per the ITP Regulations, together with a draft proforma specifying the total FSI to be utilized on the Larger Land ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in **Second Schedule** hereunder written.
- H. 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. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub - stations, towers etc.
- I. 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;
- J. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Promoter Larger Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- K. The Promoter shall be entitled to confer title of a particular building/wing to such society/ies, as mentioned at Clause 15 hereinbelow.
- L. 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.
- M. 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.
- N. The nature of development of the Promoter Larger Land will be phase wise and would constitute a mixture of users which may be permissible under applicable law from time to time.



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- O. 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.
- P. 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.
- Q. The Promoter will be entitled to develop the Promoter Larger Land by itself or in joint venture with any other person and will also be entitled to mortgage and charge the Promoter Larger Land and the structures to be constructed thereon from time to time.
- R. Out of the residential phases being developed on the Promoter Larger Land, the first residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 10,674.18 square metres (plinth area) ("the said Phase I Land").
- S. The Promoter is already developing and/or proposes to develop in accordance with the sanctions and approvals obtained/to be obtained from MMRDA, 13 (thirteen) buildings on the said Phase I Land comprising the following:-
- (a). 11 residential buildings ("Residential Buildings") known as 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 and shall construct 1 (one) more additional residential building (proposed in addition to the 11 residential buildings, as specified in Recital Clause (V) (v) hereinbelow), to be known as Building No.1, to be constructed subject to the receipt of approvals/sanctions from the MMRDA and/or other competent authority(ies) (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") as specified in Recital Clause (V) (vi) hereinbelow;
- (Phase I Residential Buildings (save and except Building No. 1) are shown delineated in red colour boundary lines, and the Commercial Building is shown hatched in blue colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Phase I project".
- T. The Promoter is now developing another phase ("Phase 2 (Part I)") on a portion of the Promoter Larger Land and on the land adjacent to the said Phase I Land (to be known as 'Runwal Gardens Phase 2 Bldg. No. 18-23') admeasuring 2464.15 square metres (plinth area) and comprising of 6 (six) residential buildings i.e. Building 18, Building 19, Building 20, Building 21, Building 22 and Building 23 on the said Land ("Residential Buildings") (more particularly described in the Third Schedule hereunder written and the said Buildings are shown shaded in RED colour on the approved 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. R 5 (700024154) dated 23.01.2020 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto
- U. The Allottee has, prior to the date hereof, examined a 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.
- V. The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:

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(i). The name of the Project shall at all times be known as "RUNWAL GARDENS PHASE 2 Bldg. No. 18-23". The Project consists of 6 residential buildings "Residential Buildings.

(ii). The details of each of the Residential Buildings are as follows:

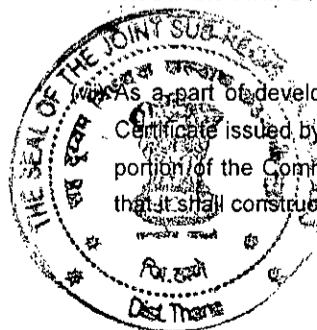
- Building No. 18 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- Building No. 19 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- Building No. 20 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- Building No. 21 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- Building No. 22 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- Building No. 23 of the Project comprising stilt plus 1st to 23rd Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;

(iii). The Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Fourth Schedule** hereunder written;

(iv). Total FSI of 45907.97 square metres has been proposed for consumption in the construction and development of the Project of which FSI of 45905.97 square metres has been sanctioned.

(v). Subject to the receipt of approvals/ sanctions from the MMRDA and/or other competent authority(ies), the Promoter also proposes to construct the Building No.1 comprising ground plus 1st to 23rd floors having 24 no. of slabs of super structure (23 habitable floors) as a part of the said Phase I Project on the said Phase I Land by consuming additional FSI of approximately 8742.48 square metres. Upon receipt of the approvals, the Proposed Residential Building shall be deemed to form part of the Residential Buildings and the said Project. The Proposed Residential Building No. 1 is shown in red colour hatched lines on the Proposed Master Layout Plans annexed hereto and marked as **Annexure "C-1"** and **Annexure "C-2"**) which specifies, inter alia, the location of the new/future/further buildings/towers/wings to be built on the said Land/ Promoter Larger Land, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the said Land ("**Proposed Project Potential**").

(vi). As a part of development of the said Phase I Project, and in accordance with the Commencement Certificate, the Promoter will develop certain common areas and amenities and a multilevel car park inter alia comprising 2 (two) basement levels + Ground [shops (pt.) + Stilt Parking (pt.)] + 1 to 13 (Parking Floors + 2 upper floors) [14th and 15th Floor], for use in common, for the Phase I Project and the second residential phase to be developed by the Promoter on the Promoter Larger Land. The common areas and amenities provided in the Project for the exclusive benefit of the allottees of the said Phase I Project and the second residential phase to be constructed in the Commercial Building, are listed in the **Fifth Schedule** hereunder written ("**Project Common Areas and Amenities**").



As a part of development of the said Phase I Project, and in accordance with the Commencement Certificate issued by MMRDA (defined hereinbelow), the Promoter will also construct a club house on a portion of the Commercial Building ("**the said Club House**"). The Promoter has informed the Allottee that it shall construct the said Club House by using the FSI. Accordingly, the said Club House is not a

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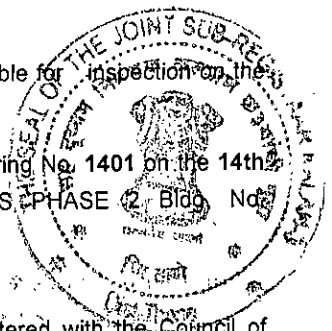
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common area and facility and/or a common amenity and will always remain separate and independent. The Allottee confirms and acknowledges the same.

- (viii). 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.
- (ix). 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 exclusive benefit of the allottees of the Project.
- (x). 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.
- (xi). The Promoter shall be entitled to designate any spaces/areas in the Project (including on the terrace and/or at the basement levels of the 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 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, antennae, base sub-stations, towers etc.
- (xii). 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.
- (xiii). Copies of the Locational Clearance dated 12th July 2019 granted by the Urban Development Department and the Letter of Intent dated 9th August 2019 issued by the Collector, Thane are annexed hereto as Annexure "E" and Annexure "F" respectively.
- (xiv). Copy of the Layout Approval Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Layout/Usarghar-Gharivali-Sagaon-01/1776/2019 dated 24/09/2019 issued by MMRDA is annexed hereto and marked as Annexure "G". Commencement Certificate bearing No. SROT/27 Villages/2401/ITP CC/ ITPCC/ Usarghar-Gharivali-Sagaon-01/Site-A/Vol.IV/72/2020 dated 16/01/2020 issued by MMRDA ("Commencement Certificate") inter alia in respect of the Real Estate Project is hereto annexed and marked as Annexure "H".

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>.

- W. The Allottee/s is/are desirous of purchasing a residential premises/flat/shop bearing No. 1401 on the 14th floor of Building No. 23 of the Project known as "RUNWAL GARDENS PHASE 2 Bldg No. 18-23" (hereinafter referred to as "the said Premises").
- X. 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.
- Y. 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.



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Z. 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.

AA. 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: -

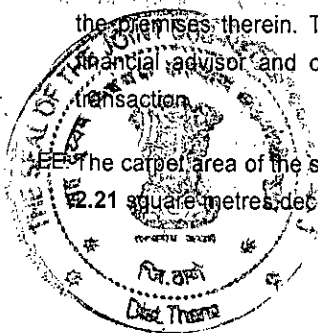
- (i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such 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 2464.15 square metres (plinth area);
- (iii) All the documents mentioned in the Recitals hereinabove;
- (iv) Report on Title dated 5th March 2019 issued by Wadia Ghandy & Co., Advocates, Solicitors & Notary ("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.

BB. 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 observance and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.

CC. 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.

DD. 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.

EE. The carpet area of the said Premises as defined under the provisions of RERA is 41.06 square metres plus 2.21 square metres deck area and 0.00 square metres utility area, if any.



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FF. 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.

GG. 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. 3,842,600.00/- (RUPEES THIRTY EIGHT LAKH FORTY TWO THOUSAND SIX HUNDRED 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.190,210.00 /- (RUPEES ONE LAKH NINETY THOUSAND TWO HUNDRED TEN 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).

HH. 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.

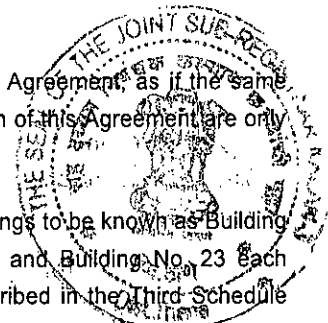
II. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

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

Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "B-1"	Approved Plan in respect of Phase 2 (Part I)
Annexure "C -1"	Proposed Master Layout Plan
Annexure "C - 2"	Proposed Master Layout Plan
Annexure "D"	RERA Certificate
Annexure "E"	Locational Clearance
Annexure "F"	Letter of Intent
Annexure "G"	Layout Approval Letter
Annexure "H"	Commencement Certificate
Annexure "I"	7/12 Extracts
Annexure "J"	Floor Plan
Annexure "K"	Payment Schedule

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

1. 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.
2. The Promoter shall construct in the Project comprising 6 (six) Residential Buildings to be known as Building No. 18, Building No. 19, Building No. 20, Building No. 21, Building No. 22 and Building No. 23 each consisting of such floors as set out in Recital 'V (ii)' above respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMRDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee, jointly with all other allottees of the Phase I Project and/or the allottees of the remaining portion of Phase II, and are listed in the Fifth Schedule hereunder written.



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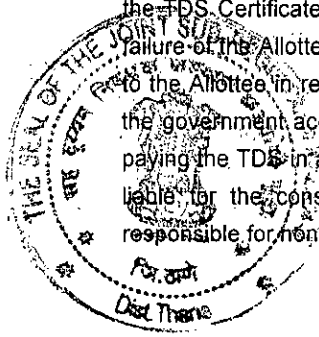
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PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government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

3. Purchase of the Premises and Sale Consideration:

- (i) 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.1401 of the 1BHK type admeasuring 41.06 square metres carpet area plus 2.21 square metres deck area and 0.00 square metres utility area as per RERA on the 14th floor of Building No. 23 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.3,842,600.00 /- (RUPEES THIRTY EIGHT LAKH FORTY TWO THOUSAND SIX HUNDRED only).
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 0 (Zero) car/s in the car parking space in the still/Commercial Building. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.
- (iii) The total aggregate consideration amount for the said Premises is Rs. 3,842,600.00/- (RUPEES THIRTY EIGHT LAKH FORTY TWO THOUSAND SIX HUNDRED ONLY) ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before execution of this Agreement, a sum of Rs. 190,210.00 /- (RUPEES ONE LAKH NINETY THOUSAND TWO HUNDRED TEN 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. 3,652,390.00/- (RUPEES THIRTY SIX LAKH FIFTY TWO THOUSAND THREE HUNDRED NINETY only) in the manner and payment instalments more particularly set out in Annexure "K" hereto.
- (v) 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 Allottee in 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 it is only upon 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 thereof.



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- (vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 5750000422372 maintained with Sion Branch with IFSC Code HDFC0000163 ("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. 5750000422385 maintained with Sion Branch with IFSC Code HDFC0000163 ("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/have availed of the benefit of any subvention 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 executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s 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 the construction 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 carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any 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

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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 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 21 herein below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiv) The Promoter shall be entitled to securitise 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.

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

8. Club House

- (i) The Promoter intends to construct a club house on a portion of the Commercial Building ("the said Club House").
- (ii) The Promoter has informed the Allottee that it shall construct the said Club House by using the FSI. Accordingly, the said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent. The Allottee confirms and acknowledges the same.
- (iii) The Promoter has informed the Allottee that the Promoter shall be entitled to sell/ lease/ license the Club House to any person ("the Club House Entity") to operate and maintain the said Club House. The consideration / rent / fees received from such a sale/ lease/ license shall belong absolutely to the Promoter. The Promoter or the Club House Entity will be entitled to reconstruct or develop the said Club House by utilising its FSI without any obstruction or consent from any person or society or federation and in the event the building in which the said Club House is located has to be redeveloped or reconstructed, then the said Club House will also be redeveloped and reconstructed accordingly.
- (iv) The title of the said Club House and the amenities/facilities therein shall vest with the Promoter or the Club House Entity, as the case may be, who will be entitled to manage and deal with and dispose of the same in such manner as may be determined by it. All fees or otherwise as payable by the members of the said Club House and/or their guests shall belong absolutely to the Promoter or the Club House Entity, as the case may be.
- (v) The Allottee is further aware that the said Club House shall be accessible only by way of a separate entrance and exit.
- (vi) The said Club House will admit members on the terms and conditions as formulated by the Promoter or the Club House Entity and will be subject to the discretion of the Promoter or the Club House Entity. The membership will be open for all the occupants of the said Project and also outsiders on the payment of such membership fee and/or charges ("Club House Fees") as may be decided by the Promoter or the Club House Entity and the same shall be appropriated by the Promoter or the Club House Entity to its own account. The Promoter or the Club House Entity shall frame the necessary rules and regulations for the operation of the said Club House.
- (vii) The Allottee has been made aware that the construction of the said Project and the Whole Project is phase-wise and that the said Club House shall be constructed on a portion of the Commercial Building. The Allottee confirms that he is aware that the construction of the said Club House may not be completed/ it may not be operational by the Possession Date (defined below). The Promoter will be entitled to determine when to commence and complete the construction of the said Club House.

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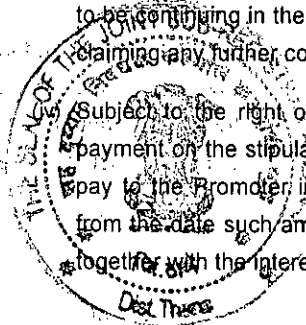
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9. Possession Date, Delay and Termination:	

- (i) The Promoter shall offer possession of the said Premises to the Allottee on or before **30th June 2024** Or such extended date as may be allowed by MAHARERA from time to time due to Covid 19 Pandemic 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: -
- Any force majeure events;
 - Any notice, order, rule, notification of the Government and/or other public or competent authority/ court;
 - Any stay order/injunction order issued by any Court of Law, competent authority, MMRDA, statutory authority;
 - Any other circumstances that may be deemed reasonable by the Authority.
- (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: -
- 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
- 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.
- (iii) In case 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.

Subject to 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.



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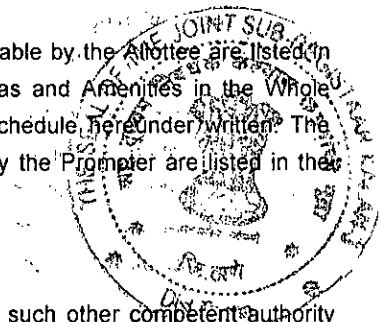
(v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 3 (xii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three 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 detail/s 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 receipt 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 20% 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.

(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.

11. Procedure for taking possession:

(i) Upon obtainment of the Occupancy Certificate from the MMRDA 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 on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Project,



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provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all 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 necessary Possession 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. **Formation of the Society and Other Societies:**

The Promoter may form separate societies for each building forming part of the said Project to be constructed on the said Land.

- (ii) Upon 51% of the total number of units/premises in each building being booked by allottees, the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing Society to comprise solely of the Allottee and other allottees of units/premises in that said

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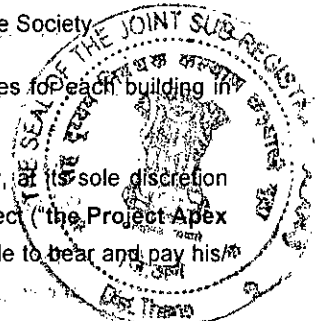
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building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules.

- (iii) The Allottee shall, along with other allottees of premises/units in the said building, join in forming and registering 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 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 flats and premises 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) Upon receipt of the full occupation certificate with respect to the said building of the said Project, the Society 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 full 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,



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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 or the full Completion Certificate with respect to the said building, 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 indenture of conveyance, provided however that the basements, podium and stilts 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. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the said building including any common areas facilities and amenities and the Promoter shall not be responsible for the same.
- (ii) It is clarified that with respect to the Commercial Building only the shops and the FSI/development potential consumed in construction thereof shall be conveyed to the society formed for the same.
- (iii) The Promoter shall execute and register similar conveyances in favour of the Other Societies with respect to their respective buildings.
- (iv) 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.

It is clarified that the Project Common Areas and Amenities will be conveyed/ handed over to the Apex Society of the Project and the second residential phase.

- (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 months of obtainment 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").

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.

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- (iii) Till the formation of the Federation, 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/Society/ies/ Other Phase Apex Society under their respective Society Conveyance). Post the formation of the Federation, the Federation shall 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 as decided by the Federation from time to time.

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 entire sale consideration and other amounts due and payable by all the allottees of all the units/ premises in the Whole Project, whichever is later or latest, the Promoter shall execute and register an Indenture of 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 percentage if any, to the MMRDA or any other statutory, local or public bodies or authorities and/or after 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.
- (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. 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:-

- (i) Rs. 651.00/- for share money, application entrance fee of the Society, Apex Body and Federation;
- (ii) Rs. 19349.00/- for formation and registration of the Society, Apex Body and Federation;
- (iii) 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 outgoings, 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 to 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.

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19. (a) The Allottee shall pay to the Promoter a sum of Rs. 20,000/- 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 engrossing the Society Conveyance, Apex Body Conveyance, Federation Conveyance and other deeds, documents and writings.

(b) The Allottee shall, in addition to the amount specified in Clause 18 hereinabove, pay to the Promoter a further sum of Rs. 25,000 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.

20. 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 layout of the Promoter Larger Land which shall be maintained and paid for in the manner set out hereinabove.

21. 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 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.

22. 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.

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.

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- (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 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 with 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 and 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 created herein, 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;
- (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 stilts 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;
- (xi) 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.
23. 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.
24. 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

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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.

25. 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 comprise of 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.
26. The Promoter shall be entitled to transfer and/or assign the benefit of additional 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 Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recital 'F (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/alterd/new construction and development in accordance therewith.
27. 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.
28. The Allottee, with intention to bring all persons into whosoever 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 tenantable 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

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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, sewers, drains and pipes 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, slabs 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, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the said Premises is situated.
- (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, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, 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

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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 affect 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 this Agreement sending the Allottee Termination Notice.
- (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 including the Federation as may be formed of the purchaser/s of flat/ premises.
- (xv) The Allottee has seen 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 will upload from time to time.
- (xvi) Till the entire development of the Promoter Larger Land is completed, the Allottee/s shall not interfere 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, 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 Project and the second residential phase to be constructed in the Commercial Building, the PG and PG shall be utilised 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 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.

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- (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 at all times be **RUNWAL GARDENS PHASE 2 - Bldg. No. 18-23** 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 open areas, common landscapes 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 neighbouring 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 Project, the Whole Project and/or any part thereof.
- (xxvii) The wet and 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.

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- (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 whether or not the same is caused by any Force Majeure Events, or otherwise however.
29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the Promoter Larger Land and/or any buildings/ towers/wings 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 will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Federation Conveyance, as the case may be.
30. Promoter shall not mortgage or create a charge:

After 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 existing mortgage/charge created over the said Premises, which will be subject to the collection 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.

31. Binding Effect:

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 Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from date of receipt by the Allottee and secondly, appears for registration of

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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 shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

32. 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.

33. Entire Agreement:

This Agreement, along with its schedules and annexes, 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.

34. Right to Amend:

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

35. 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.

36. 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.

37. 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 the other premises/units/areas/spaces in the Project or the Whole Project, as the case may be.

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38. 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.

39. 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.

40. 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.

41. 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.

42. 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:

ATISH DILIP KASARE
TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE)

BUIDLING NO-1,C-101,SHREEKRUPA HOMES,NEAR RADHEKRISHNA
PARK,HAJIMALANG ROAD,PISOLI
KALYAN EAST-421306
Notified Email ID: atishdkasare@gmail.com

FOR PROMOTER:

Runwal Residency Pvt. Ltd.,
Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, off Eastern
Express Highway, Sion (E), Mumbai- 400 022
Notified Email ID: ormgardens@runwal.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

43. Joint Allottees:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee

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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.

44. Stamp Duty and Registration Charges:

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.

45. 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.

46. 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.

47. In case the Allottee/s has accepted to book the apartment under CLP payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

48. 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	AAFRCR1016H
ATISH DILIP KASARE	DHFPG0182J
TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE)	AWHPB3396B

49. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
- all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - any amendment, modification, re-enactment, substitution or consolidation thereof (whether before or 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 liability thereunder may exist or can arise) 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;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;

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(iii) Any references to the masculine, the feminine and/or the neuter shall include each other;

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

(v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

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

(vii) References to a person (or to a word importing a person) shall be construed so as to include:

(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of "Promoter Larger Land")

ALL THOSE pieces and parcels of land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 465,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:

On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharivali

On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharivali

On or towards East: By 30 mt. wide Kalyan-Shil Road

On or towards West: By Property bearing S. Nos. 43, 93 & Ors. at Village Usarghar

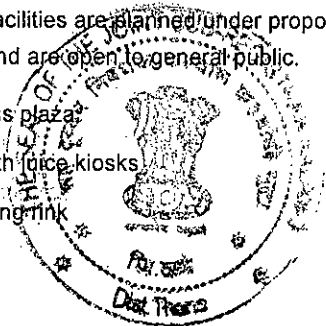
THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of "Whole Project Common Areas and Amenities")

Central garden facilities (For Township)

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

- Chess plaza
- Health juice kiosks
- Skating rink



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- Cricket & football facility (Play ground)
- Toddler Park
- Children amusement zone
- Cycling track
- Wifi pillars
- Pet creche / zone
- Gazebo with seating
- Secret garden
- Maze garden
- Bonsai garden
- Barbeque zone
- Cacti garden
- Reflexology zone
- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre
- Herb Garden
- Sculpture park

Township utilities

There are shops on the ground floor of the 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:

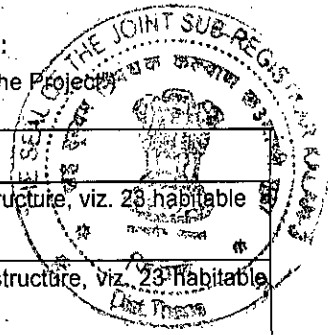
(Description of "the Project" viz. "RUNWAL GARDENS PHASE 2 Bldg. No. 18-23", comprising 6 Residential Buildings)

6 (six) residential buildings being Building No. 18, Building No. 19, Building No. 20, Building No. 21, Building No. 22 and Building No. 23, each having stilt plus 23 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land more particularly described in the First Schedule hereinabove written

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units	Floors
18	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 28 habitable floors
19	180	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors



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20	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
21	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
22	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
23	180	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors

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

Phase I & 2 facilities

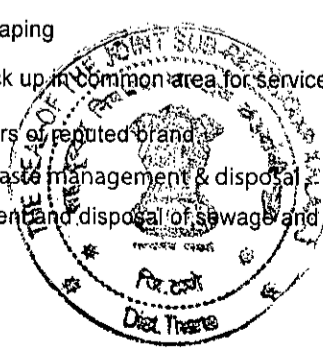
These facilities are planned for the Phase I residences and are exclusively for the use of phase I & proposed Phase 2 residents

- Multipurpose Court
- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Basketball Court
- Temple
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Adult Outdoor Gym

Common Area Facilities

These facilities are planned for the phase I residents and are exclusively for the use of phase I & proposed Phase 2 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber Lines, STP)
- Storm water drain
- Landscaping
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Solid waste management & disposal
- Treatment and disposal of sewage and sullage water



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

All that the Flat/Unit being No. 1401 admeasuring 441.990sq.ft. carpet area (equivalent to 41.06)sq. mtrs. plus 2.21 sq. mtrs. deck area and 0.00 sq. mtrs. utility area on 14th floor in Building No. 23 in the Project to be known as "RUNWAL GARDENS PHASE 2 Bldg. No. 18-23", to be constructed on a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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

Specifications

- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilets
- Acrylic paint with gypsum finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass
- Concealed fire-retardant wiring with circuit breakers
- Provision of telephone, cable TV points & intercom
- Geyser of reputed brand & exhaust fan in bathrooms and kitchen
- CP fittings & sanitary wares of Jaguar or equivalent
- Polished granite parallel kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine
- External walls painted with texture paint
- Ecommerce drop off zone in each building lobby

IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this Agreement for Sale at Dombivali (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.

By the hand of its Director/

Authorized Signatory

Mr. Chetan Pathare



) For RUNWAL RESIDENCY PVT. LTD.

Chetapathare

) Director/Authorised Signatory

in the presence of

- 1 Bantosh Tiwari - *[Signature]*
- 2 Kishor Mghipatrao - *[Signature]*



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SIGNED AND DELIVERED

By the within named ALLOTTEE/S
 ATISH DILIP KASARE
 TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE)

in the presence of

1. Gantosh Tiwari - 8
2. Kishor Mahipatrao - 10

RECEIVED of and from the Flat/
 Unit
 Allottee/s /s above named the
 sum of
 Rs. 190,210.00 /-

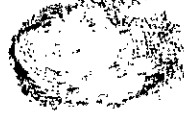
(RUPEES ONE LAKH NINETY THOUSAND TWO HUNDRED
 TEN ONLY)

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



Atish Kasare

Trupti Kasare



For RUNWAL RESIDENCY PVT. LTD.

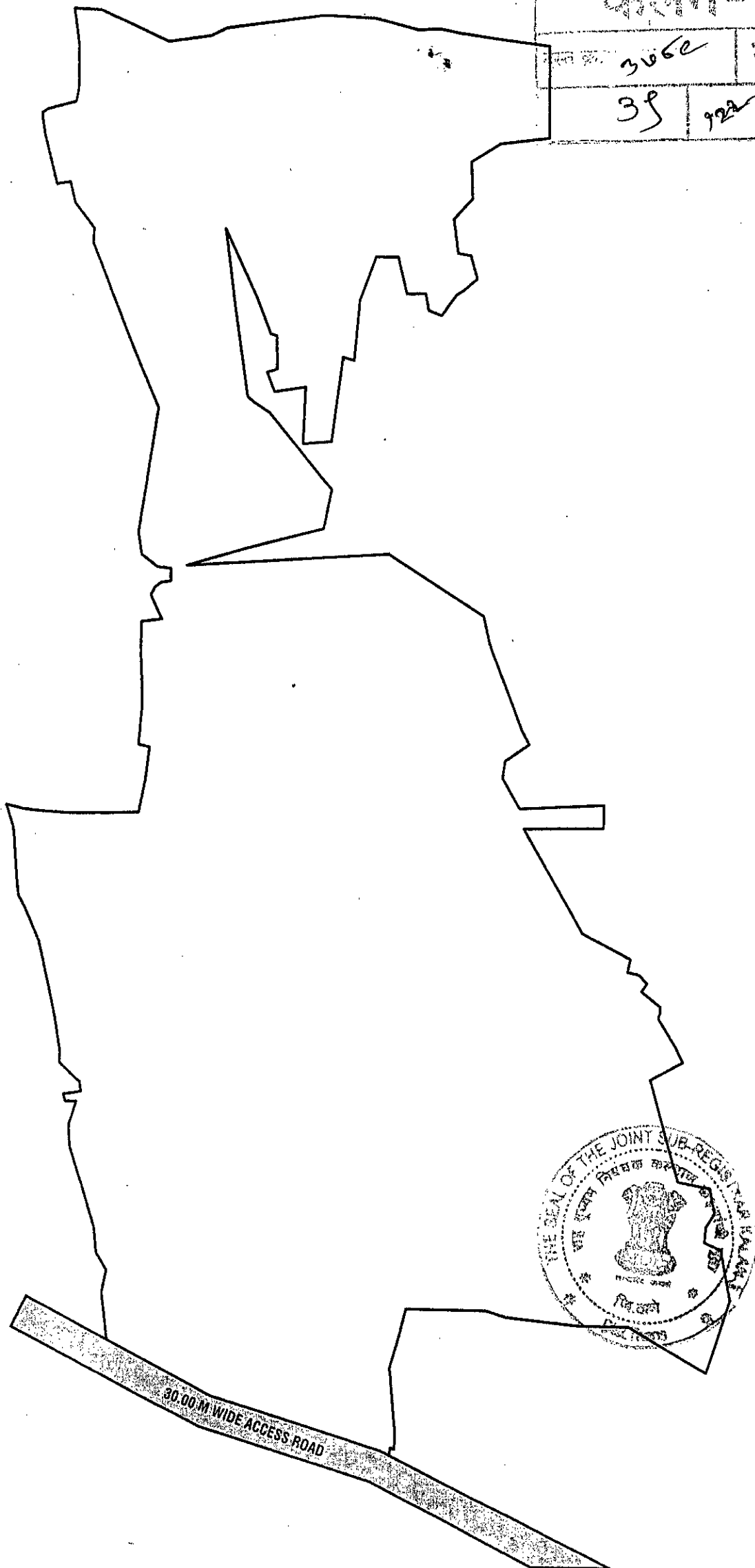
Chetna Patil

Director/Authorised Signatory

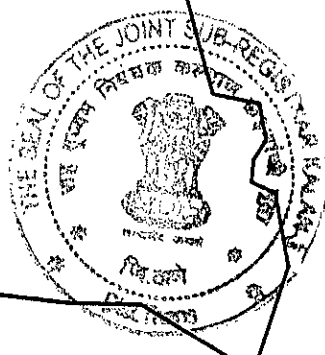


Annexure "A"

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115 ACRE LAND



30.00 M. WIDE ACCESS ROAD

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Annexure - B

THE SEAL OF THE JOURNALIST ASSOCIATION

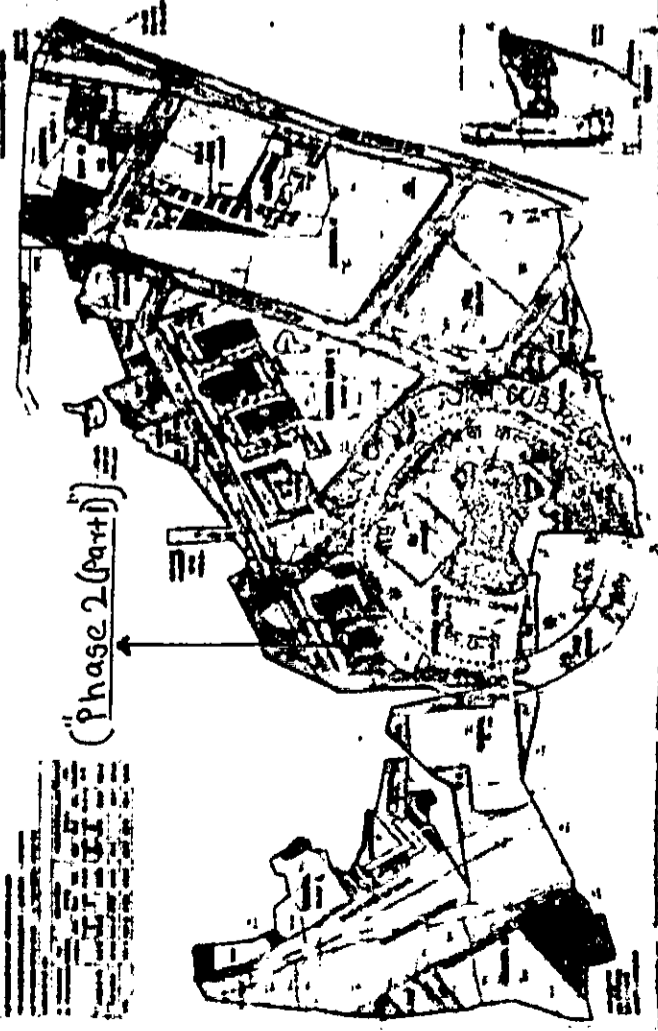
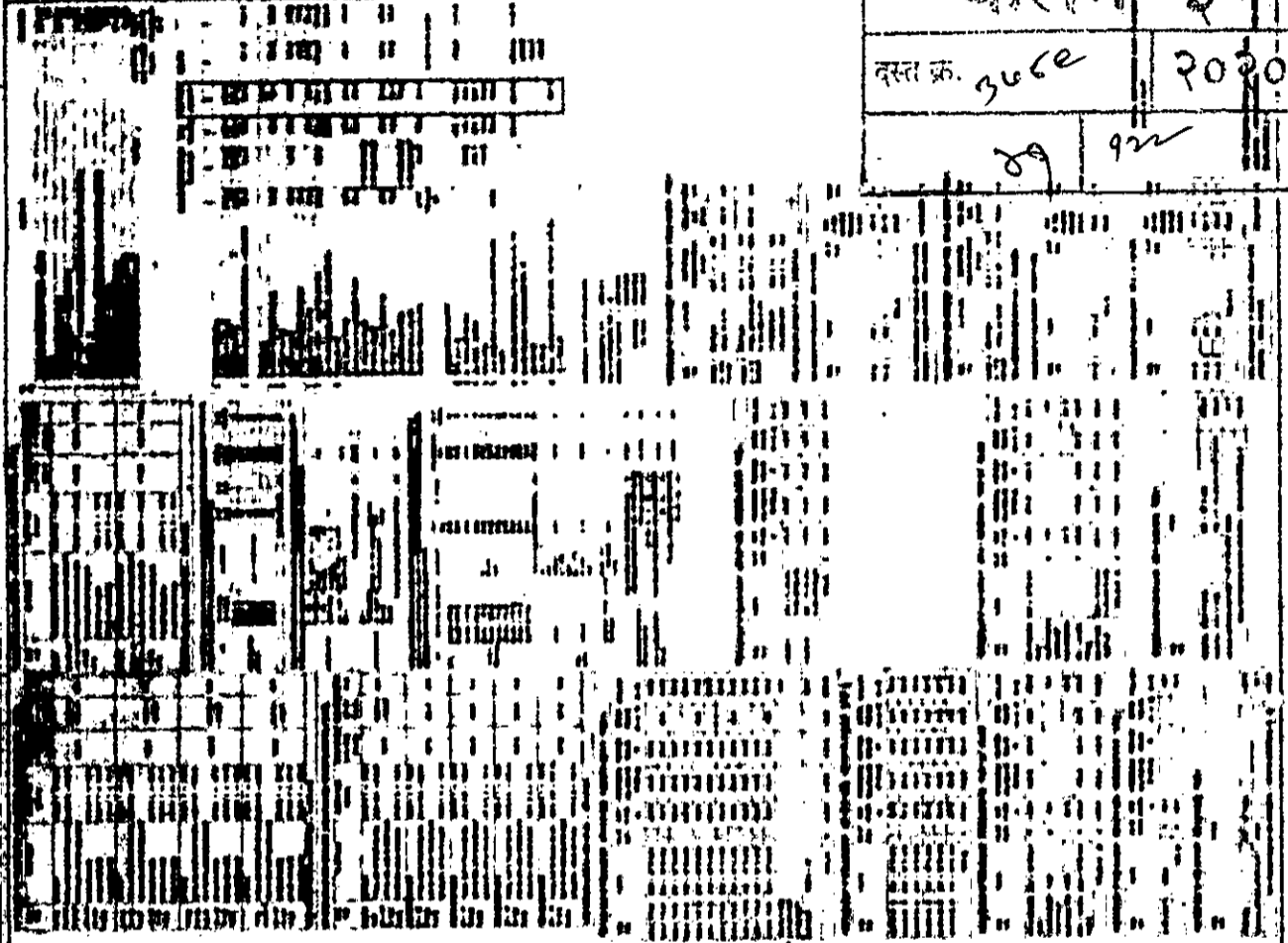
(Master-Layout)

Architectural floor plan showing a complex of buildings, including a central circular structure with text around it. The plan is surrounded by a grid of text, likely a schedule or specification, which is mostly illegible due to the high contrast and noise of the scan. The drawing is oriented vertically on the page.

Annexure - "B-1"

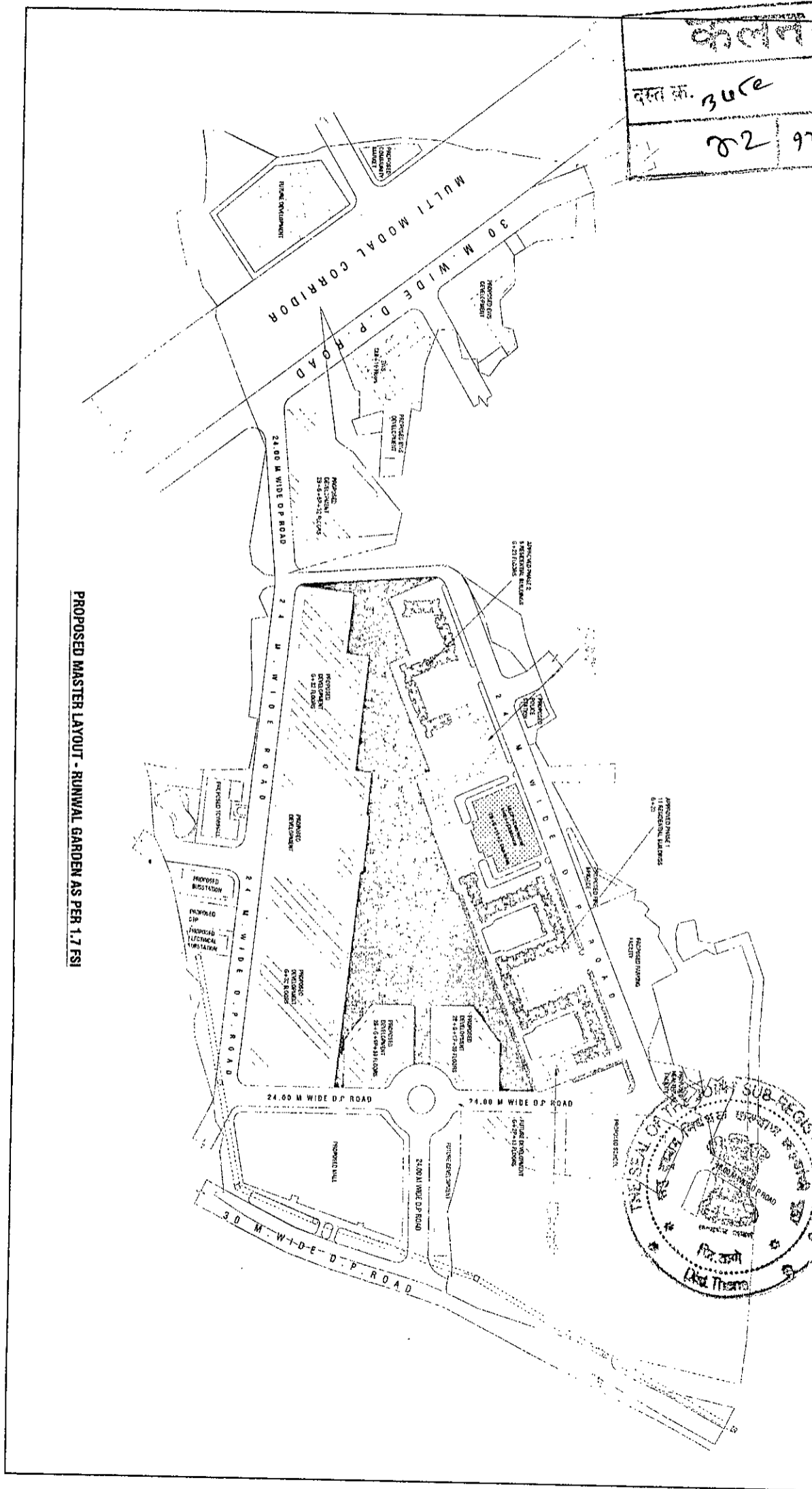
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Annexure 'C1'

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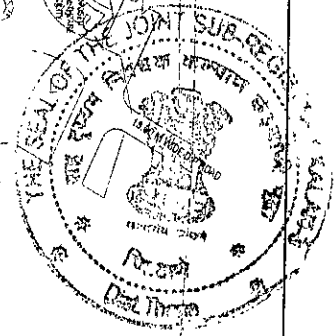
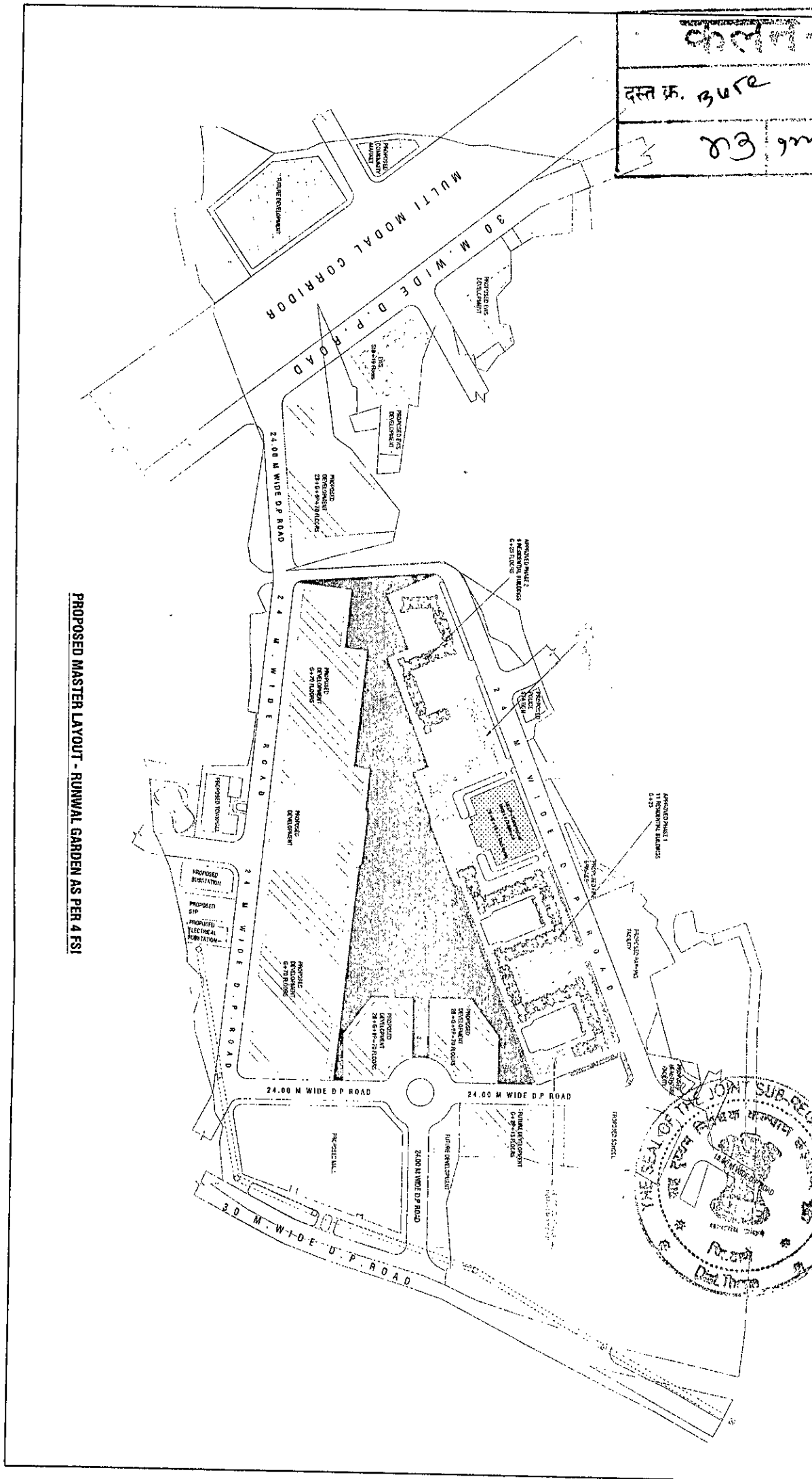


PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 1:7 FSI

Annexure 'C2'

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PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 4 FSI



Annexure "D"



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700024154**

Project: Runwal Gardens Phase 2 Bldg no 18-23 Plot Bearing / CTS / Survey / Final Plot No.: Survey Nos. 44, 45, 46, 47, 49, 50, 51, 52, 53, 94 of Village Usarghar, Survey nos 4,5,6,7,8,9,10,11,12,13,14,15,17,18,19,22,23,37,38,39,40,41,42,44,49,50 of Village Gharvali, survey no 67 of Village Sagaon at DOMBIVLI, Kalyan, Thane, 421201;

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

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

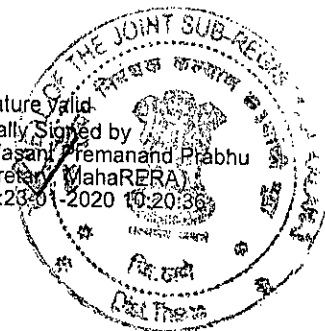
OR

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

- The Registration shall be valid for a period commencing from **23/01/2020** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature Valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 23/01/2020 10:20:36



Dated: 23/01/2020

Place: Mumbai

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

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आयुक्त मंत्रालय, नवी मुंबई - महाराष्ट्र शासन, मुंबई ४०० ०१५, २०१९/२०२०-२०२१, पृष्ठ ११, २०१९

आयुक्त मंत्रालय, नवी मुंबई - महाराष्ट्र शासन, मुंबई ४०० ०१५, २०१९/२०२०-२०२१, पृष्ठ ११, २०१९

Township Project from the concerned power supply company before the approval of the Master Plan as per the provision of the Regulation for Development of Integrated Township Project.

(III) With respect to Development -

- (1) If any document regarding the ownership or Development Rights of lands included in the said Integrated Township Project is found to be false or does not have the development rights and any judicial proceeding arise regarding the same, then it shall be the sole responsibility of the Applicant and in such circumstances the Locational Clearance granted in respect of such lands shall automatically stand cancelled.
- (10) Regarding the High Tension line if passing through lands, necessary remarks shall be obtained from the concerned department regarding the distance to be kept from such High Tension line and such remarks shall be strictly followed by the Applicant.
- (III) With respect to Environment and other allied aspects -**
- (1) It shall be binding on the Applicant to obtain and submit the Environment Clearance from the Ministry of Environment, Forest and Climate Change, Government of India and the appropriate authority of the State Government, at the time of sanction to the building permission. Also the terms and conditions mentioned in the Environmental Impact Assessment Notification issued from time to time by the Ministry of Environment, Forest and Climate Change shall be binding on the Applicant.
- (2) It shall be the responsibility of the Applicant to dispose of the solid waste and waste water as per the criteria decided by the Maharashtra Pollution Control Board at their cost alongwith the provisions of the concerned Act and regulations. The necessary No Objection Certificate in this regard shall be obtained by the Applicant from Maharashtra Pollution Control Board, before initiating the work of implementation of the Integrated Township Project.
- (3) The said Applicant shall obtain and submit the necessary certificate from the competent authority of the Irrigation Department as per the provision 4.1(c) of the Regulation for Development of Integrated Township Project, to the Collector, Thane, before the Letter of Intent.
- (4) The terms and conditions imposed by the Irrigation Department and other concerned department of the State Government from time to time shall be binding on the Applicant. The existing nallas/water resources, etc. in the area of Integrated Township Project shall not be closed. The Applicant shall obtain the necessary No Objection Certificate from the concerned department regarding the distance to be left from the lake and the river and the conditions mentioned in the same shall be binding on the Applicant.
- (5) No Objection Certificate from the concerned department regarding the distance to be left from the waterbody and the conditions mentioned in the same shall be binding on the Applicant. And if the said water bodies are under CRZ, the remarks of MCOZMA/ Environment Department shall be obtained by the Applicant and the conditions mentioned in the same shall be binding on the Applicant.
- (6) It shall be binding on the Applicant to provide water supply as per the provision 10.5(a) of the Regulation for Development of Integrated Township Project at their cost and responsibility. The terms and conditions imposed by Irrigation Department in these regards, from time to time are binding on the Applicant.
- (7) The Applicant shall submit the proof for water supply alongwith the necessary documents, etc. to the said Integrated Township Project as per the provisions of Regulation for Development of Integrated Township Project, with the proposal of Master Plan being submitted to the concerned Planning Authority, for the approval.
- (8) It shall be binding on the Applicant to provide the electricity as per the provision 10.5(c) of the Regulation for Development of Integrated Township Project at their own cost and responsibility. The concerned Planning Authority shall obtain from the Applicant, the necessary permissions and also the firm commitment of electricity for the entire Integrated

- (1) The said Integrated Township Project of the Applicant has access from the existing Shil Phata-Kalyan Road. As per the provision of the Regulation for Integrated Township Project, the project shall have the 18.00 mt. wide access road. The Collector, Thane shall ensure the existence of the 18.00 mt. wide access road before granting the Letter of Intent to the said Applicant.
- (2) The Applicant shall have to submit the Authorized Contour Map of the area of the said Integrated Township Project to the concerned Planning Authority. The maximum area of the lands in the said project having slope 1:5 or more and also the area as per Regulations 2(i)(g) should not be more than 40% of the total project area and the premium for the Hill Top and Hill slope zone as per the provision 7.1.2 of the Integrated Township regulation shall be applicable and paid by the Applicant before the letter of Intent. No construction shall be permissible on the lands having slope equal to or more than 1:5 in the said project as per the authorized Contour Map, whether such lands are specifically marked as such on the Regional Plan or not.
- (3) The said Integrated Township Project is affected by the alignment of Multimodal Corridor. The Applicant shall obtain and submit the necessary No Objection certificate from the concerned Department/Component Authority Regarding the distance to be kept from the said Multimodal Corridor and the terms and conditions mentioned in the same shall be strictly followed by the applicant company.
- (4) The Applicant shall provide access road of required width as specified in prevailing Development Control Regulations but not less than 9.00 mt. in width to private and Government lands surrounded by the said Integrated Township Project.
- (5) It shall be binding on the Applicant to keep intact the public roads and other rights (vehicular) in the said Integrated Township Project. The existing roads/ Regional Plan roads/ proposed roads shall be kept open for the general public.
- (6) In the said Integrated Township Project area, the provision of C.D. work for the nalla/ canal with the approval of the concerned department shall be binding on the Applicant. Also in the said Integrated Township Project, the distance from the river, nallas, canals, lakes and other water resources shall be kept by the Applicant as per the prevailing Development Control Regulations.
- (7) The Applicant shall have to plan and earmark the lands at suitable locations for public purpose reservations alongwith the Regional Plan proposals if any, for the populations to be accommodated within the Integrated Township Project as per regulation and shall plan and develop the same at their own cost.
- (8) In the said Integrated Township Project, some lands are affected by existing structures. The Applicant shall demolish the same before Applying for the Master layout as per the provision of the Regulation for Development of Integrated Township Project to the concerned Planning Authority.
- (9) It shall be binding on the Applicant to provide the System of Rain Water Harvesting in each building of the Integrated Township Project.
- (10) It shall be binding on the Applicant to provide the system of Waste-Water Recycling in each building of the Integrated Township Project, for reuse of the used water.
- (11) It shall be binding on the Applicant to provide and operate Solar Energy Systems.

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(IV) Other Terms and Conditions -

- (1) The Government of Maharashtra has modified the Regulation for the Development of Integrated Township Project vide Notification dated 8th March 2019. The Collector, Thane shall ensure the fulfillment of necessary documents as per the provisions mentioned in this modified regulations before granting the Letter of Intent to the said Applicant.
- (2) The Regulation for Development of Integrated Township Project sanctioned by the Government and the amendment/ orders, etc. in the Regulation for Development of Integrated Township Project from time to time shall be binding on the Applicant.
- (3) If the terms and conditions mentioned above are not obeyed by the Applicant the powers/ rights of cancellation of the Locational Clearance granted vide this notification are reserved with Government. If Locational Clearance stands cancelled due to non-compliance or non fulfillment of above stated conditions then, the premium or any other amount paid by the Applicant to the Government shall not be refunded to the Applicant.
2. The details of land under the Notified Integrated Township Project are given in 'Schedule-A' appended hereto and the plan showing the boundaries of the said Project is given in 'Schedule-B' appended hereto.
3. The details of land and the plan in 'Schedule-A' and 'Schedule-B' respectively shall be available for the inspection of the general public, during office hours on all working days for a period of one month at the following offices:-
- (a) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai.
- (b) The Collector, Thane.
- (c) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Belapur, Navi Mumbai.
- (d) The Commissioner, Kalyan-Dombivli Municipal Corporation, Kalyan.
- (e) The Assistant Director of Town Planning, Thane Branch, Thane.
4. This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette.
5. This Notification shall also be available on the Government Website- www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

ASHOK K. KHANDEKAR,
Section Officer.



आयुक्त मंत्रालय, नवी मुंबई - महाराष्ट्र शासन, मुंबई ४०० ०१५, २०१९/२०२०-२०२१, पृष्ठ ११, २०१९

"Scheduled-A"
Annexure to Govt. Notification No.TPS-1218/4499C.R.6/19, dated the 12th July 2019.
Details of Lands of Village-Gharivali, Usarghar, Sagam,
Tal. Kalyan, Dist. Thane for notified Integrated Township Project

Sr. No. (1)	S. No./Hissa No. (2)	Area- Sq. Mtr. (3)
VILLAGE - GHARIVALI		
1	4/1	1020.00
2	4/2	2630.00
3	4/3	1540.00
4	4/4	80.00
5	4/5	4270.00
6	4/6	4070.00
7	4/9	4250.00
8	4/10	2280.00
9	4/11	1420.00
10	5/1	2760.00
11	5/2	3060.00
12	5/3	2710.00
13	5/4	230.00
14	5/5	100.00
15	5/6	350.00
16	6/1	1870.00
17	6/2	610.00
18	6/3	1160.00
19	7/1	3570.00
20	7/2A	1970.00
21	7/2B	1220.00
22	7/2C	1210.00
23	7/3A	3080.00
24	7/3B	3090.00
25	8/1	4050.00
26	8/2	4120.00
27	8/3	2730.00
28	8/4	940.00
29	8/5	2930.00
30	8/6	7210.00
31	8/7	4500.00
32	8/8	1050.00
33	8/9	180.00

आयुक्त मंत्रालय - १

कलम-३

दस्ता क्र. ३५६ २०२०

११ १२

आवासीय भूखण्ड नकाशा-संशोधन विभाग, मुंबई, मुंबई, कृ. १६-१४, १-१५/अवकाश १०-अवकाश १, सं. ११४

आवासीय भूखण्ड नकाशा-संशोधन विभाग, मुंबई, मुंबई, कृ. १६-१४, १-१५/अवकाश १०-अवकाश १, सं. ११४

(1)	(2)	(3)
34	9/1	250.00
35	9/2	1870.00
36	9/3	350.00
37	9/4	750.00
38	9/5	1450.00
39	9/6	1620.00
40	9/7	450.00
41	9/8	230.00
42	10/0	860.00
43	11/0	4020.00
44	12/1	810.00
45	12/2	610.00
46	12/3	530.00
47	12/4	250.00
48	12/5	1010.00
49	12/6	480.00
50	12/7	1650.00
51	12/8	760.00
52	12/9	1010.00
53	12/10	780.00
54	12/11	450.00
55	12/12	1120.00
56	12/13	1270.00
57	12/14	860.00
58	13/0	2050.00
59	14/1	860.00
60	14/2A	4330.00
61	14/2B	2530.00
62	14/3	5260.00
63	14/4	130.00
64	14/5	2450.00
65	15/0	1850.00
66	16/1	600.00
67	16/2	560.00
68	17/1	4480.00
69	17/2	560.00
70	17/3	4300.00
71	17/4	2630.00

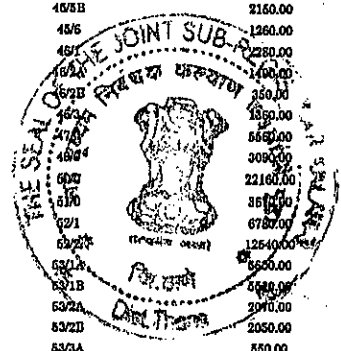
(1)	(2)	(3)
72	17/5	830.00
73	17/6	350.00
74	17/7	2710.00
75	17/8	760.00
76	17/9	1690.00
77	17/10	1870.00
78	17/11	2480.00
79	18/0	760.00
80	19/0	6830.00
81	20/1	17020.00
82	20/2	2100.00
83	21/1	50.00
84	21/2	10900.00
85	21/3	330.00
86	21/4	250.00
87	22/0	2830.00
88	23/1	16270.00
89	23/2	400.00
90	23/3	1450.00
91	23/10	1640.00
92	37/1	2400.00
93	37/2D	3570.00
94	37/2C	9600.00
95	37/2D	2730.00
96	37/3	1200.00
97	37/4	300.00
98	37/21	3800.00
99	38/1	4200.00
100	38/2	3000.00
101	39/1	800.00
102	39/2	600.00
103	39/3	700.00
104	40/0	200.00
105	41/1A	4700.00
106	41/1B	5100.00
107	41/2	6500.00
108	41/3	1600.00
109	41/4	600.00

आवासीय भूखण्ड नकाशा-संशोधन विभाग, मुंबई, मुंबई, कृ. १६-१४, १-१५/अवकाश १०-अवकाश १, सं. ११४

आवासीय भूखण्ड नकाशा-संशोधन विभाग, मुंबई, मुंबई, कृ. १६-१४, १-१५/अवकाश १०-अवकाश १, सं. ११४

(1)	(2)	(3)
110	42/2	8000.00
111	44/1	17000.00
112	44/2	7600.00
113	44/3	3800.00
114	44/4	400.00
115	44/5A	13200.00
116	44/5B	13200.00
117	44/6A	10000.00
118	44/6B	14800.00
119	44/7	2300.00
120	44/8	3300.00
121	44/9	2200.00
122	44/10	700.00
123	44/11	2000.00
124	44/12	1900.00
125	44/13	2400.00
126	44/14	5600.00
127	44/15	5500.00
128	44/16	2800.00
129	44/17	8100.00
130	44/18	1800.00
131	44/19	7800.00
132	44/20	3200.00
133	48/0	3670.00
134	50/1	610.00
135	50/2	500.00
136	50/3	940.00
137	51/1	2380.00
138	61/2	4350.00
139	58/1	1200.00
140	58/2	1300.00
VILLAGE - USARGHAR		
141	44/1	810.00
142	44/2	4060.00
143	44/3	450.00
144	44/4	2380.00
145	44/5	1090.00
146	44/6	2680.00

(1)	(2)	(3)
147	44/7	400.00
148	44/8	1170.00
149	44/9	2250.00
150	44/10	1160.00
151	44/11	4080.00
152	44/12	1850.00
153	45/1	1800.00
154	45/2	9750.00
155	45/3	2430.00
156	45/4	2020.00
157	45/5A	2530.00
158	45/5B	2160.00
159	45/6	1260.00
160	45/7	2280.00
161	45/8	1400.00
162	45/9	350.00
163	45/10	1350.00
164	45/11	5550.00
165	45/12	3080.00
166	45/13	22160.00
167	45/14	3500.00
168	45/15	6780.00
169	45/16	12540.00
170	45/17	5600.00
171	45/18	5480.00
172	45/19	2970.00
173	45/20	2050.00
174	45/21	550.00
175	45/22	510.00
176	45/23	6400.00
VILLAGE - SAGAON		
177	67/1	3560.00
Total Area		533750 Sq.Mtr.
		Approximate 53.37.50 H.A.



By order and in the name of the Governor of Maharashtra,

ASHOK K. KHANDEKAR,
Section Officer.

क्र.	उत्सव	दिनांक	प्रमाणित क्षेत्र (चौ.मी.)	विवरण
२१	उत्सव	४६/२/७३	१४००.००	रुग्णालय वसिहनेची माहिती
२२	उत्सव	४६/२/७५	३५०.००	रुग्णालय वसिहनेची माहिती
२४	उत्सव	४७/१	५५६०.००	रुग्णालय वसिहनेची माहिती (वी१ ४७१४.०० चौ.मी.) आजूट एन.आजूट इन्फोटेक इंडिया एल.एल.पी. (क्षेत्र ८४६.०० चौ.मी.)
२५	उत्सव	४४/१	३०९०.००	रुग्णालय वसिहनेची माहिती
२६	उत्सव	५०/१	२२९६०.६०	रुग्णालय वसिहनेची माहिती
२७	उत्सव	४४/१	३६७०.००	रुग्णालय वसिहनेची माहिती
२८	उत्सव	५३/१	६७८०.००	रुग्णालय वसिहनेची माहिती
२९	उत्सव	५३/२	१२५४०.००	रुग्णालय वसिहनेची माहिती
३०	उत्सव	५३/४/७३	५६००.००	रुग्णालय वसिहनेची माहिती
३१	उत्सव	५३/३/७३	५५१०.००	रुग्णालय वसिहनेची माहिती
३२	उत्सव	५३/३/७३	२०७०.००	रुग्णालय वसिहनेची माहिती
३३	उत्सव	५३/२/७३	१०५०.००	रुग्णालय वसिहनेची माहिती
३४	उत्सव	५३/३/७३	५५०.००	रुग्णालय वसिहनेची माहिती
३५	उत्सव	५३/३/७३	५१००.००	रुग्णालय वसिहनेची माहिती
३६	उत्सव	९४/१	५४००.००	रुग्णालय वसिहनेची माहिती (क्षेत्र ५२४.०० चौ.मी.) आजूट एन.आजूट इन्फोटेक इंडिया एल.एल.पी. (क्षेत्र १५७.०० चौ.मी.)
एकूण			१२५६२०.००	

कलम-३

दस्ता क्र: ३४६	२०२०
५३	१२

३) भूजि सागण, तालुका कल्याण, जिल्हा ठाणे

क्र.	भावाचे नाव	स.नं./दि.नं.	क्षेत्र (चौ.मी.)	क्रमादाराचे नाव
१	सागण	६७/१	३५६०.००	आजूट एन.आजूट इन्फोटेक इंडिया एल.एल.पी.

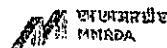
अ.क्र.	भावाचे नाव	एकूण क्षेत्र (चौ.मी.)
१	सागण	३५६०.००
२	उत्सव	१२५६२०.००
३	सागण	३५६०.००
एकूण एकूण		५३४७४०.००

सद्य प्रतिक्रिया या निदेशिकातर्फेची स्वाक्षरी आहे.



नतासिलदार (भरपूर) निदेशाधिकारी वाचणे करिता

Annexure 'G'



Layout Approval Letter

No. SNOT/Growth Centre/2401/BJ/ NTP-Layout/Usarghar-Gharwali-Sagann-01/13/24/2019

Date: 24 SEP 2019

To: Shri. Subodh S. Runwal, Director, M/s. Runwal Residency Pvt. Ltd., Runwal@Omkar Esquare, 4th Floor, Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai-400 022

Sub: Issuance of Layout Approval (L.A.) for the proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/1, 45/5/2, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 54/0 of Village Usarghar, Taluka-Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/8, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10/0, 11/0, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 16/1, 16/2, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 22/0, 22/1, 22/2, 22/3, 23/10, 31/0, 37/20, 37/2C, 37/30, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49/0, 50/1, 50/2, 50/3, 51/1, 51/2, 56/1, 56/2 of Village Gharwali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagann, Taluka-Kalyan, Dist-Thane in the proposed Growth Centre at Kalyan - Applicant M/s. Runwal Residency Pvt. Ltd. [Area approx. 53.37 Ha.]

- Ref:**
1. Location Clearance Issued by Urban Development Dept. Govt. of Maharashtra under No. TPS-1218/4499/CR-54/19/MH-12 Dt: 12/07/2019 on approx. 53.3750Ha land.
 2. Application of M/s. Runwal Residency Pvt. Ltd. dt. 19/07/2019.
 3. Letters of Architect Sandeep Prabhu (M/s. Saakar Architects) dt. 19/07/2019 & 13/08/2019, 05/09/2019.
 4. Letter of Intent from Collector, Thane dt. 09/08/2019.
 5. Registered Joint Venture Agreement between M/s. Runwal Residency Pvt. Ltd. & M/s. Out N Out Infotech (I) LLP dt. 02/08/2019

The Government of Maharashtra vide Notification dated 12/07/2019 at ref. no. (1) above has granted Location Clearance to the 'Integrated Township Project' situated at Vill. Usarghar, Gharwali & Sagann, Tal - Kalyan, Dist - Thane [situated within the SPA of Growth Centre at Kalyan under MMRDA and partly in SPA of KDMC outside the Growth Centre at Kalyan] on land measuring approximately 53.3750 Ha. u/s 44(2) of MR & TP Act, 1986 to you. Now, please refer to your abovesaid letter at ref. no. (1) above, by which you have requested for permission of MMRDA for the Master Layout [area approx. 53.3750 Ha.] of the proposed development of 'Integrated Township Project' on the land under reference.

The Metropolitan Commissioner hereby grants 'Approval' to the Master Layout as indicated on duly authenticated drawing nos. 4/4 (total 4 No of drawing sheet) which are enclosed herewith. The total gross plot area of the land u/r admeasures 53.3750 Ha (Area considered for proposal is 53.3750 Ha) Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is as mentioned in the Table below.

Table: Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project.

S.No.	Description	Total Required Area (In sq.m)	Total Proposed Area (In sq.m)
1.	Spaces for Recreation:		
a.	Gardens & Parks (5%)	26,687.50	26714.42
b.	Play Ground (7.5%)	40,031.25	46713.63
c.	Additional Sector Level Open Space (10%) Calculated by considering area of the sector excluding roads in Master Layout Plan and Town Level Amenity Spaces except Economic Activities (i.e. 10% of 283072.95sq.m.)	28307.30	36064.75
2.	Spaces for Combined Schools (Primary Schools + Secondary Schools)	6671.81	6664.80
3.	Community Health Care Facilities	1334.36	1790.16
4.	Community Markets	2000.00	2322.67
5.	Public Assembly Facilities (Town Halls and Auditoriums including Library)	5000.00	5769.99
6.	Economic Activities	53372.95	78897.10
7.	Public Utilities	9000.00	9000.00
a.	Fire Brigade Station	9000.00	3246.65
b.	Sewage Waste management project (SWM)	9000.00	4538.00
M.	Cremation Ground	2000.00	2000.00
N.	Burial Ground	2000.00	2000.00
v.	Bus Station/Transport Hub	2000.00	1014.67
vi.	Police Station	1000.00	1551.32
vii.	Electric Sub-Station	As per Req.	1740.32
viii.	Other Public Utilities	As per Req.	As per requirement as ensured by Architects in their letter dt. 13/08/2019.
ix.	Public Parking Facilities	As per Req.	8364.29
x.	Solid waste management	As per Req.	As per requirement as ensured by Architects in their letter dt. 13/08/2019.

The Layout Approval (LA) to the Master Layout has been approved subject to the following conditions:

1. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
2. The applicant shall submit fresh amalgamated / separate 7/12 extract;
3. For any change and variation in the plans, prior approval of MMRDA shall be obtained;

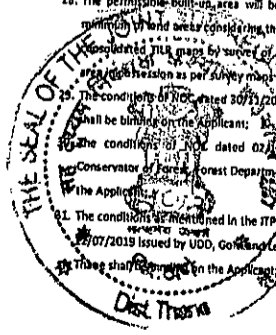
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48 gm	

4. The work of filling of low lying land, diverting roads, laying sewer lines etc. if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
5. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
6. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;
7. All the conditions of Locational Clearance dated 12/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
8. This Layout Approval Letter is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - a. The Integrated Township Project in respect of which Layout Approval is granted under this letter is not carried out or the user thereof is not in accordance with the provisions of Integrated Township Project;
 - b. Any of the conditions subject to which the Conditional Layout Approval Letter is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;
 - c. The Metropolitan Commissioner, MMRDA is satisfied that the Layout Approval Letter is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the Integrated Township Project Notification as amended from time to time and relevant sections of the Maharashtra Regional & Town Planning Act 1966;
9. This Layout Approval Letter shall not be construed as development permission and separate application for Building Permission shall be made by you. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulation applicable;
10. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with

- regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
11. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
12. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
13. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TLR/SLR and should get it certified by MMRDA before development;
14. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCN's for 27 Villages Notified Area published u/s 31(1) of MR & TP Act, 1966;
15. DP Reservations of Gardens (G-36), Play Ground (PG19, PG21, PG22 & PG23), Parking Lot (PA4), Market (M9), School (SCB), Public Office and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
16. That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCN's for 27 Villages Notified Area before applying for Occupancy Certificate;
17. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
18. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
19. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. YPB/432003/2133/CR-230/D1/UD-31; Dt. 10/03/2005;
20. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
21. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
22. The development shall be strictly as per the Notification no. TPS-1816/CR 368 (Part-1)/15/37(1CC)/G/SP/UD-13, dated 08/03/2019 amended from time to time and the Development Control Regulations in force for the 27 Villages Notified Area of Kalyan and Ambernath Taluka;

23. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for 27 Villages Notified Area of Kalyan and Ambernath Taluka and as per provisions laid down in Regulation No. 6 of Annexure 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
24. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
25. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
26. The applicant shall get the entire land within the proposed project surveyed and get the Internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TLR and accordingly submit a consolidated TLR map and get the same verified with approved plans from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of Occupancy Certificate;
27. In case any discrepancies are observed in the approved plans vis-a-vis the consolidated map issued by TLR which will affect the layout, buildings etc w.r.t to the requirements of DCN's or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc. and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
28. The permissible built-up area will be restricted any time in future on the basis of the minimum width area considering the minimum internal lines of boundaries of the layout. Consolidated TLR maps by survey of internal boundaries for the proposed project, actual area possession as per survey maps and the land area as per ownership documents;
29. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
30. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest Department, Government of Maharashtra shall be binding on the Applicant;
31. The conditions stipulated in the ITP Regulation dt. 08/03/2019, Locational Clearance dt. 12/07/2019 issued by UDD, Government of Maharashtra and Letter of Intent dated 09/08/2019 issued by Collector, Dist. Thane shall be binding on the Applicant;

32. The conditions of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
33. The conditions of HOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Thasdar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
34. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
35. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
36. The applicant shall abide by all the conditions of all the HUC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
37. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
38. Applicant shall submit HOC from respective Gram Panchayat mentioning that Cremation Ground & Burial Ground is available in the village prior to application for building permission of other phases of this ITP;
39. Applicant shall provide area for Electric Sub-Station as per requirements while applying for building permission;
40. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements prior to application for building permission;
41. Applicant shall provide Public Parking Facilities as per the norms of sanctioned DCN for 27 Villages of Kalyan and Ambernath Taluka before requesting building permission to other phases of the I.T.P.;
42. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the I.T.P.;
43. The ITP shall have access of 18.00 M. width or more width before requesting for the Issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
44. The Applicant shall ensure adequate connectivity within their layout under reference;
45. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in other phases of this Integrated Township Project (ITP) to MMRDA;
46. As per the provision of Clause 6.1 (f) read with Clause 12.6 of the Notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the



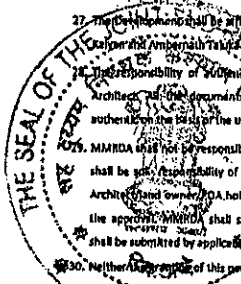
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This Commencement Certificate superseded by the Commencement Certificate dated 24/09/2019. This Commencement Certificate (upto plinth level only) is granted on the following conditions:

- NOTE:**
1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
 2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA -
 - i. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
 - ii. Any of the conditions subject to which this same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - iii. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 43 of the Maharashtra Regional & Town Planning Act, 1966;
 3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter;
 4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966;
 5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him;
 6. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved;
 7. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate;
 8. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;

9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of the construction;
10. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
11. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NDCs/ Clearances obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
12. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NDC from the Tree Authority before commencement of buildings affected by trees on site;
13. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of sanctioned DCR of 27 villages Notified Area;
14. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TFR/432001/2133/Ch-230/11/UD-11; Dt. 10/03/2005 before requesting for Occupancy Certificate;
15. The applicant shall comply with MCGM's Circular no. CHE/17931/DP/ Gen; dated 06/01/2014 in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupancy Certificate;
16. The applicant shall pay the 'Building and Other Construction Labour Welfare Cess' to the Competent Authority and submit a copy of receipt to this office;
17. The applicant shall obtain all the necessary final NDCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, Electric supply etc. from KDMC/ MSEDCL/ Competent Authority and submit the same to MMRDA before applying for C.C. beyond plinth for the buildings on the land under reference;
18. As soon as the development permission for the new construction is obtained, the owner/developer shall install 'Display Board' on a conspicuous place on site indicating following details:
 - i. Name and address of the owner/developer, architect and contractor;
 - ii. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - iii. Order No. and date of grant of development permission issued by MMRDA;
 - iv. F.S.I permitted;
 - v. Address where the copies of detailed approved plans shall be available for inspection;

19. A notice in the form of advertisement giving all the details mentioned in 18 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
20. The applicant will not take up any development activity on the aforesaid property till the court matter pending, if any, in any court of law, relating to this property is settled;
21. Applicant shall get the entire land within the TPA surveyed and get the internal roads, amenity areas etc. demarcated from the TPA prior to requesting for occupancy certificate;
22. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regard to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
23. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
24. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by MMRDA;
25. The Security Deposit shall be forfeited in case of non-compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant;
26. The applicant should submit (a) NDC from Tree authority before commencement of building; affected by trees on site and (b) NDC for External SWD, external water supply, Sewerage and Electricity supply for the potential of the plot and other required NDCs prior to requesting for C.C. beyond plinth;
27. The Development shall be strictly as per the provisions of DP for Notified Area of 27 villages of Kalyan and Ambernath Taluka sanctioned u/s 31(1) of MR & TP Act, 1966;
28. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect and the documents submitted to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
29. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant & his successors only. The applicant shall mean the Architect/owner/MMRDA holder and his successors who have approached MMRDA for the approval. MMRDA shall stand insulated from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this Commencement Certificate;
30. Neither the grant of this permission for the approval of the drawings and specifications, nor the objections made by the officials during the development shall in any way relieve Developer/Architect/Structural Engineer/Developer of such Development from full responsibility



- for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations;
31. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
 32. The applicant shall sign the Memorandum of Understanding (MoU) with MMRDA as and when called upon by the MMRDA and pay the Infrastructural Development Charges (IDC) or any other charges as approved by MMRDA in future for lands falling within Kalyan Growth Centre boundary and as ensured by applicant in Undertaking dated 13/08/2019;
 33. The applicant should submit remarks, design, planning etc. from respective consultants for third party certification Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan prior to requesting C.C. beyond plinth level;
 34. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XV) along with Form 1A and certification by the Qualified Building Environment Auditor prior to commencement of any development on site;
 35. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations, amenities etc. and submit the same to MMRDA before requesting for Occupancy Certificate;
 36. The conditions of NA Permission dated 24/09/2008 are binding on the applicant. The applicant should submit Chalan or receipt of Conversion tax, non-agricultural assessment and, wherever applicable, nazrana or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/03/2017 prior to commencement of work on site;
 37. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
 38. The applicant shall submit fresh amalgamated / separate 7/12 extract;
 39. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
 40. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
 41. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
 42. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the

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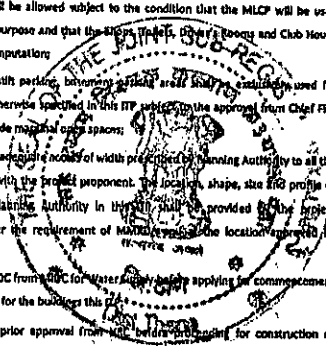
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- Architect / land owner, POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notified undertaking shall be submitted by applicant within a week from the date of this letter;
43. All the conditions of conditional Locational Clearance dated 12/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the first under reference shall be binding on the applicant;
 44. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
 45. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
 46. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TRR/SLR and should get it certified by MMRDA before development;
 47. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for 27 Villages Notified Area published w/s 31(1) of MR & TP Act, 1956;
 48. DP Reservations and the DP roads located within the "ITP" shall be developed by the applicant and after the development shall be made available to the general public;
 49. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
 50. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
 51. The development shall be strictly as per the Notification no. TPS-1816/CR348(Part-1)/15/07(1CC)/G/SP/UD-13, dated 08/03/2019 amended from time to time and the DCRs in force for the 27 Villages Notified Area of Kalyan and Ambernath Taluka;
 52. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for 27 Villages Notified Area of Kalyan and Ambernath Taluka and as per provisions laid down in Regulation No. 6 of Annexure 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
 53. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
 54. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/proposed to MMRDA shall be considered to be

- authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
55. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TILA and accordingly submit a consolidated TILA map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for Issuance of Occupancy Certificate;
 56. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILA which will reflect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOCs that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the layout, locations of buildings etc. and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
 57. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILA maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
 58. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
 59. The conditions of NOC dated 02/11/2018, 16/01/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
 60. The conditions as mentioned in the ITP Regulation dt. 06/03/2019, Locational Clearance dt. 12/07/2019 issued by UDD, GoM, Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;
 61. The conditions of NOC dated 24/10/2018, 11/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
 62. The conditions of NOC dated 14/12/2018, 05/01/2019 & 08/04/2019 from Tahsildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
 63. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
 64. The applicant shall co-operate with MMRDA officials/representative at all times of the visit and carry out instructions given;
 65. The applicant shall abide by all the conditions of all the NOCs obtained/ to be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;

66. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
67. Applicant shall submit HOC from respective Gram-Panchayat mentioning that Cremation Ground & Burial Ground is available in the village refer to application for building permission of other phases of this ITP;
68. Applicant shall provide area for Electric Sub-Station as per requirements while applying for building permission;
69. Applicant shall provide the required plot area for 'Other Public Utilities', as per the requirements prior to application for building permission;
70. Applicant shall provide Public Parking Facilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and Ambernath Talukas before requesting building permission to other phases of the I.T.P.;
71. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the I.T.P.;
72. The ITP shall have access of 18.00 M. width or more width before requesting for the Issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
73. The Applicant shall ensure adequate connectivity within their layout under reference;
74. The applicant shall obtain prior Approval/HOC for MMC before start of any construction of structures/buildings in the vicinity of MMC as shown in layout plan;
75. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/HOC for MMC and accordingly amend the layout;
76. Applicant should ensure to maintain connectivity within layout;
77. Any decision from competent authority for MMC passing through layout will be binding on applicant;
78. As per the provision of Clause 6.3 (f) read with Clause 12.6 of the Notification dated 03/03/2023 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the Issuance of Commencement Certificate for the said 'Integrated Township Project';
79. The applicant shall obtain prior approval from Director, Town Planning, GoM for shifting and change of shape the DP reservations falling entirely within ITP before applying for commencement certificate to MMRDA;

80. That an undertaking cum indemnity bond shall be submitted for abiding the above conditions;
81. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMRDA, as and when made applicable by MMRDA under TPS as ensured by the applicant in their Undertaking dated 13.06.2019;
82. The applicant shall obtain the Consent to establish from MPCB before applying for Commencement Certificate for the buildings in other phases of this Integrated Township Project from MMRDA;
83. Applicant shall obtain and submit EC for the now proposed development of 06 buildings in ITP prior to commencement of construction on site;
84. The Multi-level Car Parking (MLCP-1) with Shop on Ground Floor, Toilets, Driver's Rooms and Club House on terrace shall be allowed subject to the condition that the MLCP will be used exclusively for car parking purpose and that the shops, Toilets, Driver's Rooms and Club House shall be computed in FSI computations;
85. The said podium parking, stilt parking, basement parking area shall not exclusively used for parking purposes except otherwise specified in this ITP subject to the approval from Chief Fire Officer regarding required side marginal open spaces;
86. The responsibility to ensure adequate width prescribed by Planning Authority to all the lands of this ITP shall vest with the project proponent. The location, shape, size and profile of the 2% land parcel for Planning Authority in this ITP shall be provided by the project proponent/developer as per the requirement of Maharashtra and the location approved by MMRDA;
87. The applicant shall obtain HOC from MMC for Water supply before applying for commencement certificate above plinth level for the buildings in this ITP;
88. The applicant shall obtain prior approval from the competent authority for construction of building height more than 70 M. in the said ITP;
89. The applicant shall not misuse the free of FSI components of the building in the said ITP as ensured by them in their letter dt. 13/08/2019;
90. The Layout Approval is granted for the entire ITP area of 132 Acre (53,5750 Ha.) in the name of M/s. Runwal Residency Pvt. Ltd. The building permissions shall be obtained by the project proponents/developers separately as per the Registered Joint Ventures Agreement dated 01/08/2019 and the Letter of Intent dt. 09/08/2019 from Collector, Thane for Site-A (comprising of 115 Acre in the name of M/s. Runwal Residency Pvt. Ltd.) and Site-B (comprising of 17 Acre in the name of M/s. Out H Out InfoTech (I) LLP within this ITP. The responsibility of proving the



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required amenities, infrastructure, utilities, etc. in the ITP area shall rest solely on both the project proponents/developers of this ITP as ensured by the Architect in their letter dt.

91. The applicant shall obtain NOC from TATA POWER, consent for Power Supply from MSSEDCL before applying for commencement certificate above plinth level for the buildings of this Integrated Township Project (ITP);
92. The land parcels bearing S. Nos. 16/1, 16/2 of Vill. Gharivali and S. No. 67/1 of Vill. Sagaon, Tal. Kalyan are at present deleted from the layout approval, however the land potential of these S. Nos. are considered for gross FSI as the said S. Nos. are included in the Locational Clearance and subsequently LOI granted to this ITP.
93. Applicant shall comply and abide with all the conditions mentioned in CFO NOC from competent authority;

(Siddharth S. Yadav)
Planner,
Planning Division

Copy with set of approved drawings bearing nos. 1 to 32:

1. Shri. Subodh S. Runwal, Director,
M/s. Runwal-Residency Pvt. Ltd., Runwal & Omkar Esquare, 4th Floor,
Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai-400 022.
2. Mr. Sandeep Prabhu (Architect),
Saakaar Architects, 2nd Floor, Nakshatra, A Wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) - 400 602.
3. The Collector, Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.
4. The Municipal Commissioner,
Kalyan-Dombivli Municipal Corporation, Shankarrao Chowk,
Kalyan(W) - 421301With reference to KDMC's letter
No. जा.क्र. कडोम्पा/इ प्रसे/कर 92, dt 26/08/2016.



अधिकृत अधिकृत द्वारा
[समाप्त्युक्त कर्मियों का नाम, पद, वेतन, आदि का विवरण] दिनांक, 18/01/2019

पदा - सहायक
आयुक्त, अन्वयन

Table with columns for Name, Post, Pay Band, and other details. Includes handwritten notes and a signature at the bottom.

अधिकृत अधिकृत द्वारा
[समाप्त्युक्त कर्मियों का नाम, पद, वेतन, आदि का विवरण] दिनांक, 18/01/2019

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पदा - सहायक
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[समाप्त्युक्त कर्मियों का नाम, पद, वेतन, आदि का विवरण] दिनांक, 18/01/2019

पदा - सहायक
आयुक्त, अन्वयन

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अधिकृत अधिकृत द्वारा
[समाप्त्युक्त कर्मियों का नाम, पद, वेतन, आदि का विवरण] दिनांक, 18/01/2019

Table with columns for Name, Post, Pay Band, and other details. Includes handwritten notes and a signature at the bottom.

भारतीय न्यायिक प्रणाली का हिस्सा है।

Table with 3 columns: Description, Amount, and Remarks. Includes financial data for various categories.

Summary table with 5 columns: Category, Sub-category, Amount, and Remarks.

निदेशिका संख्या, भोपाल

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Table with 3 columns: Description, Amount, and Remarks. Includes financial data for various categories.

Summary table with 5 columns: Category, Sub-category, Amount, and Remarks.

निदेशिका संख्या, भोपाल

भारतीय न्यायिक प्रणाली का हिस्सा है।

Table with 3 columns: Description, Amount, and Remarks. Includes financial data for various categories.

Summary table with 5 columns: Category, Sub-category, Amount, and Remarks.

निदेशिका संख्या, भोपाल

भारतीय न्यायिक प्रणाली का हिस्सा है।

Table with 3 columns: Description, Amount, and Remarks. Includes financial data for various categories.

Summary table with 5 columns: Category, Sub-category, Amount, and Remarks.

निदेशिका संख्या, भोपाल

FORM-3

सं. 17/01/2019

सं. 17/01/2019

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सं. 17/01/2019

करना

दस्ता सं. 3078 2020

28/12/2019

सं. 17/01/2019

सं. 17/01/2019

क्र.	वर्ग	विस्तार	अंश	प्रमाण	वित्त	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क
17/01	भू	15	20	20	20	20	20	20	20	20	20	20	20

http://10.195.33.67/reedi/pg712_view.aspx 17/01/2019

FORM-3

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सं. 17/01/2019

क्र.	वर्ग	विस्तार	अंश	प्रमाण	वित्त	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क
17/01	भू	15	20	20	20	20	20	20	20	20	20	20	20

http://10.195.33.67/reedi/pg712_view.aspx 17/01/2019

FORM-3

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सं. 17/01/2019

क्र.	वर्ग	विस्तार	अंश	प्रमाण	वित्त	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क
17/01	भू	15	20	20	20	20	20	20	20	20	20	20	20

http://10.195.33.67/reedi/pg712_view.aspx 17/01/2019



FORM-3

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क्र.	वर्ग	विस्तार	अंश	प्रमाण	वित्त	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क	शुल्क
17/01	भू	15	20	20	20	20	20	20	20	20	20	20	20

http://10.195.33.67/reedi/pg712_view.aspx 17/01/2019

विकास विभाग - (17/01/2019)
(समाप्त)
(समाप्त)
(समाप्त)

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

http://10.195.33.67/ceditpp712_view.aspx

17/01/2019

कलम - 3
वस्तु क्र. 3076
2020
(समाप्त)
(समाप्त)

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

http://10.195.33.67/ceditpp712_view.aspx

17/01/2019

विकास विभाग - (17/01/2019)
(समाप्त)
(समाप्त)
(समाप्त)

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

http://10.195.33.67/odu2beta/oe712_view.aspx

17/01/2019

विकास विभाग - (17/01/2019)
(समाप्त)
(समाप्त)
(समाप्त)

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

Table with columns for 'विकास विभाग', 'विकास विभाग', and 'विकास विभाग'. Includes financial data and dates.

http://10.195.33.67/ceditpp712_view.aspx

17/01/2019

समाप्त दिनांक : 17/01/2019
आवक्य प्रविष्टि संख्या
[समाप्त करने का प्रमाण प्रविष्टि संख्या (आवक्य संख्या) के साथ ही प्रस्तुत करना है। (आवक्य संख्या, आवक्य संख्या और तिथि के साथ)]

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes handwritten text 'गुरु', 'रस्त सं. गुरु', and '2020'.

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes a signature 'सि.पी. जोषी'.

http://10.195.33.67/record/pg712_view.aspx 17/01/2019

समाप्त दिनांक : 17/01/2019
आवक्य प्रविष्टि संख्या
[समाप्त करने का प्रमाण प्रविष्टि संख्या (आवक्य संख्या) के साथ ही प्रस्तुत करना है। (आवक्य संख्या, आवक्य संख्या और तिथि के साथ)]

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes handwritten text 'गुरु'.

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes a signature 'सि.पी. जोषी'.

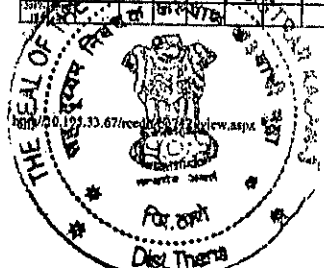
http://10.195.33.67/record/pg712_view.aspx 17/01/2019

समाप्त दिनांक : 17/01/2019
आवक्य प्रविष्टि संख्या
[समाप्त करने का प्रमाण प्रविष्टि संख्या (आवक्य संख्या) के साथ ही प्रस्तुत करना है। (आवक्य संख्या, आवक्य संख्या और तिथि के साथ)]

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes handwritten text 'गुरु'.

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes a signature 'सि.पी. जोषी'.

http://10.195.33.67/record/pg712_view.aspx 17/01/2019



समाप्त दिनांक : 17/01/2019
आवक्य प्रविष्टि संख्या
[समाप्त करने का प्रमाण प्रविष्टि संख्या (आवक्य संख्या) के साथ ही प्रस्तुत करना है। (आवक्य संख्या, आवक्य संख्या और तिथि के साथ)]

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes handwritten text 'गुरु'.

Table with columns for 'आवक्य संख्या' and 'आवक्य तिथि'. Includes a signature 'सि.पी. जोषी'.

http://10.195.33.67/record/pg712_view.aspx 17/01/2019

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: विवरण, मात्रा, मूल्य. Includes details of work done for road construction.

आवक्य सूची

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: क्र. सं., विवरण, मूल्य. Summary table of work items.

Handwritten form with fields: फाइल नं. 3, दिनांक 30/1/2019, प्रमाणित करार संख्या.

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: विवरण, मात्रा, मूल्य. Includes details of work done for road construction.

आवक्य सूची

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: क्र. सं., विवरण, मूल्य. Summary table of work items.

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: विवरण, मात्रा, मूल्य. Includes details of work done for road construction.

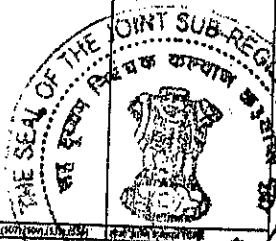
आवक्य सूची

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: क्र. सं., विवरण, मूल्य. Summary table of work items.

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: विवरण, मात्रा, मूल्य. Includes details of work done for road construction.



आवक्य सूची

प्रमाणित करार... (गणराज्य अर्थव्यवस्था के लिए नुकसान का प्रतिपादन)

Table with columns: क्र. सं., विवरण, मूल्य. Summary table of work items.

संयुक्त संसदीय समिति परियोजना संख्या 443

क्र.सं.	विवरण	प्रमाण
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क्र.सं.	विवरण	प्रमाण
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संयुक्त संसदीय समिति परियोजना संख्या 443

कलम - 3

दिनांक 20/01/2020

122

क्र.सं.	विवरण	प्रमाण
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क्र.सं.	विवरण	प्रमाण
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संयुक्त संसदीय समिति परियोजना संख्या 443

क्र.सं.	विवरण	प्रमाण
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क्र.सं.	विवरण	प्रमाण
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संयुक्त संसदीय समिति परियोजना संख्या 443

क्र.सं.	विवरण	प्रमाण
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क्र.सं.	विवरण	प्रमाण
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पत्र क्र. 18/01/2019

अतिरिक्त अधिकांश पत्र (अनुसूचित जाति/अनुसूचित जाति महिला/अनुसूचित जाति वृद्ध/अनुसूचित जाति अक्षर/अनुसूचित जाति अक्षर महिला)

Table with columns for name, address, and other details. Includes handwritten notes like 'शरीर - 3', '3000', '600 922'.

Table with columns for name, address, and other details. Includes handwritten notes like '3000', '600 922'.

पत्र क्र. 18/01/2019

अतिरिक्त अधिकांश पत्र (अनुसूचित जाति/अनुसूचित जाति महिला/अनुसूचित जाति वृद्ध/अनुसूचित जाति अक्षर/अनुसूचित जाति अक्षर महिला)

Table with columns for name, address, and other details.

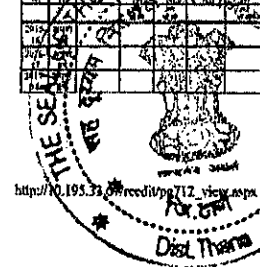
Table with columns for name, address, and other details.

पत्र क्र. 18/01/2019

अतिरिक्त अधिकांश पत्र (अनुसूचित जाति/अनुसूचित जाति महिला/अनुसूचित जाति वृद्ध/अनुसूचित जाति अक्षर/अनुसूचित जाति अक्षर महिला)

Table with columns for name, address, and other details.

Table with columns for name, address, and other details.



पत्र क्र. 18/01/2019

अतिरिक्त अधिकांश पत्र (अनुसूचित जाति/अनुसूचित जाति महिला/अनुसूचित जाति वृद्ध/अनुसूचित जाति अक्षर/अनुसूचित जाति अक्षर महिला)

Table with columns for name, address, and other details.

Table with columns for name, address, and other details.

Handwritten signature and name: राजेश राजा, पोपट, अ.अ.अ.अ.अ. अ.अ.अ.अ.अ.

Page No. 3000
Date: 15/01/2019

Page No. 3000
Date: 15/01/2019

Table with columns for 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

Table with columns for 'Date', 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

http://10.195.33.67/odu2Data/pg712_view.aspx 15/01/2019

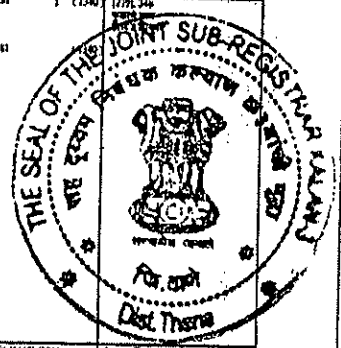
Page No. 3000
Date: 15/01/2019

Page No. 3000
Date: 15/01/2019

Table with columns for 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

Table with columns for 'Date', 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

http://10.195.33.67/odu2Data/pg712_view.aspx 15/01/2019



Page No. 3000
Date: 15/01/2019

Page No. 3000
Date: 15/01/2019

Table with columns for 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

Table with columns for 'Date', 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

http://10.195.33.67/odu2Data/pg712_view.aspx 15/01/2019

Page No. 3000
Date: 15/01/2019

Page No. 3000
Date: 15/01/2019

Table with columns for 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

Table with columns for 'Date', 'Particulars', 'Debit', and 'Credit'. Includes entries for 'Total' and 'Balance'.

http://10.195.33.67/odu2Data/pg712_view.aspx 15/01/2019

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

संयुक्त नगरपालिका

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

http://10.195.33.67/odu21beta/pg712_view.aspx

15/01/2019

Form with handwritten text '3000' and '3020'.

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

संयुक्त नगरपालिका

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

http://10.195.33.67/odu21beta/pg712_view.aspx

15/01/2019

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

संयुक्त नगरपालिका

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.

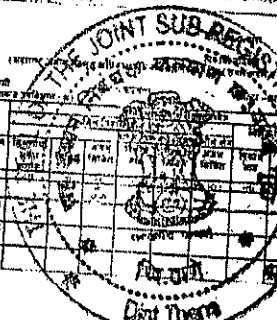
http://10.195.33.67/odu2beta/pg712_view.aspx

15/01/2019

संयुक्त नगरपालिका, काठमाडौं

संयुक्त नगरपालिका, काठमाडौं

Table with columns for 'विवरण', 'प्रमाणित', 'मिति', 'रकम', 'विवरण', 'प्रमाणित', 'मिति', 'रकम'.



संयुक्त नगरपालिका, काठमाडौं

http://10.195.33.67/odu2beta/pg712_view.aspx

17/01/2019

अधिकृत अधिकृत पत्र
(प्रमाणित कम्प्यूटर प्रतिलिपि अथवा प्रमाणित कम्प्यूटर प्रतिलिपि के माध्यम से भूविभाजन आदेश/आदेश/आदेश) दिनांक 27/01/2019,
आदेश क्र. 4-5/2019)

Table with columns for 'अधिकृत अधिकृत पत्र', 'सूचना संख्या', 'दिनांक', 'विभाग'. Contains handwritten notes: 'कस्ता क्र. 306', '1090', 'UL 22'.

Table with columns: क्र. सं. (No.), वि. सं. (Div. No.), ज. सं. (Block No.), प्र. सं. (Plot No.), मालिक (Owner), अधिकृत अधिकृत पत्र (Official Copy), मूल्य (Value), क्षेत्रफल (Area).

http://10.195.33.67/needit/pg712_view.aspx

17/01/2019

अधिकृत अधिकृत पत्र
(प्रमाणित कम्प्यूटर प्रतिलिपि अथवा प्रमाणित कम्प्यूटर प्रतिलिपि के माध्यम से भूविभाजन आदेश/आदेश/आदेश) दिनांक 27/01/2019,
आदेश क्र. 4-5/2019)

Table with columns: अधिकृत अधिकृत पत्र, सूचना संख्या, दिनांक, विभाग. Contains handwritten notes and official stamps.

Table with columns: क्र. सं. (No.), वि. सं. (Div. No.), ज. सं. (Block No.), प्र. सं. (Plot No.), मालिक (Owner), अधिकृत अधिकृत पत्र (Official Copy), मूल्य (Value), क्षेत्रफल (Area).

http://10.195.33.67/odu2help.aspx

19/01/2019



अधिकृत अधिकृत पत्र
(प्रमाणित कम्प्यूटर प्रतिलिपि अथवा प्रमाणित कम्प्यूटर प्रतिलिपि के माध्यम से भूविभाजन आदेश/आदेश/आदेश) दिनांक 27/01/2019,
आदेश क्र. 4-5/2019)

Table with columns: अधिकृत अधिकृत पत्र, सूचना संख्या, दिनांक, विभाग. Contains handwritten notes and official stamps.

Table with columns: क्र. सं. (No.), वि. सं. (Div. No.), ज. सं. (Block No.), प्र. सं. (Plot No.), मालिक (Owner), अधिकृत अधिकृत पत्र (Official Copy), मूल्य (Value), क्षेत्रफल (Area).

http://10.195.33.67/needit/pg712_view.aspx

17/01/2019

अधिकृत अधिकृत पत्र
(प्रमाणित कम्प्यूटर प्रतिलिपि अथवा प्रमाणित कम्प्यूटर प्रतिलिपि के माध्यम से भूविभाजन आदेश/आदेश/आदेश) दिनांक 27/01/2019,
आदेश क्र. 4-5/2019)

Table with columns: अधिकृत अधिकृत पत्र, सूचना संख्या, दिनांक, विभाग. Contains handwritten notes and official stamps.

Table with columns: क्र. सं. (No.), वि. सं. (Div. No.), ज. सं. (Block No.), प्र. सं. (Plot No.), मालिक (Owner), अधिकृत अधिकृत पत्र (Official Copy), मूल्य (Value), क्षेत्रफल (Area).

http://10.195.33.67/odu2help.aspx

19/01/2019

Page No: 1981/2019
Date: 19/01/2019

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

http://10.195.33.67/odu2Beta?pe712 view.aspx

19/01/2019

कलन-3

दस्ता क्र. 306 2020

Page No: 1981/2019
Date: 19/01/2019

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

http://10.195.33.67/odu2Beta?pe712 view.aspx

19/01/2019

Page No: 1981/2019
Date: 19/01/2019

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

http://10.195.33.67/odu2Beta?pe712 view.aspx

19/01/2019

Page No: 1981/2019
Date: 19/01/2019

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

क्र.	वर्ष	विवरण	प्रमाणित	अन्य	कुल
11	12	...	...	...	...
2015	...	...	...	...	...
2016	...	...	...	...	...
2017	...	...	...	...	...

http://10.195.33.67/odu2Beta?pe712 view.aspx

19/01/2019

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[महाराष्ट्र शासन शासन अर्थ विभाग]
[राजधानी]

प्र. १. [कायदा]

विवरण	परिमाण	आवक्य
[...]	[...]	[...]
[...]	[...]	[...]

[...]

श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

क्र.सं.	विवरण	प्रमाण	दिनांक
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क्र.सं.	विवरण	प्रमाण	दिनांक
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श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

क्र.सं.	विवरण	प्रमाण	दिनांक
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क्र.सं.	विवरण	प्रमाण	दिनांक
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श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

क्र.सं.	विवरण	प्रमाण	दिनांक
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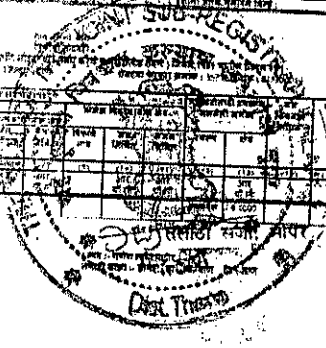
श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

श्री गुरुदेव गुरुदेव

क्र.सं.	विवरण	प्रमाण	दिनांक
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क्र.सं.	विवरण	प्रमाण	दिनांक
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कतल - ३

दस्ता क्र. 3052 2020

92

विवरण		दिनांक	पृष्ठ संख्या
1
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विवरण		दिनांक	पृष्ठ संख्या
1
2
3

क्र.	विवरण	दिनांक	पृष्ठ संख्या
1
2
3

क्र.	विवरण	दिनांक	पृष्ठ संख्या
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3

विवरण		दिनांक	पृष्ठ संख्या
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3

विवरण		दिनांक	पृष्ठ संख्या
1
2
3

क्र.	विवरण	दिनांक	पृष्ठ संख्या
1
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3

क्र.	विवरण	दिनांक	पृष्ठ संख्या
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कलन-३

वस्तु क्र. 30ce

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Page | of 1

Page | of 1

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

Page | of 1

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

श्री. बाबूजी
सामान्य करण व प्रतिफल : 122
सामान्य करण व प्रतिफल : 122

विवरण	मूल्य	प्रतिशत	कुल मूल्य
मूल्य	10000	100%	10000
कर	1000	10%	1000
कुल मूल्य	11000	110%	11000

THE JOINT SUB-REGISTRAR
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कालम - ३

दस्ता क्र. 3000

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Page 1 of 1

सं. ३०००

१५/११

नाम	पता	विवरण
...

Page 1 of 1

सं. ३०००

१५/११

नाम	पता	विवरण
...

सं. ३०००

१५/११

क्र.	प्रकार	विवरण	...
...

सं. ३०००

१५/११

क्र.	प्रकार	विवरण	...
...

सं. ३०००

१५/११

नाम	पता	विवरण
...

सं. ३०००

१५/११

नाम	पता	विवरण
...

सं. ३०००

१५/११

क्र.	प्रकार	विवरण	...
...

सं. ३०००

१५/११

क्र.	प्रकार	विवरण	...
...



...

...

सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
1
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
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सं. 10/2020
सं. 10/2020

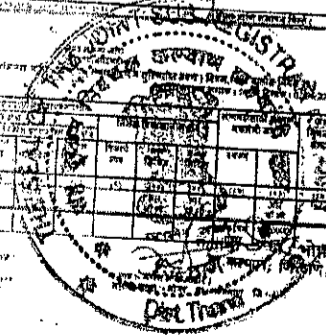
क्र.	विवरण	प्रमाण	विवरण
1
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
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सं. 10/2020
सं. 10/2020

क्र.	विवरण	प्रमाण	विवरण
1
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3



कार्यालय - ३

पत्र सं. **3076** **POPO**

दिनांक १२/०७/२०१७

विवरण	प्रमाण	कील	कल
...

वर्ष	जून	जुलै	ऑगस्ट	सप्टेंबर	ऑक्टोबर	नोव्हेंबर	डिसेंबर	एप्रिल	मे	जून	एकूट
...

कार्यालय निदेशिका...

विवरण	प्रमाण	कील	कल
...

वर्ष	जून	जुलै	ऑगस्ट	सप्टेंबर	ऑक्टोबर	नोव्हेंबर	डिसेंबर	एप्रिल	मे	जून	एकूट
...

कार्यालय निदेशिका...

https://msha.gov.in/...

https://msha.gov.in/...

कार्यालय निदेशिका...

विवरण	प्रमाण	कील	कल
...

वर्ष	जून	जुलै	ऑगस्ट	सप्टेंबर	ऑक्टोबर	नोव्हेंबर	डिसेंबर	एप्रिल	मे	जून	एकूट
...

कार्यालय निदेशिका...

कार्यालय निदेशिका...

विवरण	प्रमाण	कील	कल
...

वर्ष	जून	जुलै	ऑगस्ट	सप्टेंबर	ऑक्टोबर	नोव्हेंबर	डिसेंबर	एप्रिल	मे	जून	एकूट
...

कार्यालय निदेशिका...



https://msha.gov.in/...

कलन-३

दिनांक: 30/06/2020

2020

04/12

[समाप्त्य अवधि समाप्त] अन्तर्गत वर्षावधि (2019-20) मधील कार्ये पूर्ण झाल्याची यादी (अनुसूची क्र. 1)

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019	...	...
2	2020	...	...

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019	...	...
2	2020	...	...

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019	...	...
2	2020

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019
2	2020

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वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019
2	2020

वर्षावधि संपन्न झाल्याची यादी

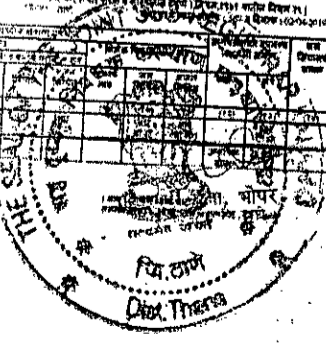
क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019	...	...
2	2020	...	...

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019	...	...
2	2020

वर्षावधि संपन्न झाल्याची यादी

क्र.	वर्ष	कार्ये पूर्ण झाल्याची यादी	वर्षावधि संपन्न झाल्याची यादी
1	2019
2	2020



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पंजीयन प्रमाणपत्र

दिनांक: 30/12/2020

पंजीयन क्र. 2020

पंजीयन शुल्क: 922

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

पंजीयन प्रमाणपत्र

पंजीयन शुल्क: 922

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

पंजीयन प्रमाणपत्र

पंजीयन शुल्क: 922

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

पंजीयन प्रमाणपत्र

पंजीयन शुल्क: 922

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...

वर्ग	विवरण	प्रमाण
1	पंजीयन शुल्क	922
2	...	...



कलन-३	
दस्ता क्र. ३५८	२०२०
२०	१२२
Page 1 of 1	

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

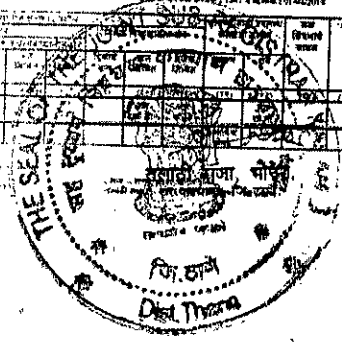
Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...

Page 1 of 1

Page 1 of 1

क्र.सं.	विवरण	प्रमाण	दिनांक	अन्य विवरण
1	...	...	...	...



कलम - 3

कलम क्र. 906 2020

Page 1 of 1

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10

कलम - 3

कलम क्र. 906 2020

Page 1 of 1

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10

02/04/2019

02/04/2019

कलम - 3

कलम क्र. 906 2020

Page 1 of 1

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10

कलम - 3

कलम क्र. 906 2020

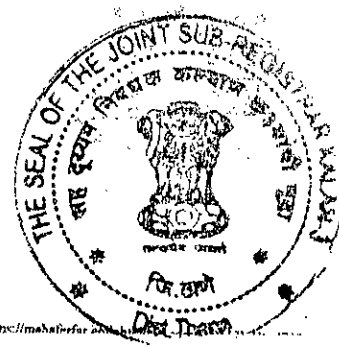
Page 1 of 1

आय विभाग : 42042019

आय विभाग : 42042019

आय विभाग : 42042019

वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10



http://m.sarfaraz.com

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य
1
2

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

...
...

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य
1

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

...
...

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य
1

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

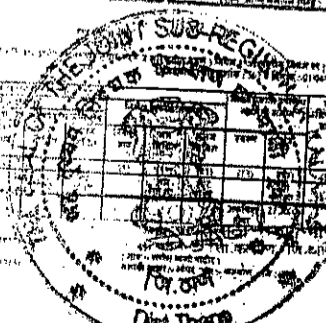
...
...

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य
1

श्री. पार्षदी
संस्थान का नाम व पंजीकरण संख्या: 22

...
...



कलम - 3

पत्र क्र. 3052 / 2020

Page 1 of 1

सं. मा. 0900

विवरण	अंक	प्रमाण	दिनांक
1	2	3	4

1. नाम: [Name]
2. पता: [Address]
3. जन्म तिथि: [Date]
4. शिक्षण: [Education]
5. व्यापारिक अनुभव: [Experience]

क्र.	विवरण	अंक	प्रमाण	दिनांक
1
2

सं. मा. 0900

03/04/2019

सं. मा. 0900

पत्र क्र. 3052 / 2020

Page 1 of 1

सं. मा. 0900

विवरण	अंक	प्रमाण	दिनांक
1	2	3	4

1. नाम: [Name]
2. पता: [Address]
3. जन्म तिथि: [Date]
4. शिक्षण: [Education]
5. व्यापारिक अनुभव: [Experience]

क्र.	विवरण	अंक	प्रमाण	दिनांक
1
2



सं. मा. 0900

पत्र क्र. 3052 / 2020

Page 1 of 1

सं. मा. 0900

विवरण	अंक	प्रमाण	दिनांक
1	2	3	4

1. नाम: [Name]
2. पता: [Address]
3. जन्म तिथि: [Date]
4. शिक्षण: [Education]
5. व्यापारिक अनुभव: [Experience]

क्र.	विवरण	अंक	प्रमाण	दिनांक
1
2

Page 1 of 1

सं. मा. 0900

पत्र क्र. 3052 / 2020

Page 1 of 1

सं. मा. 0900

विवरण	अंक	प्रमाण	दिनांक
1	2	3	4

1. नाम: [Name]
2. पता: [Address]
3. जन्म तिथि: [Date]
4. शिक्षण: [Education]
5. व्यापारिक अनुभव: [Experience]

क्र.	विवरण	अंक	प्रमाण	दिनांक
1
2

कलम-३	
दस्ता क्र. 30ce	2020
909	122

Page No. 1244/2019

Page No. 1244/2019

क्र.सं.	विवरण	मूल्य	शुल्क
1	...	...	...
2	...	...	...

Page No. 1244/2019

Page No. 1244/2019

क्र.सं.	विवरण	मूल्य	शुल्क
1	...	...	...
2	...	...	...

Page No. 1244/2019

Page No. 1244/2019

क्र.	विवरण	मूल्य	शुल्क
1
2

Page No. 1244/2019

Page No. 1244/2019

क्र.	विवरण	मूल्य	शुल्क
1
2

Page No. 1244/2019

Page No. 1244/2019

क्र.सं.	विवरण	मूल्य	शुल्क
1	...	...	...
2	...	...	...

Page No. 1244/2019

Page No. 1244/2019

क्र.सं.	विवरण	मूल्य	शुल्क
1	...	...	...
2	...	...	...

Page No. 1244/2019

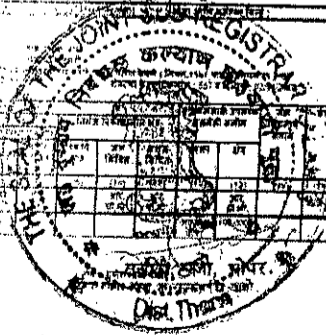
Page No. 1244/2019

क्र.	विवरण	मूल्य	शुल्क
1
2

Page No. 1244/2019

Page No. 1244/2019

क्र.	विवरण	मूल्य	शुल्क
1
2



कलन-३	
सं. ३०८	२०२०
१०२	१२

महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
1
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
1
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
1
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7
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9
10

महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
1
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7
8
9
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महाराष्ट्र शासन, न्याय विभाग, मुंबई

महाराष्ट्र शासन न्याय विभाग, मुंबई

क्र.सं.	नाम	वर्ग	वर्ष
1
2
3
4
5
6
7
8
9
10



महाराष्ट्र शासन
महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

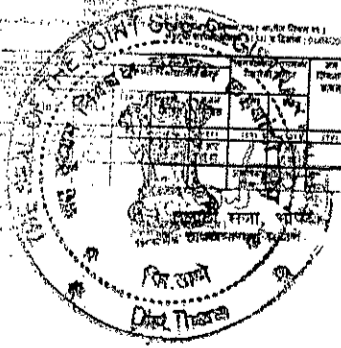
क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

महाराष्ट्र शासन व पत्रिका
महाराष्ट्र शासन

क्र.सं.	विवरण	प्रमाणित	अंश	दस्ता क्र.
1
2

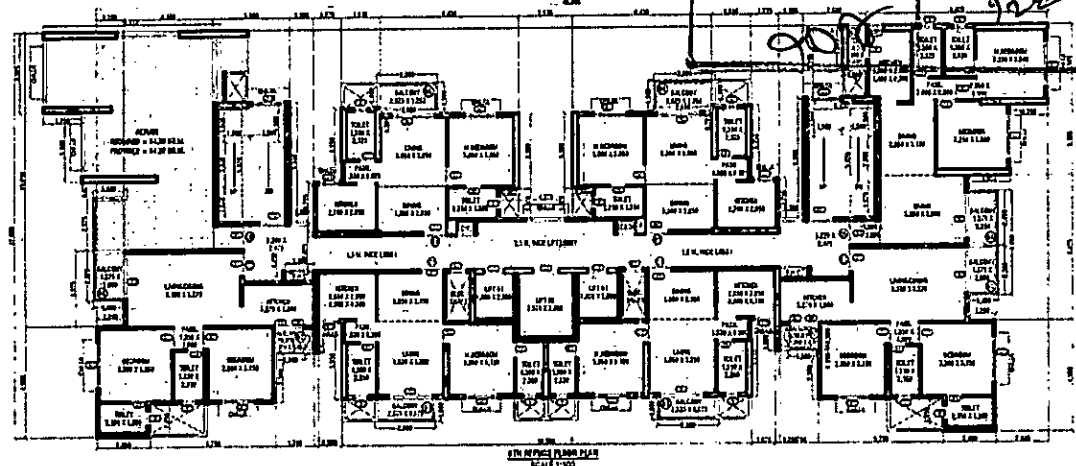


ANNEXURE - 5

कलत-3

दस्ता क्र. 306

2020



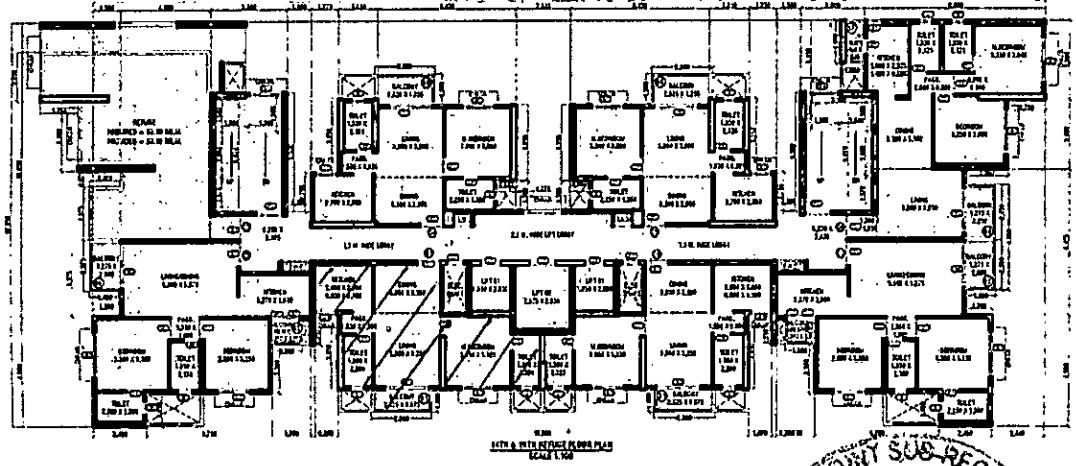
5TH FLOOR PLAN
SCALE: 1:100

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
W.C. (WATER CLOSET)	1.20 X 1.20	0.30	
TOTAL CARPET AREA		61.80 SQ.M.	

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	

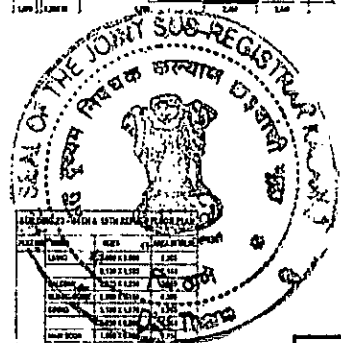


15TH FLOOR PLAN
SCALE: 1:100

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	

FLAT NO.	ROOM	SIZE	AREA IN SQ. M.
N	LIVING	3.20 X 3.20	0.97
	BALCONY	0.80 X 0.80	0.30
	BEDROOM	2.80 X 2.80	0.30
	KITCHEN	1.20 X 1.20	0.30
	BATH	1.20 X 1.20	0.30
	TOILET	1.20 X 1.20	0.30
	STAIR	1.20 X 1.20	0.30
	W.C.	1.20 X 1.20	0.30
	CL. (CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
	W.C. (WATER CLOSET)	1.20 X 1.20	0.30
TOTAL CARPET AREA		61.80 SQ.M.	



BUILDING - 23 (8TH FLOOR + 15TH TO 22ND FLOOR)	
CONTENTS OF SHEET	
5TH FLOOR PLAN	
DESCRIPTION OF PROPOSAL	
PROPOSED INTEGRATED INFRASTRUCTURE PROJECT ON MILAGE SACHIN CHAVHAN & USKARWAR, D-1, D-2	
NAME AND ADDRESS OF P.D.A.	
OWNER M/S. BHARATI INFRASTRUCTURE PVT. LTD. NEAR TMC, ALMUDA ROAD, MUMBAI - 400 001	
ARCHITECTS	
S&A ARCHITECTS 2ND FLOOR, MARATHI A 1996, NEAR TMC, ALMUDA ROAD, MUMBAI - 400 001. TELEPHONE: 25 28 4202 E-MAIL: s&aarchitects@gmail.com	

Bani

[Signature]

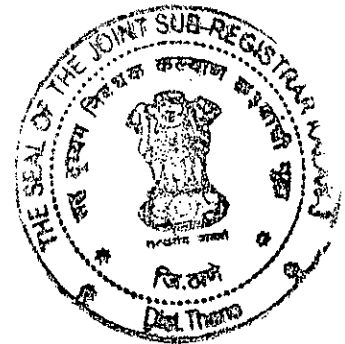
Annexure "K"		
Particulars	Milestone %	Flat Cost
BOOKING TOKEN	1.0%	38426
WITHIN 15 DAYS FROM BOOKING DATE	2.0%	76852
WITHIN 30 DAYS FROM BOOKING DATE	7.0%	268982
ON COMPLETION OF EXCAVATION	20.0%	768520
ON COMPLETION OF PLINTH	10.0%	384260
ON COMPLETION OF 3RD FLOOR	3.5%	134491
ON COMPLETION OF 6TH FLOOR	3.5%	134491
ON COMPLETION OF 9TH FLOOR	3.5%	134491
ON COMPLETION OF 12TH FLOOR	3.5%	134491
ON COMPLETION OF 15TH FLOOR	4.0%	153704
ON COMPLETION OF 18TH FLOOR	4.0%	153704
ON COMPLETION OF 21ST FLOOR	4.0%	153704
ON COMPLETION OF TOP FLOOR	4.0%	153704
ON COMPLETION OF THE WALLS, INTERNAL PLASTER, WINDOWS OF APARTMENTS ETC	5.0%	192130
ON COMPLETION OF THE STAIRCASES, LIFT WELLS ETC	5.0%	192130
ON COMPLETION OF THE EXTERNAL PLASTER ETC	5.0%	192130
ON COMPLETION OF THE LIFTS, ENTRANCE LOBBY ETC	10.0%	384260
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5.0%	192130
Total	100%	3842600

कलन-३	
दस्ता क्र. 366	२०२०
१०५	१२२

a

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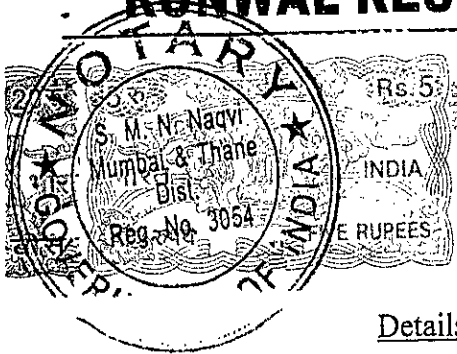
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कालन - ३	
दस्त क्रं: ३०६६	२०२०
१०६	१२२

R
R U N W A L
With you, always...

RUNWAL RESIDENCY PRIVATE LTD.



TO WHOMSOEVER IT MAY CONCERN

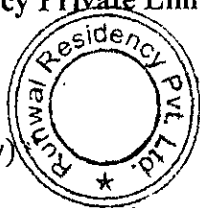
Details of Encumbrance on Project- Runwal Gardens- Phase I

First and exclusive charge by way of mortgage in favour of Vistra ITCL (India) Limited, acting as Debenture Trustee on behalf of the lender, registered vide Debenture Trust Deed dated 5th March 2019 and registered with the Office of the Sub-registrar of Assurances, Kalyan 2 under Serial No. 3023 of 2019; Supplemental Indenture of Mortgage dated 25th April, 2019 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 5669 of 2019 and; Second Supplemental Indenture of Mortgage dated 20th January 2020 registered with the Office of the Sub-registrar of Assurances, Kalyan 4 under Serial No. 1197 of 2020 over all those pieces and parcels of land or ground admeasuring 2,60,628 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("the First Land"), all those pieces and parcels of land or ground admeasuring 2,00,000 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("the Second Land") and; all those pieces and parcels of land or ground admeasuring 4,600 square meters lying, being and situate at Village Gharival in the Registration District and Sub-District at Thane ("the Third Land") respectively.

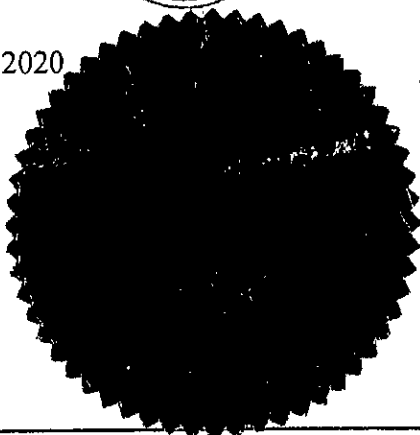
The First Land, the Second Land and the Third Land collectively admeasure around 4,65,228 square metres and are collectively referred to as "Promoter Larger Land".

For Runwal Residency Private Limited

S. M. N. Naqvi
(Authorised Signatory)

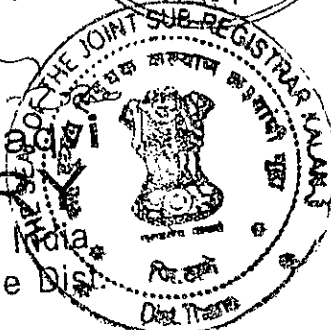
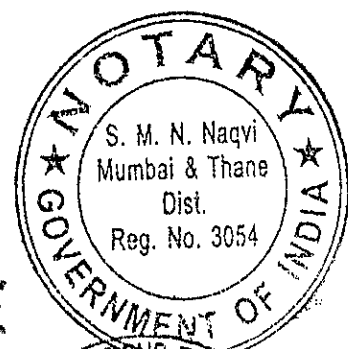


Date: 28th May 2020
Place: Mumbai



BEFORE ME

S. M. N. Naqvi
30-5-20
NOTARY
Government of India
Mumbai & Thane Dist.



Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai-400 022.

Tel : +91 22 6113 3000 • Fax : +91 22 2409 3749 • E : corporate@runwal.com • www.runwal.com

CIN - U45400MH2011PTC212140

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Monday, February 10, 2020
11:57 AM

पारसी
Original Documents
पारसी नं. 384
Rolan 384

पारसी नं. 7189 दिनांक: 10/02/2020

पारसी नं. 1000
पारसी नं. 384
पारसी नं. 10

पारसी नं. 100.00
पारसी नं. 300.00
पारसी नं. 480.00

पारसी नं. 1000
पारसी नं. 384
पारसी नं. 10

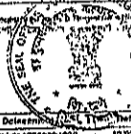
पारसी नं. 1000
पारसी नं. 384
पारसी नं. 10

कलन - 3

दिनांक: 9/2/2020
MTR Form Number: 3020

Department: Municipal Corporation of Registration	Page No: 237
Type of Payment: Stamp Duty	TAX ID (If Any):
Office Name: K.M. SALMAN 4-PORTER REGISTRATION	Full Name: CHITAN PATHARE AND OTHERS
Location: HAJIRI	Flat/Block No: RUNVAL GARDENS PROJECT
Year: 2018-2019 One Time	Flat/Block No: RUNVAL GARDENS PROJECT
Account Head Details: Stamp Duty	Amount in Rs.: 600.00
Account Head Details: Registration Fee	Amount in Rs.: 100.00
Total: 600.00	Words: Six Hundred Rupees Only
Payment Details: ICICI BANK	FOR USE IN RECEIVING BANK
Bank Code: 0210001	Branch Code: 0001
Branch Name: ICICI BANK	Account No: 00010000000000000000

Chitans Pathare



Sl. No.	Remarks	Debiting Date	Settlement Date	Used	Debit Amount
1	Stamp Duty	02/02/2020	10/02/2020-11/07/20	1001127	600.00
2	Registration Fee	02/02/2020	10/02/2020-11/07/20	1001127	100.00
Total Debiting Amount					700.00

कलन - 8

दिनांक: 9/2/2020
MTR Form Number: 3020

Department: Municipal Corporation of Registration	Page No: 237
Type of Payment: Stamp Duty	TAX ID (If Any):
Office Name: K.M. SALMAN 4-PORTER REGISTRATION	Full Name: CHITAN PATHARE AND OTHERS
Location: HAJIRI	Flat/Block No: RUNVAL GARDENS PROJECT
Year: 2018-2019 One Time	Flat/Block No: RUNVAL GARDENS PROJECT
Account Head Details: Stamp Duty	Amount in Rs.: 500.00
Account Head Details: Registration Fee	Amount in Rs.: 100.00
Total: 600.00	Words: Six Hundred Rupees Only
Payment Details: ICICI BANK	FOR USE IN RECEIVING BANK
Bank Code: 0210001	Branch Code: 0001
Branch Name: ICICI BANK	Account No: 00010000000000000000



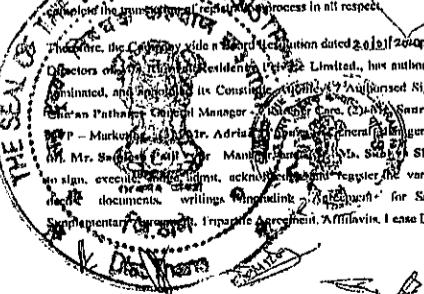
SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We M/s. RUNVAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of The Companies Act, 1956 through one of our Directors Mr. Vijay Kisan Patil, having its project administrative office situated at Village Ghinvali & Ujargarh, Taluka- Kalyan, District- Thane, SENDS GREETINGS.

WHEREAS

- 1) We, M/s. RUNVAL RESIDENCY PRIVATE LIMITED, "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Runval Gardens", to be developed/ constructed, on the property more particularly described in the Schedule hereunder written.
- 2) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Affidavit Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification, Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- 3) The aforesaid agreements/ deeds and documents as referred in para above are required to be registered before the office of Sub-Registrar of Kalyan (Dombivli) Thane and to be filed in the office of the Registrar of the said area where the property is situated to complete the legal formalities and to give effect to the same in all respect.

Therefore, the Company vide a Board Resolution dated 20/01/2020 passed by Board of Directors of M/s. Runval Residency Private Limited, has authorized, empowered, appointed, and constituted its Constituted Signatories (1), Mr. Chitans Pathare, General Manager, (2) Mr. Anurag Chaturvedi - VP - Marketing, (3) Mr. Adriaan George - General Manager - Customer Care, (4) Mr. Sachin Patil - VP - Marketing, (5) Mr. Sushant Shetty - VP - IT, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration,



कलन - ४
 दातक. १०८८/२०२०
 २/१८

कलन - ३
 दातक. ३०६८ २०२०
 १०८ १२२



कलन - ३
 दातक. १०८८
 ३/१८

Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule, hereunder written and accordingly decided to execute and register Special Power of Attorney through its Director, Mr. Vijay Kisan Pawar in favour of its Constitute Attorneys /Authorised Signatories (1) Mr. Chetan Pathare, (2) Mr. Saurabh Chaturvedi, (3) Mr. Adrian D'Souza, (4) Mr. Sandesh Patil, and (5) Ms. Shubha Shetty.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We Ms. RUNWAL RESIDENCY PRIVATE LIMITED, through Mr. Vijay Kisan Patil, Director of the Company, do hereby severally and for jointly appoint, nominate its Constitute Attorneys / Authorised Signatories (1) Mr. Chetan Pathare, (2) Mr. Saurabh Chaturvedi, (3) Mr. Adrian D'Souza, (4) Mr. Sandesh Patil, and (5) Ms. Shubha Shetty, to be our true and lawful Attorneys of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written

- To sign, execute, forge, admit, acknowledge and register with the respective office of Sub-Registrar of Assurances, for and on behalf of the Company, the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- This power of attorney is valid upto 10/02/2021
- Attorney/s are entitled to substitute this power, specially, in favour of any of the employee and/or authorised representative of the Company or any of its subsidiaries and/or group companies for the limited purpose of lodging, filing and registering any of the above documents before the concerned Sub-Registrar of Assurances for and on behalf of the Company.

कलन - ४
 दातक. १०८८/२०२०
 २/१८

कलन - ३
 दातक. १०८८
 ०२/१८

This power of attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/her current employment. The Attorney/s hereby grants his/her irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

THE SCHEDULE ABOVE REFERRED TO

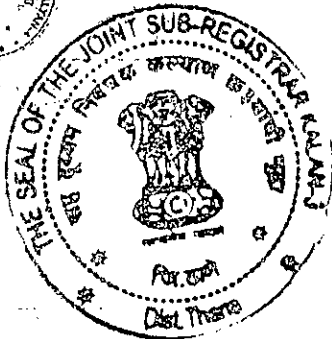
ALL THOSE pieces and parcels of land of project constructed and/or to be constructed and known as "RINWAL GARDENS", on the land bearing Survey Nos - 4/1 to 4/6, 4/9 to 4/11, 5/1 to 5/6, 6/1 to 6/3, 7/1 to 7/3B, 8/1 to 8/9, 9/1 to 9/3, 10, 11, 12/1 to 12/14, 13, 14/1 to 14/5, 15, 17/1 to 17/11, 18, 19, 22, 23/1 to 23/3, 23/10, 37/1 to 37/4, 37/21, 38/1, 38/2, 39/1 to 39/3, 40, 41/1A, 41/1B, 41/2 to 41/4, 44/1, 44/4, 44/5A to 44/6D, 44/7 to 44/19, 49, 50/1, 50/2, 50/3 at Village Charivali and bearing Survey Nos. 44/1 to 44/12, 45/1 to 45/6, 46/1 to 46/3, 47, 49, 50, 51 (pt), 52/1, 52/2, 53/1A to 53/3B 9/4 (pt), at Village Usarghat, in aggregate, amounting 4,60,628 square metres, lying and being and situate at Tal. Kalva, District Thane

IN WITNESS WHEREOF we have set and subscribed our hands in this Special Power of Attorney this 12th day of February, 2020

SIGNED AND DELIVERED
 By the within named
 Ms. RUNWAL RESIDENCY PRIVATE LIMITED,
 Through its Director
 Mr. Vijay Kisan Patil.




In the presence of
 1) Kishan D. Mahipataro
 2) Sandesh Tiwari





क ल न - ४
 दिनांक १०/०१/२०२०
 ९०/४८


We Accept and confirm
 Signature of Allottee/s:
 क ल न
 दिनांक १०/०१/२०२०

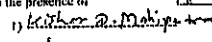
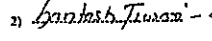
(1) Mr. Chetan Pathare. } १०१ } १२२


(2) Mr. Saunabh Chaturvedi. } 

(3) Mr. Adrian D'Souza. } 

(4) Mr. Sandesh Patil. } 

(5) Ms. Shobha Shetty. } 

In the presence of
 1) 
 2) 





क ल न - ४
 दिनांक १०/०१/२०२०
 ९०/४८

RUNWAL RESIDENCY PRIVATE LTD.
 क ल न - ४
 दिनांक १०/०१/२०२०
 ९०/४८

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS (THE "BOARD") OF RUNWAL RESIDENCY PRIVATE LIMITED (THE "COMPANY") ON MONDAY 20th JANUARY 2020 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR SQUARE, 5TH FLOOR, OFF. SION CHUNABHATTI SIGNAL, OFF. EASTERN EXPRESS HIGHWAY, SION (E), MUMBAI-400022

AUTHORITY TO 1) MR. CHETAN PATHARE - GENERAL MANAGER - CUSTOMER CARE, 2) MR. SAUNABH CHATURVEDI - AVP - MARKETING, 3) MR. ADRIAN D'SOUZA - GM - CUSTOMER CARE, 4) MR. SANDESH PATIL - SR. MANAGER AND 5) MS. SHOBHA SHETTY - VP - IT

"RESOLVED THAT Authorized signatory/ies of the Company 1) Mr. Chetan Pathare - General Manager - Customer Care, 2) Mr. Saunabh Chaturvedi - AVP - Marketing, 3) Mr. Adrian Dsouza - General Manager - Customer Care, 4) Mr. Sandesh Patil - Sr. Manager, and, 5) Ms. Shobha Shetty - VP - IT be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, file, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Underwriting, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., with office of Sub Registrar of Assurances at Kalyan / Dombivli/ Thane and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the properties more particularly described in the Schedule hereunder mentioned:

SCHEDULE

ALL THOSE pieces and parcels of land of project constructed and/or to be constructed and known as "RUNWAL GARDEN", on the land bearing Survey Nos - 4/1 to 4/6, 4/9 to 4/11, 5/1 to 5/6, 6/1 to 6/3, 7/1 to 7/3, 8/1 to 8/3, 9/1 to 9/3, 10, 11, 12/1 to 12/14, 13, 14/1 to 14/5, 15, 17/1 to 17/11, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27/1 to 27/4, 27/21, 28/1, 28/2, 29/1 to 29/3, 40, 41/1A, 41/1D, 42/1 to 42/3, 43/1 to 43/3, 44/1 to 44/3, 44/4, 44/5, 44/6, 44/7 to 44/19, 49, 50/1, 50/2, 50/3 at Village Usarghat, and bearing Survey Nos - 41/1 to 44/12, 45/1 to 45/6, 46/1 to 46/3, 47, 49, 50, 51(D), 52, 52/2, 53/1A to 53/3 at Village Usarghat, in aggregate, admeasuring 4.67, 0.22 square meters and being land situate at Tal. Kalyan, District Thane.

"RESOLVED FURTHER THAT the above mentioned authorized signatory/ies of the Company 1) Mr. Chetan Pathare, 2) Mr. Saunabh Chaturvedi, 3) Mr. Adrian Dsouza, 4) Mr. Sandesh Patil and 5) Ms. Shobha Shetty be and are hereby authorized to execute and sign the power for limited purpose of lodging, executing, filing, and any documents/ agreements/ deeds with the competent office of the Sub-Registrar and other concerned authorities, duly signed and executed by any one or more of the employees/outletted signatory of the company and/or its agents and/or its representatives, being the representatives of the Company





RUNWAL RESIDENCY PRIVATE LTD.

"RESOLVED FURTHER THAT the above-mentioned authorised 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 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

Lucy Roychowdhury
Director
DIN: 08079237



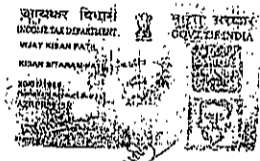
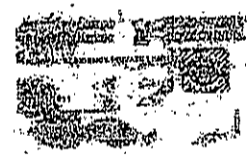
कलम - 3
दस्तावेज क्र. 966E/2020
92/96

कलम - 3
दस्तावेज क्र. 966E/2020
990 92

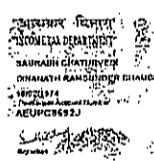
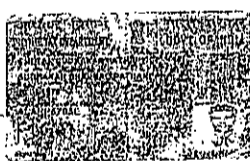


Head Office : Runwal & Omkar Esquire, 8th Fl., Opp. Gion Chunabhatti Signal, Gion (E), Mumbai-400 022
Tel : +91 22 6113 3000 - Fax : +91 22 2400 3740 - E : corporate@runwal.com - www.runwal.com
CIN - U45400MH2011PTC212149

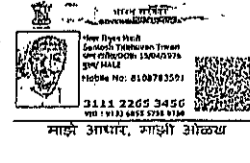
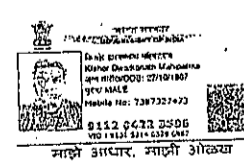
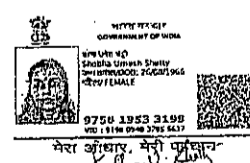
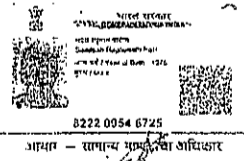
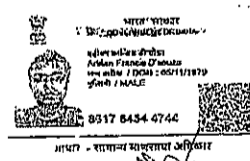
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दस्तावेज क्र. 966E/2020
92/96



कलम - 3
दस्तावेज क्र. 966E/2020
92/96



कलम - 3
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कलन - ४
दस्ता क्र. १९८६/२०२०
१८/१८

Payment Number: MH011050213201920E
Debitment Number: 0006112562201920

Know Your Rights as Registrars

प्रमाणित करण्यास येतोची सबर
दस्ता क्र. १९८६/२०२०, १८/१८
आदेश, प्रमाणित करण्यास येतोची सबर
दस्ता क्र. १९८६/२०२०, १८/१८



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Table with columns for name, original/duplicate, and amount. Includes handwritten entries.

Joint Sub Registrar seal and handwritten notes.

कलन - ४
वस. १९८७/२०२०

CHALLAN
MTR Form Number 430

कलन - ४
वस. १९८७/२०२०

2/20

Department	Project/General Of Registration	Form ID	430
Type of Payment	Stamp Duty	Tax ID (If Any)	
Office Name	KALYAN J. JOINT SUB REGISTRAR	Full Name	KALYAN J. JOINT SUB REGISTRAR
Location	THANE	Full Name	KALYAN J. JOINT SUB REGISTRAR
Year	2019-2020 One Time	Project/Building	RUNWAL GARDENS PROJECT
Account Head Details	Amount in Rs. 600.00	Plot/Street	VILLAGE CHORVALI & UJANGHAR
Account Head Details	Amount in Rs. 100.00	Area/Category	AREA AROUND GO VETERIS
Account Head Details	Amount in Rs. 500.00	Remarks (If Any)	Secor Party Name: RUNWAL RESIDENCY PVT LTD THROUGH AUTHORIZED SIGNATURE CHETAN PATIL
Total	600.00	Amount in	By Harrowed Person Only
Payment Details	RUBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CNR	File No	0910331-020021010021-2470231
Cheque/DD No.	Bank Date	DDI Date	10/06/2020-10/06/20
Bank Name	Bank Branch	Bank Name	IDBI BANK
Bank Name	Bank Branch	Bank Name	IDBI BANK

कलन - ४
वस. १९८७/२०२०

CHALLAN
MTR Form Number 430

कलन - ४
वस. १९८७/२०२०

2/20

Department	Project/General Of Registration	Form ID	430
Type of Payment	Stamp Duty	Tax ID (If Any)	
Office Name	KALYAN J. JOINT SUB REGISTRAR	Full Name	KALYAN J. JOINT SUB REGISTRAR
Location	THANE	Full Name	KALYAN J. JOINT SUB REGISTRAR
Year	2019-2020 One Time	Project/Building	RUNWAL GARDENS PROJECT
Account Head Details	Amount in Rs. 600.00	Plot/Street	VILLAGE CHORVALI & UJANGHAR
Account Head Details	Amount in Rs. 100.00	Area/Category	AREA AROUND GO VETERIS
Account Head Details	Amount in Rs. 500.00	Remarks (If Any)	Secor Party Name: RUNWAL RESIDENCY PVT LTD THROUGH AUTHORIZED SIGNATURE CHETAN PATIL
Total	600.00	Amount in	By Harrowed Person Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CNR	File No	0910331-020021010021-2470231
Cheque/DD No.	Bank Date	DDI Date	10/06/2020-10/06/20
Bank Name	Bank Branch	Bank Name	IDBI BANK
Bank Name	Bank Branch	Bank Name	IDBI BANK

Sr. No.	Remarks	Debitment No.	Debitment Date	Amount	Debitment Amount
1	1000-334-1037	0000113021001020	10/06/20	1000.00	1000.00
2	1000-334-1037	0000113021001020	10/06/20	1000.00	1000.00
Total Debitment Amount					2000.00

Page 1/1

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कलन - ४
वस. १९८७/२०२०
३/२०

कलन - ४
वस. १९८७/२०२०
३/२०

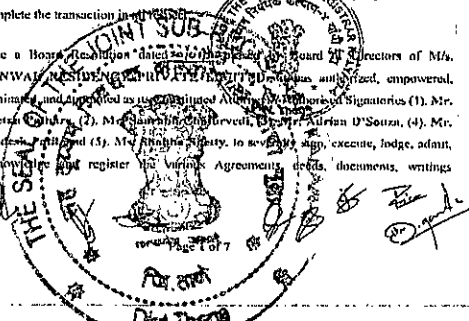
SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We Ms. RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of The Companies Act, 1956 through our Authorized Signatories and Attorneys (1). Mr. Chetan Pathare - General Manager - Customer Care, (2). Mr. Saurabh Chaturvedi - AVP - Marketing, (3). Mr. Adrian D'Souza - General Manager - Customer Care, (4). Mr. Sandesh Patil - Sr. Manager, and (5). Ms. Shobha Shetty - VP - IT, having its project administrative office situated at Village Chorvali & Ujanghar, Taluka - Kalyan, District - Thane. SENDS GREETINGS:

WHEREAS:

- (i) We, Ms. RUNWAL RESIDENCY PRIVATE LIMITED, "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Runwal Gardens", to be developed/ constructed on the property more particularly described in the Schedule hereunder written.
- (ii) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NDC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned
- (iii) The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub-Registrar of Kalyan, Dombivli/Thane and/or before the appropriate Sub-Registrar of the appropriate area where the property is situated to complete the transaction in the said area.
- (iv) Vide a Board Resolution dated 10/06/2020, the Board of Directors of Ms. RUNWAL RESIDENCY PRIVATE LIMITED has authorized, empowered, nominated and appointed as its authorized and authorized Signatories (1). Mr. Chetan Pathare, (2). Mr. Saurabh Chaturvedi, (3). Mr. Adrian D'Souza, (4). Mr. Sandesh Patil and (5). Ms. Shobha Shetty, to severally sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings

For Attorney
Rohit



कलन - ३
 सं. १९८०
 ५/२०

कलन - ३
 सं. १९८०
 ५/२०

कलन - ३
 सं. १९८० १०१०
 १९९३ १२२

including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly executed and registered Special Power of Attorney with Sub Registrar of Assurances at Kalyan-4 under bearing Registration No. 1786/2020 or 1102/2021 through its Director Mr. Vijay Kisan Patil in favour of its Constituted Attorneys/Authorised Signatories (1) Mr. Chetan Pathare, (2) Mr. Saurabh Chaturvedi, (3) Mr. Adrian Dsouza, (4) Mr. Sandesh Patil, and (5) Ms. Shubha Shetty.

- (v) Due to our pre-occupation in business/employment and/or due to personal commitments, We (1) Mr. Chetan Pathare, (2) Mr. Saurabh Chaturvedi, (3) Mr. Adrian D'Souza, (4) Mr. Sandesh Patil, and (5) Ms. Shubha Shetty are not in position to personally visit the respective offices of Sub-Registrar for registering, admitting and/or complying the required formalities in respect of registration of the above documents in respect of the flats/units/premises to be developed/constructed by the Company on the properties more particularly described in the Schedule hereunder mentioned and the completing the transaction.
- (vi) Vide above mentioned Special Power of Attorney we are entitled to substitute this power, severally and / or jointly in favour of any of the employees and/or authorised representatives of the Company and/or organisation and/or group companies for the limited purpose of lodging, admitting and registering any of the above documents executed by us, before the concerned Sub-Registrar of Assurances.
- (vii) Vide a Board Resolution dated 24/11/2020 passed by the Directors of M/s. SUNVAL RESIDENCY PRIVATE LIMITED, the Company has authorised, nominated and appointed its representatives as Mr. Kiran N. Dhaswar - Sr. Supervisor, (2) Mr. Rajesh Anant Gajre - General Administrator, (3) Mr. Vikas P. Kamble - Site Supervisor, (4) Mr. Dnyaneshwar Anant Gawde - Sr. Supervisor and, (5) Mr. Kamlesh Shankar Chaugule - Site Executive, for the limited purpose of lodging, admitting, and registering any executed documents by us through Special Power of Attorney before the concerned Sub-Registrar of Assurances offices of Kalyan, Dombivli and Thane, in this regard.



Kiran Dhaswar
Chetan Pathare
Saurabh Chaturvedi
Adrian D'Souza
Sandesh Patil
Shubha Shetty
 Page 2 of 7

कलन - ३
 सं. १९८०
 १०/१४

कलन - ३
 सं. १९८०/२०२०
 ८/१४

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/s. SUNVAL RESIDENCY PRIVATE LIMITED, through our constituted Attorneys/Signatories (1) Mr. Chetan Pathare, (2) Mr. Saurabh Chaturvedi, (3) Mr. Adrian D'Souza, (4) Mr. Sandesh Patil, and (5) Ms. Shubha Shetty, do hereby severally and jointly appoint, nominate and constitute (1) Mr. Kiran Dhaswar, (2) Mr. Rajesh Gajre, (3) Mr. Vikas Kamble, (4) Mr. Dnyaneshwar Gawde and, (5) Mr. Kamlesh Shankar Chaugule, to be our true and lawful Attorneys to do all acts, deeds, matters and things as mentioned herein in the respect of registration of the documents executed by us or any of us, and required to be registered, in respect of sale of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written.

- 1. To lodge, admit, acknowledge and register with the respective office of Sub-Registrar of Assurances, for and on behalf of the Company, various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., which are duly executed by either of us and which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- 2. This power of attorney is valid upto 11/02/2021
- 3. The said Attorneys (1) Mr. Kiran N. Dhaswar, (2) Mr. Rajesh A. Gajre, (3) Mr. Vikas P. Kamble, (4) Mr. Dnyaneshwar A. Gawde, and (5) Mr. Kamlesh Shankar Chaugule shall not have right to substitute the powers given to them hereunder under any circumstances.
- 4. This power of attorney is a mere arrangement of convenience and without any consideration, we shall always be at liberty to cancel or revoke this instrument at any time without consent of or intimation to them. In any event, the powers given hereunder shall automatically lapse upon the termination of their employment in his/their current employment. The Attorney's hereby give his/their irrevocable and unconditional consent for a unilateral revocation of powers given to them under and/or cancellation of this instrument.



Kiran Dhaswar
Chetan Pathare
Saurabh Chaturvedi
Adrian D'Souza
Sandesh Patil
Shubha Shetty
 Page 3 of 7

कलम ३
 क्र. १८८८
 दिनांक १९/०२/२०२०
 १८/२०

कलम - ४
 क्र. १९८०/२०२०
 १०/१०

AND we do hereby agree and accept to fulfil all legal, dues, and things done by the Attorneys in pursuance of the powers herein contained.



3012

THE SCHEDULE ABOVE REFERRED TO



990 922
 THOSE pieces and parcels of land of project constructed and/or to be constructed and known as "RUNWAL GARDENS", bearing Survey Nos. - 4/1 to 4/19, 4/21 to 4/26, 6/1 to 6/3, 7/1 to 7/3B, 8/1 to 8/9, 9/1 to 9/8, 10, 11, 12/1 to 12/14, 13, 14/1 to 14/5, 15, 17/1 to 17/11, 18, 19, 22, 23/1 to 23/3, 23/10, 37/1 to 37/4, 37/21, 38/1, 38/2, 39/1 to 39/3, 40, 41/1A, 41/1B, 41/2 to 41/4, 44/1, 44/4, 44/5A to 44/6B, 44/7 to 44/19, 49, 50/1, 50/2, 50/3 at Village Charivali and bearing Survey Nos. 44/1 to 44/12, 45/1 to 45/6, 46/1 to 46/3, 47, 49, 50, 51(p), 52/1, 52/2, 53/1A to 53/3D 94(p), at Village Usarghar, in aggregate, admeasuring 4,60,628 square metres, lying and being and situate at Tal. Kalyna, District Thane.

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 10th day of February, 2020.

SIGNED AND DELIVERED)
 By the within named)
 M/s. RUNWAL RESIDENCY PVT LTD,)
 Through Constituted Attorneys/Authorised Signatories




 (1) Mr. Chetan Pathare. 

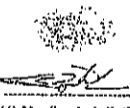



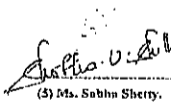
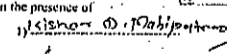
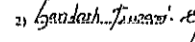

 (2) Mr. Saurabh Chaturvedi. 

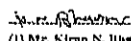
कलम - ४
 क्र. १९८०/२०२०
 ११/२०

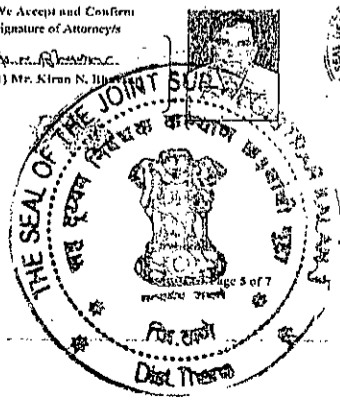
कलम - ४
 क्र. १९८०/२०२०
 १२/१०


 (3) Mr. Sahin D'Saure. 


 (4) Mr. Sandesh Patil. 


 (5) Ms. Sabhn Shetty.
 In the presence of
 1) 
 2) 

We Accept and Confirm
 Signature of Attorneys

 (1) Mr. Kiran N. Jadhav

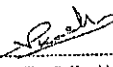



 (2) Mr. Rajesh A. Gajre.

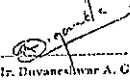


क ल न - ३
 दस्तावेज नं. १९८८/२०२०
 ०३/१२/२०

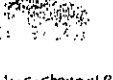
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 दस्तावेज नं. १९८८/२०२०
 ०३/१२/२०


 (3) Mr. Vikas P. Kamble.




 (4) Mr. Dnyaneshwar A. Gawade.




 (5) Mr. Kamlesh Shankar Chaugule.



In the presence of ...
 Kishan P. Mahipatkar
 Kamlesh Tiwari



RUNWAL RESIDENCY PRIVATE LTD.

क ल न - ४
 दस्तावेज नं. १९८८/२०२०
 ०१/२०



क ल न - ४
 दस्तावेज नं. १९८८/२०२०
 ०१/२०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS (THE "BOARD") OF RUNWAL RESIDENCY PRIVATE LIMITED (THE "COMPANY") ON MONDAY 20th JANUARY 2020 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 8th FLOOR, OFF. SIGN CHUNABHATTI SIGNAL, OFF. EASTERN EXPRESS HIGHWAY, SION (E), MUMBAI-400022

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION:

"RESOLVED THAT (1) Mr. Kiran Narayan Bhavsar (Sr. Supervisor), (2) Mr. Rajesh Ananda Gajare (General Admin), (3) Mr. Vikas P. Kamble (General Admin) and (4) Mr. Dnyaneshwar Almaram Gawade (Sr. Supervisor) and (5) Mr. Kamlesh Shankar Chaugule (Admin) all adult Indian Inhabitants and the authorized representatives of the Company, be and are hereby severally authorized, empowered and appointed for and on behalf of the Company to lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipts etc. with office of Sub Registrar of Assurances at Kalyan / Donbivli/ Thane and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises which are being developed/ constructed by the company on the property more particularly described in the Schedule hereunder mentioned, provided the said documents being signed and executed SEVERALLY by its authorized signatory/ies (1) Mr. Chetan Pathare, (2) Mr. Surobh Chaturvedi, (3) Mr. Adrian Dsouza, (4) Mr. Sandesh Patil and (5) Ms. Shebha Shetye

SCHEDULE

ALL THOSE pieces and parcels of land of project constructed and/or to be constructed and known as "RUNWAL GARDEN", on the land bearing Survey Nos - 4/1 to 4/6, 4/9 to 4/11, 5/1 to 3/6, 6/1 to 6/3, 7/1 to 7/30, 8/1 to 8/9, 9/1 to 9/8, 10, 11, 12/1 to 12/14, 13, 14/1 to 14/3, 15, 17/1 to 17/11, 18, 19, 22, 23/1 to 23/3, 23/10, 37/1 to 37/4, 37/21, 38/1, 38/2, 39/1 to 39/3, 40, 41/1A, 41/1B, 41/2 to 41/4, 44/1, 44/4, 44/5A to 44/6, 44/7 to 44/13, 49, 50/1, 50/2, 50/3 at Village Chaurvali and bearing Survey Nos. 44/1 to 44/12, 49/1 to 49/6, 46/1 to 46/3, 47, 49, 50, 51(a), 52/1, 52/2, 53/1A to 53/3B 94(a), at Village Uarghar, in aggregate, measuring 3,60,628 square metres, lying and being and situate at Tal. Kalyan, District Thane.

"RESOLVED FURTHER THAT Authorized signatory/ies of the Company 1) Mr. Chetan Pathare - General Manager - Customer Care, 2) Mr. Surobh Chaturvedi - AVP - Marketing, 3) Mr. Adrian Dsouza - GM - Customer Care, 4) Mr. Sandesh Patil - Sr. Manager, and, 5) Ms. Shebha Shetye - VP - IT be and are hereby authorized to appoint a power of attorney with the concerned Sub Registrar of Assurances in favour of (1) Mr. Kiran Narayan Bhavsar (Sr. Supervisor), (2) Mr. Rajesh Ananda Gajare (General Admin), (3) Mr. Vikas P. Kamble (General Admin), (4) Mr. Dnyaneshwar Almaram Gawade (Sr. Supervisor) and (5) Mr. Kamlesh Shankar Chaugule (Admin) for the limited purpose of lodging, admitting and registering the documents as aforesaid mentioned.



कलन - ३
RUNWAL RESIDENCY PRIVATE LTD

दस्तावेज क्र. ३०८२

"RESOLVED FURTHER THAT copies of the ~~minutes~~ 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

१२२

RUNWAL RESIDENCY PRIVATE LIMITED

Lucy Rajchoudhury

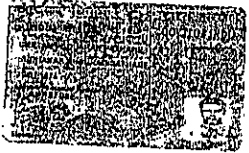
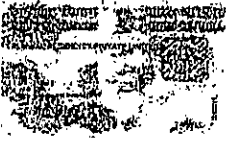
Director
 DIN: 08079237

कलन - ४
 दस्तावेज क्र. १८८०/२०२०
 १०/२०

कलन - ४
 दस्तावेज क्र. १८८०/२०२०
 १०/२०



Regd. Office : Runwal & Omkar Esquere, 8th Fl., Opp. Sion Church, Sion (E), Mumbai-400 022.
 Tel : +91 22 0115 3000 • Fax : +91 22 2409 3740 • E: corporato@runwal.com • www.runwal.com
 CIN - U45400MH2011PTC212140



कलन - ४
 दस्तावेज क्र. १८८०/२०२०
 १०/२०

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

0222 0554 9735

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

कलन - ४
 दस्तावेज क्र. १८८०/२०२०
 १०/२०

0817 6464 4764

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

011 2265 3456

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

0222 0554 9735

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

0726 1953 3199

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

011 2265 3456

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

0222 0554 9735

अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

0726 1953 3199

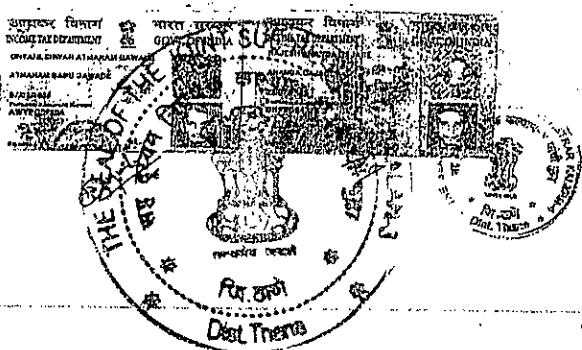
अभियंता - सांस्कृतिक विभाग, नई दिल्ली

संस्कृत विभाग
 GOVT. OF INDIA

SAUSKRTI VIKAS
 DEPARTMENT
 DEPARTMENT OF CULTURE
 GOVT. OF INDIA
 New Delhi

011 2265 3456

अभियंता - सांस्कृतिक विभाग, नई दिल्ली



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 आ का र मु द्रा न, आ का र 5000-
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क ल न - 8
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प्र ति का प त्र -
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क्र.सं.	वस्तु गोपयता भाग - 2	पंजीकृत नं.	आ का र मु द्रा न	आ का र मु द्रा न
1	आ का र मु द्रा न आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न
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6	आ का र मु द्रा न आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न
7	आ का र मु द्रा न आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न
8	आ का र मु द्रा न आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न	आ का र मु द्रा न
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क्र.सं.	वस्तु गोपयता भाग - 2	पंजीकृत नं.	आ का र मु द्रा न	आ का र मु द्रा न
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क ल न - 8
 प्र ले क 96LW/2020
 22/22

Joint Sub-Registry Office, Thane

Enrollment Number: 16409062010205
 Defacement Number: 0008112621201920

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क ल न - 8
 प्र ले क 96LW/2020
 22/22

कलम - ३	
दस्त क्र. ३७८८	२०२०
११८	१२२

घोषणापत्र

मी / आम्ही, रासेरा गजरे

वय ३९ वर्षे,

राहणार - श्रीगणेश वीर सोमनाथ इन्डिया स्ट्रीट सायन पुणे गावठी लिमिटेड सायन
सायन इन्डिया स्ट्रीट सायन पुणे याद्वारे घोषित करतो/करते की,

दुय्यम निबंधक कळीग - ३ यांचे कार्यालयात कळीग

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. कळीग रजिस्ट्रार
सायन इन्डिया स्ट्रीट सायन पुणे यांनी दि १०/०२/२०२०

रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सदरचे दखन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहीन / राहू याची मला / आम्हांस जाणीव आहे.

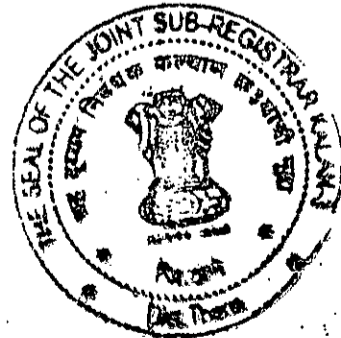
तारीख :-

ठिकाण :-

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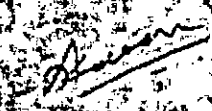

कुलमुखत्यारपत्रधारकाची सही व नांव

सदर अखरत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करुन घेतली आहे.




कलन-३	
दस्ता क्र. ३७८२	२०२०
११९	१२२




आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ATISH D. KASARE
DILIP SAKHARAM KASARE
 05/04/1983
 Permanent Account Number
DHFPK0182J
 Signature 


Handwritten signature

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
TRUPTI R. BARVE
RAJENDRA SUKHDEV BARVE
 01/07/1987
 Permanent Account Number
AWHPB3398B


कत क्र. 3052	१०२०
१२०	१२२

Handwritten: P. Barve

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
KISHOR DWARKANATH MAHIPATRAO
 जन्म तारीख/ DOB: 27/10/1987
 पुरुष / MALE
 9112 0422 3596



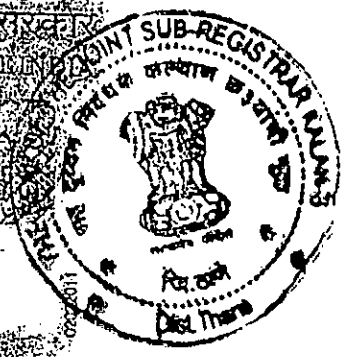
भारत सरकार
GOVERNMENT OF INDIA
संतोष त्रिभुवन तिवारी
Santosh Tribhuvan Tiwari
 जन्म तारीख/ DOB: 15/04/1976
 पुरुष / MALE
 Mobile No: 8108783591
3111 2265 3456
 VID : 9133 6855 5755 9750


मेरा AADHAR * TRI PEHACHAN

माझे आधार, माझी ओळख

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आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
TRONWAL RESIDENCY PRIVATE LIMITED
 11/01/2011
 Permanent Account Number
AAECR1011H



72/3789

गुरुवार, 16 जुलै 2020 3:38 म.नं.

दस्त गोषवारा भाग-1

कलन3 9291923
दस्त क्रमांक: 3789/2020

दस्त क्रमांक: कलन3 /3789/2020

बाजार मूल्य: रु. 25,45,583/- मोबदला: रु. 38,42,600/-

भरलेले मुद्रांक शुल्क: रु.1,34,500/-

दु. नि. सह. दु. नि. कलन3 यांचे कार्यालयात

पावती:4288

पावती दिनांक: 16/07/2020

अ. क्र. 3789 वर दि.16-07-2020

सादरकरणाराचे नाव: अतिश दिलीप कासार

रोजी 3:27 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2440.00

पृष्ठांची संख्या: 122

एकुण: 32440.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचक्र प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 16 / 07 / 2020 03 : 27 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 07 / 2020 03 : 28 : 44 PM ची वेळ: (फी)



दर ऐजंसाबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
ब्यक्ती इत्यादि बनावट भाककून आख्यास याची
संपूर्ण जबाबदारी बिष्यादकाची राहिल.

लिहून घेणार

लिहून देणार



दस्त गोपवारा भाग-2

कलन3 १२२/१२२
दस्त क्रमांक:3789/2020

16/07/2020 3 38:19 PM

दस्त क्रमांक :कलन3/3789/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:अतिथ दिलीप कामारे पत्ता:सी-101, -, श्रीकृपा होम्स विल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पॅन नंबर:DHFPPK0182J	लिहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव:तृती अतिथ कामारे (तृती गजेंद्र बर्वे) पत्ता:सी-101, -, श्रीकृपा होम्स विल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AWHPB3396B	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव:रुणवाल रेसिडेन्सी प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकरीता चेतन पाठारे यांचे कु मु धारक म्हणून राजेश ए गजरे पत्ता:फ्लॉट नं: -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल ॲंड ओमकार इन्फ्रेअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिप्रल ममोर, ऑफ इन्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुंबई. पॅन नंबर:AAFRCR1016H	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तगवेवज करून देणार तथाकथीत करारनामा चा दस्त गेवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:16 / 07 / 2020 03 : 32 : 25 PM

ओळख:-

खालील डमम अमे निवेदीत करतात की ते दस्तगवेवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मंतोष टी तिवागी वय:42 पत्ता:करण सोमायटी, सुभाष रोड, डोंबिवली प पिन कोड:421202		
2	नाव:किशोर डी महिपतराव वय:32 पत्ता:करण सोमायटी, सुभाष रोड, डोंबिवली प पिन कोड:421202		

शिक्रा क्र.4 ची वेळ:16 / 07 / 2020 03 : 34 : 41 PM

शिक्रा क्र.5 ची वेळ:16 / 07 / 2020 03 : 35 : 01 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Kalyan 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATISH DILIP KASARE	eChallan	69103332020071611468	MH002323229202021E	134500.00	SD	0001006216202021	16/07/2020
2	ATISH DILIP KASARE	eChallan		MH002323229202021E	30000	RF	0001006216202021	16/07/2020
3		By Cash			2440			

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

1. Verify Scanned Document for correctness and print (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



क्र. ३०१९ मध्ये १३३ वा नोंदणी पुस्तक क्रमांक १ वर नोंदला.

दिनांक १६/७/२०२०

3789/2020

साह.दुधम निबंधक भाग-२, कल्याण-३



17/07/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 3789/2020

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3842600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2545582.754
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मौजे घारीवली येथील सर्व्हे नं 4/1,4/2,4/3, 4/4,4/5,4/6,4/9,4/10,4/11, 5/1,5/2,5/3, 5/4,5/5,5/6, 6/1,6/2,6/3, 7/1,7/2 ब,7/2 क,7/3 ब,7/3 क,8/1,8/2,8/3, 8/4,8/5,8/6, 8/7,8/8,8/9, 9/1,9/2,9/3, 9/4,9/5,9/6, 9/7,9/8,10,11, 12/1,12/2, 12/3,12/4, 12/5,12/6, 12/7,12/8, 12/9,12/10, 12/11,12/12, 12/13,12/14, 13,14/1,14/2अ, 14/2 ब,14/3,14/4, 14/5,15,17/1, 17/2,17/3,17/4,17/5,17/6,17/7,17/8,17/9,17/10,17/11,18,19, 22,23/1,23/2, 23/3,23/10, 37/1,37/2ब, 37/2क,37/2 द,37/3,37/4, 37/21,38/1, 38/2,39/1, 39/2,39/3,40, 41/1अ,41/1 ब,41/2,41/3, 41/4,44/1,44/4,44/5अ,44/5 ब,44/6अ,44/6 ब,44/7,44/8, 44/9,44/10, 44/11,44/12, 44/13,44/14, 44/15,44/16, 44/17,44/18, 44/19,49,50/1, 50/2,50/3 मौजे उसरघर येथील सर्व्हे 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, 45/5 अ,45/5 ब,45/6,46/1, 46/2अ,46/2ब, 46/3,47,49, 50,51(पैकी), 52/1,52/2, 53/1अ,53/1 ब,53/2 अ,53/2 ब,53/3 अ,53/3 ब,94(पैकी)या जमीन मिळकतीवरील रुग्णवाल गार्डन्स फेस 2 या परियोजनेमधील बिल्डींग नं 23 या इमारतीमधील निवासी सदनिका क्र 1401, चौदावा मजला, क्षेत्र 41.06 चौ मी कारपेट + 2.21 चौ मी टेक(दिनांक 12/07/2019 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्प,अंतर्गत विक्रीकरारनाम्यात मुद्रांक शुल्कांमध्ये 50% सबलत(टीपीएस-1218/4499/सीआर-54/19/युडी-12 दिनांक 09/08/2019)((Survey Number :- ;))
(5) क्षेत्रफळ	1) 41.06 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 प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकरीता चेतन पाठारे यांचे कु मु धारक म्हणून राजेश ए गजरे वय:-31; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णवाल अँड ओमकार ईस्टेअर, ब्लॉक नं:-, रोड नं: सायन चुनामट्टी सिग्नल समोर, ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFRC1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अतिश दिलीप कासार वय:-37; पत्ता:-सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-421306 पॅन नं:-DHFPK0182J 2): नाव:-नुसी अतिश कासार (तृती राजेंद्र बर्वे) वय:-33; पत्ता:-सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-421306 पॅन नं:-AWHPB3396B
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2020
(10) दस्त नोंदणी केल्याचा दिनांक	16/07/2020
(11) अनुक्रमांक, खंड व पृष्ठ	3789/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	134500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATISH DILIP KASARE	eChallan	69103332020071611468	MH002323229202021E	134500.00	SD	0001006216202021	16/07/2020
2	ATISH DILIP KASARE	eChallan		MH002323229202021E	30000	RF	0001006216202021	16/07/2020
3		By Cash			2440	RF		

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



RUNWAL GARDENS

KALYAN - SHIL RD, DOMBIVLI EAST

Site Address: Runwal Gardens, Kalyan - Shilphata Rd., Manpada, Dombivli (E), Maharashtra 421 204.

Corporate Address: Runwal & Omkar Esquare, 5th Floor, Off Eastern Express Highway, Sion (E), Mumbai 400 022.

The project has been registered via MahaRERA registration no.: Runwal Gardens Phase 2 Bldg. No. 18-23 : P51700024154.

Available at website: <http://maharera.mahaonline.gov.in> under registered projects.
