





AGREEMENT FOR SALE

APPLICANT NAME Atish Kasaree

FLAT NO. .]-28 - [40]

72/3789

Thursday, July 16, 2020

3:28 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4288

दिनांक: 16/07/2020

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-3789-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अतिश दिलीप कासारे

नोंदणी फी

दस्त हाताळणी फी

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₹. 2440.00

पृष्ठांची संख्या: 122

एकूण:

₹. 32440.00

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बाजार मुल्य: रु.2545582.754 /-

मोबदला रु.3842600/-

भरलेले मुद्रांक शुल्क : रु. 134500/-

Joint Sub Registrar Kalyan 3

सह,द्य्यम निबंबक वर्ग २ कल्यांन क्र.३

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

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

बँकेचे नाव व पत्ता:

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

Andrew

•		मूल्यांकन प	त्रक (शहरी क्षेत्र - बांधीव))	·
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Home Print





CHALLAN MTR Form Number-6



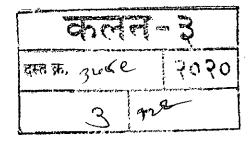
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Department ID: Mobile No.: 7387327473 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर सतन केवळ दुरयम निबंधक कार्यालयात नोदंगी करावयाच्या दस्तांसाठी लागू आहे . नोदंगी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .

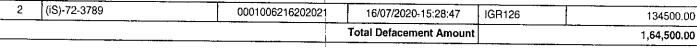
Challan Defaced Details

Sr. No.	Remarks	Defacement No. O'N Defacement Date	Userld	Defacement Amount
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Print Date 16-07-2020 03:28:49



GRN: MH002323229202021E Amount: 1,64,500.00 Bank: IDBI BANK Date: 16/07/2020-12:37:36







CHALLAN MTR Form Number-6

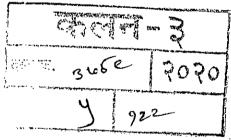


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Location THANE										
Year 2020-2021 One Time		Flat/Block N	lo.	FLAT NO 1401 R	RUNWA	AL G	ARDE	NS P	HASE	E 81
		Premises/B	uilding	BUILDING NO 23						
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Department ID : Mobile No. : 738732747 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुरयम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .



Page 1/1



THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 16 day of, 304 BETWEEN

AGREEMENT FOR SALE

RUNWAL RESIDENCY PVT LTD, a Company incorporated under the provisions of the Companies Act having its registered and Corporate office at Runwal & Omkar Esquare, 5th Floor, Opp Sion Chunebitati Signal, Off Eastern Express Highway, Sion (E), Mumbai- 400022 (through its duly Authorized Signatory Mr Chetan Dathore authorized under Board Resolution/ POA dated 1012/2020 hereinafter referred "to as the Promoter" (which expression shall, unless it be repugnant to the context of meaning) thereof, be deemed to mean and include its successors and assigns) of the ONE PART

ATISH DILIP KASARE / TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE) Traving address at BUIDLING NO-1,C-101,SHREEKRUPA HOMES,NEAR RADHEKRISHNA PARKHAJIMALANG 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,

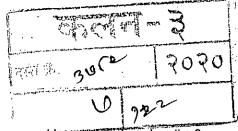
executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenery and survivor/s of them and the heirs, 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 excloring the Authority ("MMRDA") and/or other competent authority(ies), the Promoter proposes to out-can struction on the Promoter Larger Land by consuming such FSI as may be available from the to time from the Promoter Larger Land if any, or due to change in the applicable law or policy of MRD/Aror 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.

(S)



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").

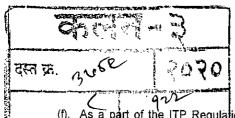
- (b). The Promoter is developing the Promoter Larger Land in a phase wise manner comprising: -
 - (i) Several residential phases;
 - (ii) Several commercial phases;
 - (iii) Sewage Waste Management Plant;
 - (iv) Electric Sub-station;
 - (v) Mall;
 - (vi) School;
 - (vii) Community health centre;
 - (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 according 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 oil 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);

A

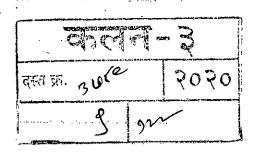
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(f). As a part of the ITP Regulations, the Promoter is required to construct small tenements for persons from EWS and LIG categories ("Social Housing Component"), as a social responsibility on the terms and conditions specified in the ITP Regulations.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

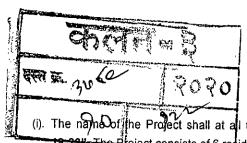
N. The nature of development of the Promoter Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.



- 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, 2019 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. 3 5 3000241547 dated 23.01.2020 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is approved and marked as Approver "D" hereto 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 a 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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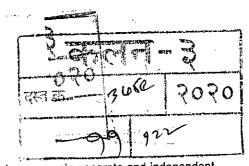
(i). The name of the Project shall at all times be known as "RUNWAL GARDENS PHASE 2 Bidg. No.

- (ii). The details of each of the Residential Buildings are as follows:
 - (a). 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;
 - (b). 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;
 - (c). 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;
 - (d). 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;
 - (e) 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;
 - (f). 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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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 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 floor of Building No. 23 of the Project known as "RUNWAL GARDENS PHASE 2 Bloom 18-23" (hereinafter referred to as "the said Premises").

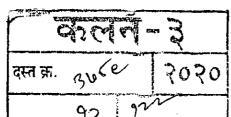
X. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

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 project therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their transaction.

For he cargottarea of the said Premises as defined under the provisions of RERA is 41.06 square metres plus 22.21 square metres deck area and 0.00 square metres utility area, if any.

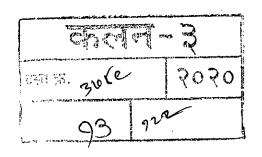
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- FF. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this 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 HUNDREDonly) 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:-

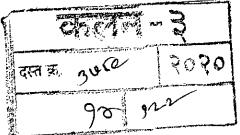
Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "B-1"	Approved Plan in respect of Phase 2 (Part I)
Annexure "C -1"	Proposed Master Layout Plan
Annexure "C - 2"	Proposed Master Layout Plan
Annexure "D"	RERA Certificate
Annexure "E"	Locational Clearance
Annexure "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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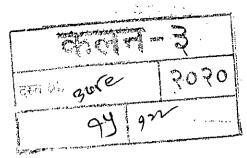
PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any 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 stilt/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/- (RUPES 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 lailure 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 lighted for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for the 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. 57500000422372 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. 57500000422385 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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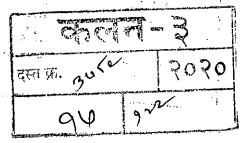
offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the 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 configurations 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 applies 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:

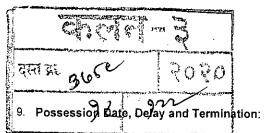
The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project on the Promoter Larger Land (by utilization of the full development potential) and to develop the same in phase-wise manner and has undertaken/ will undertake multiple real estate projects therein 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 of the Club House Entity to its own account. The Promoter or the Club House Entity and frame the recessary 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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- 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: -
 - (a) Any force majeure events;

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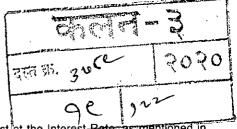
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/ court;
- (c) Any stay order/injunction order issued by any Court of Law, competent authority, MMRDA , statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the Authority.
- (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: -
 - (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the grace period ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;
 - (b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.
- (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 confiding 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 spay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are fully and finally paid at ogether with the interest thereon.

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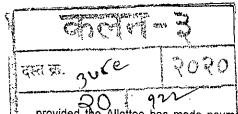


- as mentioned in (v) Without prejudice to the right of the Promoter to charge interest at the Clause 3 (xii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the 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 nereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Prompter 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 ether-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:

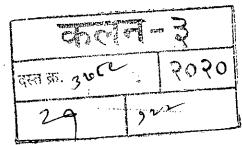
Solution of the said Project to be constructed on the said Project to be constructed on the said Land.

pon 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 because to comprise solely of the Allottee and other allottees of units/premises in that said

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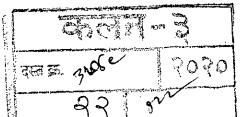
building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules.

- (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 to Peach 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 the arrange 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 stilfs 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.

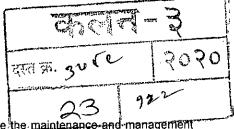
16. Formation of the Federation:

(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 Completent authorities to form a federation of societies comprising the Society and/or Other Phase Society and/or Other Phase Society 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 manages, 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 societySociety/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

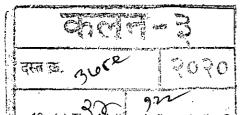
17. Conveyance of the Promoter Larger Land to the Federation:

- (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 to deposit 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 a mounts 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.

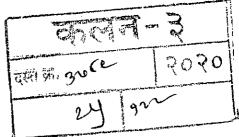
22. Representations and Warranties of the Promoter:

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.

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 abover this itigations 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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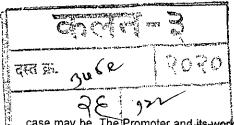
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- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are 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 and of 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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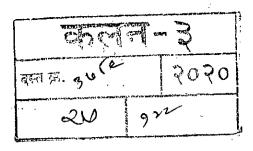
case may be. The Promoter and its workmen/agents/contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Promoter Larger Land.

- 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 addition al 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/altered/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 of account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the Dissequences of the preach.

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

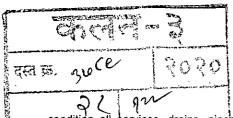
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the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (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 tenantable 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 other and performance of the Building Rules, Regulations and Bye -laws for the time being gentle conjugated 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/Federations regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance, with the terms of this Agreement.
- (xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good

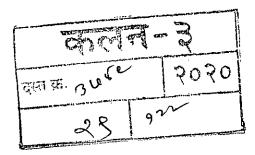


condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

- (xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner 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 Recand 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 Allottes 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 for the time 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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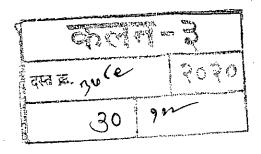


- (xx) Till the Federation Conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Promoter Larger Land, the buildings/towers/wings/units thereon, or 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 of an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole origination 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 politic applicable/necessary requirements of the Government or any other authority, from time to time, including triose 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 subsisting mortgage/charge created over the said Premises, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Promoter Largery and and other areas excluding the said Premises.

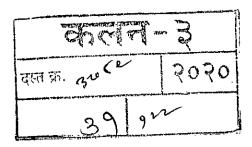
31. Binding Elect:

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:

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.

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.

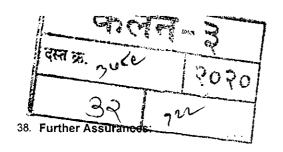
36. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERAPACT 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 Agreen 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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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 ormoardens@runwal.com

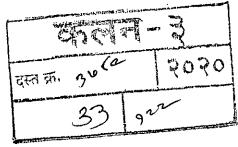
It small be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the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

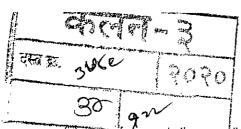
Party	PAN No.
Runwal Residency Private Limited	AAFCR1016H
ATISH DILIP KASARE	DHFPK0182J
TRUPTI ATISH KASARE (TRUPTI	AWHPB3396B
RAJENDRA BARVE)	

49. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof whether before on or after the date of this Agreement) to the extent such amendment, modification recensional 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 be a statutory provision (as from time to time amended into diffied, resenacted, 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, 44/15, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivall 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.

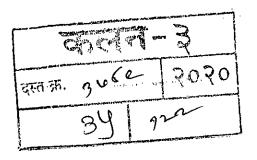
Chess plaza

Health dice kiosks

Skating rink

(A)

3



- 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		13 E	
18	134	Stilt plus 24 Nos. of Slabs of super s floors	1 1/4	arest seed
19	180	Stilt plus 24 Nos. of Slabs of super floors	structure,	Viz 23 Mabitable

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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

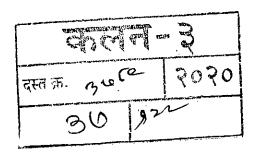
Common Area Facilities

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 & disposa
- · Treatmentand disposal of sewage and sullage water

H

Jours



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 normalized (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. Chesan Podhave

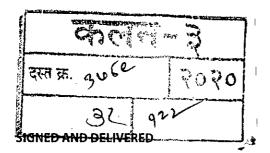
in the presence of

For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory



33



By the within named ALLOTTEE/S

ATISH DILIP KASARE

TRUPTI ATISH KASARE (TRUPTI RAJENDRA BARVE)

in the presence of 1. Jantosh Tiwan c

2. Kishor mahiratrao

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





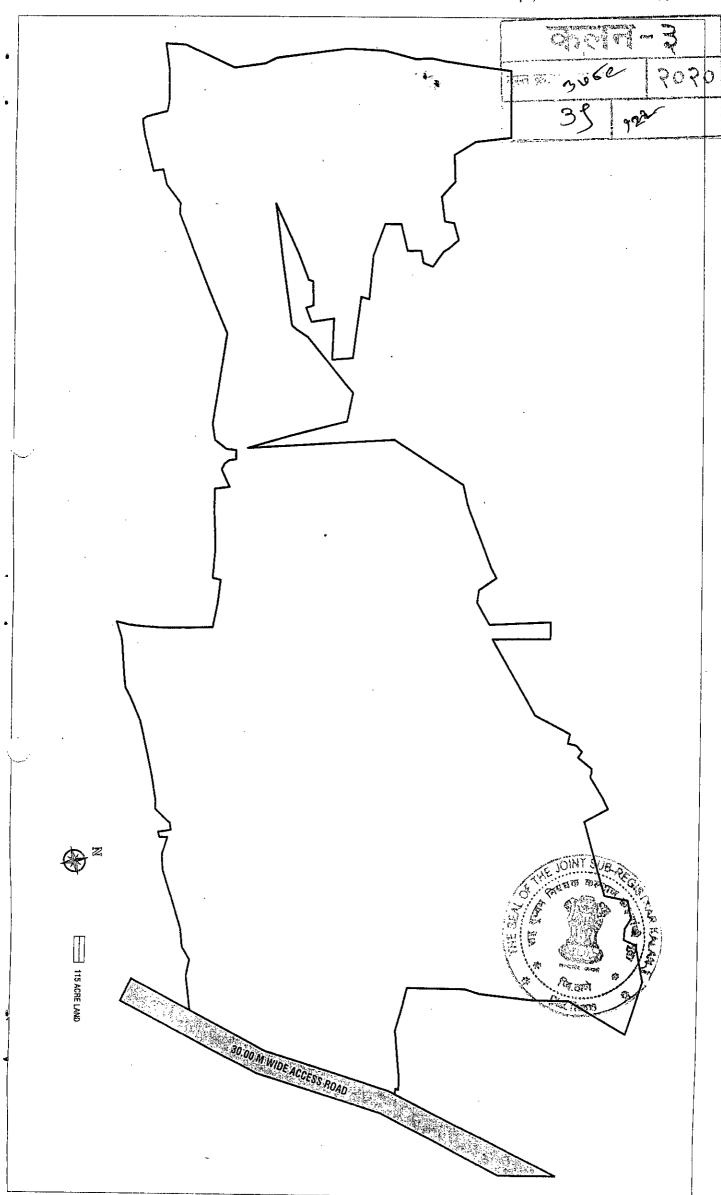


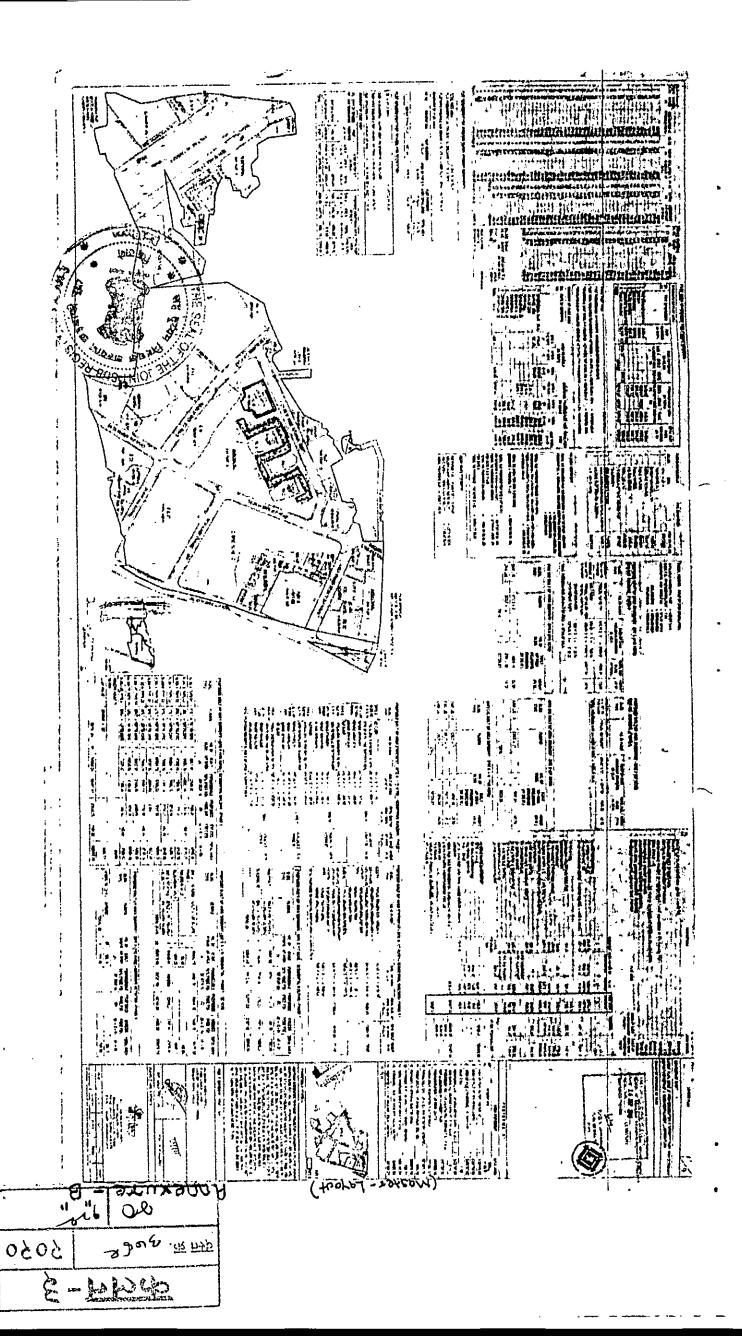
For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory

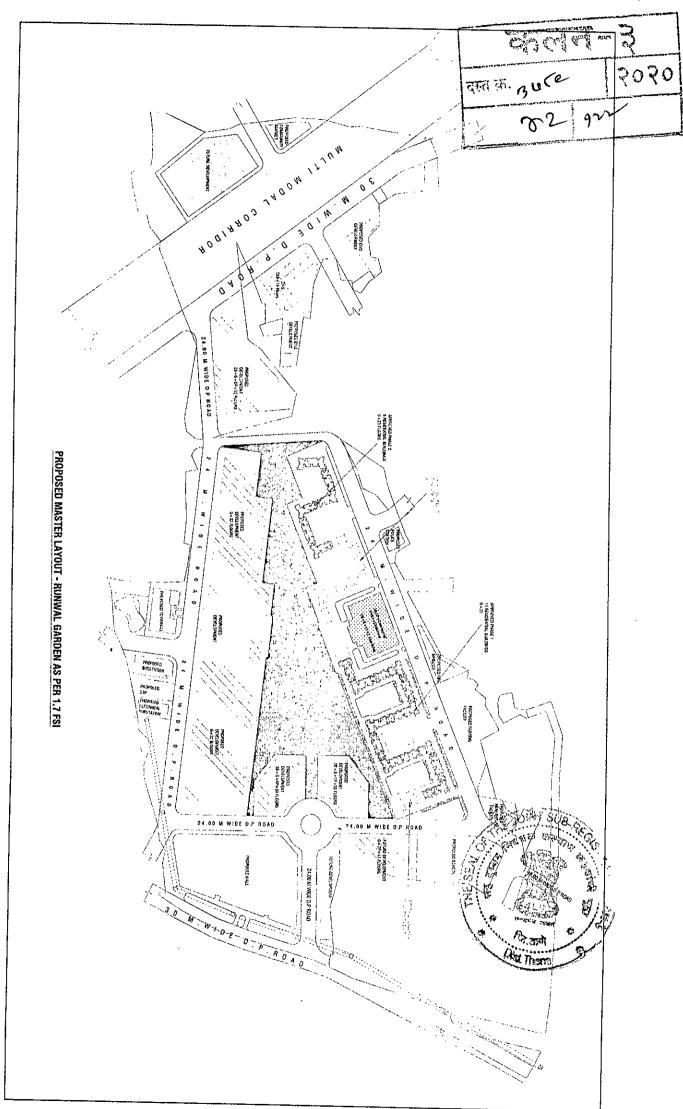


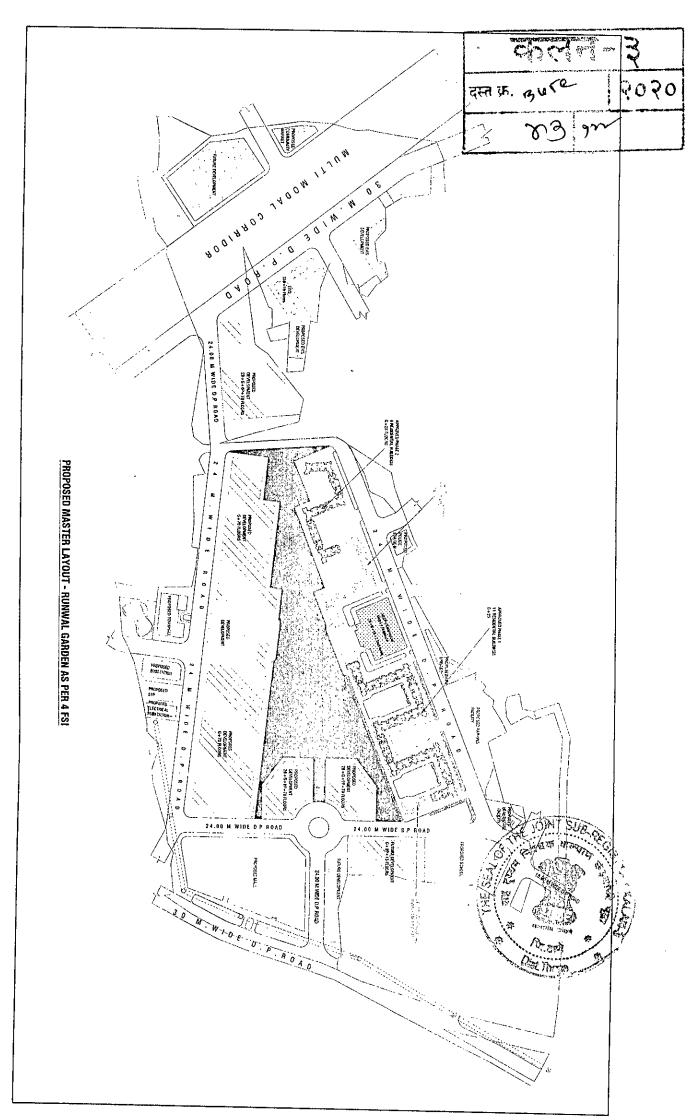




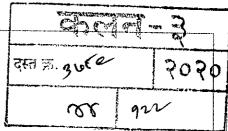


Annexure-"B-1" 1 ((11) m 105e 2 [Part]]= F 1111









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 (I) of sub-section (2) of section 4 read with Rule 5;

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 Femanand Riabhu (Secretar MahaRERA)
Date:2030 2020 10:20:36

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

Dated: 23/01/2020 Place: Mumbai Annexume "E"

RMI No. MAJUHI /2009/35320



महाराष्ट्र शासन राजपत्र भाग एक-कोकण विभागीय पुरवणी

क्षं ५, अंत २६] मुख्या से मृत्यार, जुले १८-२४, २०१६/आचात्र १०-आवना २, अते १९४१ | कृते ८८, विषयः कार्ये १४,००

प्रापिकृत प्रकाशन भाराचीय अधिशृधनाः, नंभगुका इत्यादी

अपर पोशीस आयुक्त (याहारूक), यरक्री, मुंगई पांजकडून

अर्थवाष्ट्रिकस्य आहेर

द्यान १९७/अनेआ/व्यान्त्र/२०११.— वी. प्रास्ति उत्तर, वाहीत व्यान क्षेत्रीय व्यान्त्र, व्यान्त्र, व्यान्त्र, व्यान्त्र, प्रास्ति उत्तर, व्यान्त्र, व्यान्त्र, व्यान्त्र, व्यान्त्र, व्यान्त्र, रूप्पात्र, रूप्पात्र, व्यान्त्र, व्यान्त्

काणनावानों अधितृत्यक का, ६५/३०६३८/४८/१८/२८/१८.— प्यासन जनारा हो सामाप्यते कुम सेत (देश बाह छ. ११० तेयाचा प्रोस अर्थन एता होती. तो हिन्न प्रांमनेता ते हुन्ने नात जनतन्त्र्य तेनो बनुच सामाप्यत्ये के महस्त्री प्रशस्त्रा यो अर्थे, हारीब तृत संवेत्रीतन समी, तृत्त, वहे, वहे, तो तमाप्रकार के च साम्यता स्थानमाहनी नात विकास समीच प्राप्तक सेता अर्थे,

नदाश्च आहे। हा यहना रही व निश्चपानिती अन्य रिचांन रेट पून २०१९ रोजो प्रीयद परण्यात देत आहेत.

समयो उत्तर, धारोती. चेत्रेत वर अनुता (प्रश्नुक), पुरुवास य वृद्धे करूत्रं, पूत्रहे, अर्थारचा सम्बद्धाः अवर चान्येस अञ्चल, व्यस्तूष्ट, वरस्थे, पृश्हे

के दुश्या ने पुरुषक पूर्व १४-२४, १०१९/सम्बद्ध १७ कार प्राच्या पूर्व वर्षाच्या पूर्व विकाशिकारों, वाले वर्षाले हैं 1900मा (Latter of lines)) कुष्ट कर कार कार पासे, एवंच का परिवेचारत प्रकल प्रस्तोत्राय कारहो रकत शिवर होका बाहे, रव प्रतिकृतिक का वर्षाकी छात्राकोले प्राव्यत कारित एवंच कार वर्षाकाश्या प्राप्ता कार्यालय प्राप्ति व अद्या प्रतिकृतिक प्रकार कार्याण एक छोत्र है प्रव्यतिकृत कर बाह्यत प्रकार कार्यालय इत्याप्ता विकास ४००० है, आपने अस्तावक प्राप्ति व प्राप्तीये कृति प्रसारकंत्राय निवादकंत्रातों, बाले धारे वेर सर कार्याव्य विकास अर्थाव्य विकास ४००० है, आपने अस्तावक प्राप्ति व प्राप्तीये कृति प्रसारकंत्राय निवादकंत्रातों, बाले धारे वर कार्याव्य विकास

(1) एक्किपुन का नामार्टको का बहुने ए. एं. देशेका महोत. महा विक्रियम प्राप्त निरोधन, यूर्व अधि पायन्त्रन अधिन्य केनको प्राप्तकात तथा करिने हात माराज्यारीयोत्तकाचे अंतर्ष प्राप्तक करता. महा करिने देश्यों देश पर का मारा पायोग छ। वा विकेशन विभागपान्त अर्थमान कामण व्यक्ति व अस्त कीन्त्री जासका उर्चेत माना थे। हे इस्त्रीवृत्त का पायान प्रमानविक्ति अस्तावक अध्योग्य विकास ४० वेदर पंथा कर्यों हेता आस्वाव अ संप्रप्त माना थे। व्यक्तिवृत्त का प्राप्ता कामणान्त्रीत अस्तावक अध्योग्य विकास ४० वेदर पंथा कर्यों होता आस्वाव अ संप्रप्त एक्किपुत कार प्राप्ता प्रप्राप्त केना करते.

(Y) क्वाचित्रक करा बाहरकोच्या निरम्बाकोत्सरोत ताहर थ.र.(११६) क्योर छल्दोबर्थ करू केम्प्युतार हार्थित छाप कर सती वार्च च्याकत च्या चानन चेठन है निमार्काकरों, आने ब्रोचेड मेरा ऑफ प्रोटपूर्व हरर कामी प्रकार करोकार

(१) स्थापिक का साम्येक क्षित्र हैं। १९ के में प्रतिकृति होते हैं। १९ के प्रतिकृति हैं स्थापिक प्रतिकृति हैं। साम्येक्ट समय हिन १९४४ हैं। स्थापिक स्थापिक स्थापिक हैं। साम्येक्ट हैं। साम्येक्ट स्थापिक हैं।

(६) एकनियुन करा यहानोकने कारायु देक्तों मेंगर ओडोकाना सेन्ट ओराव्क शासुनेप्रास्य व कांने रार्वाच्या परिस्ते क्रोंग आम्म्यन आत्र वर्षनीय कोंगे रिद्यांन्यकारीय सम्मानकीत शासुनेप्रास अवस्थत के कार्यकों प्रस्ता वर्षाकारे कार्य अन्यन सकेत दिन्यांन्यां, अने प्रांपे या प्रंतेचेचे राजी प्रशासकीय व्यवित्तवा करा व्यवस्थीत संदर और देश (LOI) पार्च कार्यकों कार्यके

(७) मुक्कियुक्त मार बाह्यक्रेमके क्षेत्रकेटन क्षार एक तमक कात, रेक क्षेत्रे, प्रात इनकारीय बहुर एके, इच्छी आक्ष्या क्षेत्र कारणवर्षको क्षेत्रकतुक्त अवस्था के व्यर्थको अस्ता कंपकी बाले उज्यसक प्रोत्ते, अन्त क्षेत्री बाह्यक्राच्या क्रिके निवासिक्सो, अने क्षेत्र वृत्तामकृत या बाह्यके संदर्भ अंक होट रेख्यकूर्य क्ष्यके.

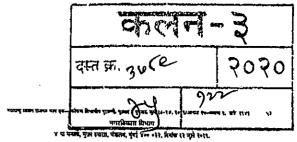
(८) एकविष्का का सामार्गियों का को विकास का का कि निक्का का की सामार्थ के साम

(१) क्योनक का नाता कारकार्य एर्जिस्ट ऐप्रोले बन्धे एम्बाएर्य/विकास एक्यांस्टी क्येयां। स्टाप्ट एर्टे आपनार्य रोजका राज्येय कारण, तथे अवस्थित कोर्स्टिय सेन्क्यों केर्येज विभागत एक्यांस्ट कार्य केर्नेट पास्त्रां किया प्रकार और क्यांस्ट कार्य पारे पाकार्य पर प्रका प्रकार तथ्ये कांस्ट नक्श्यों अर्थस्य केर्नेट पास्त्र तथे जा प्रीतंत्र्यांत एम केर्से केर्नेसम्ब विभाग्य अन्येयन स्ट्रिय

(१०) य कार्यक्रमेण्य कार्य व्यंत्रपेश्वर मा देशन स्टॉन बात आमचार, स्थापून प्रोत्तरप्रका ओमायात मंद्रीय त्रियाचर्च अंत्रप्रम प्रथ कार्य प्रेटन, स्वामेश्वर्य प्रकार प्रवास केत्रप्रमा प्रकार प्रकार,

(U) पर्यातस्य य क्रांत अनुवंधिक धार्यः : ---

(1) पता दश्यीनहमं का पास्माविर्धात अंध्यान मात्रक वहार कात्रक के हामक्या वर्षात्रक का १ प्रथम वर्षा (MoEV) (Environment) (Essence) गाँच एक सम्प्रक प्रतिक प्रवेणका वर्षात्रक मान्य प्रकार विशेषकार्य का स्वाप्त अवस्था मात्रक प्रकार विशेषकार्य के स्वाप्त कार्य कार्यक प्रकार कार्यक प्रवेणकार कार्यक प्रकार (Environment) त्रोष केंद्र साहयम्ब वर्षात्रक, या व ह्याकन पत्त पंताप्तकारीन कर्याण अवस्था पृत्येक्ट (Environment) Assessment) क्या रोजीको निर्माण केंद्राव्यक्तिकार आरोज व गास्त्रविर्ध कार्यक प्राप्त प्रयास व्यवस्थात ।



गाराष्ट्र प्राथेतिक नियोजन व पगररपदा अधिनियम्, १९६६.

्वाने निया प्रतित "प्रशास प्रतिवाद आवाजान्य, ११६० व्याने अध्याव व अवस्था प्रत्यान्त्राकोत रेठ पावीच्या अधिर्युव्य से व्याने व्याने अधिर्युव्य से अधिर्यः क्षेत्रीत्र्य के अधिर्यः क्षेत्रीत्र्यः क्षेत्रीत्र्यः के प्रतिवादः क्षेत्रीत्र्यः क्षेत्रीत्र्यः विद्याः क्षेत्रीत्र्यः क्षेत्रीत्र्यः क्षेत्रीत्र्यः क्षेत्रीत्र्यः क्षेत्रीत्र्यः क्षेत्रेत्रः क्षेत्रेत्रः क्षेत्रः कष्तिः क्षेत्रः कष्तिः क्षेत्रः कष्तिः क्षेत्रः कष्तिः कष त्यन व अंदान्यव सामुक्तातील १७ मध्यंच्या श्रीशर्शकट क्षेत्रकृतित

्रेश व्यापनी, उसन अधियुक्ति शेषणे द्वारत केमार वेश्वर व्यापनीये विभाव विषयण निपायको सात अधिनेवयाचा व्यापन (१)(१) अन्यो व्यापन अध्या अधिवृत्त्व व्यापन देवेत्व १९१२/१९४४/१८१८ १८१८ १९४८ १९४४ १९४४ १८५ अन्यो पेतृत क्राप्ते अद्वर व्यापनीय शेषणे विवास योजस व विवास विभाव विभावको क्राप्त्र अधिवृत्त्व कर्षण देवेत्व १९४६/१८४ १८४/१८५ १६५ विचार १ वे १९१७ अन्यो पेट्रा वेशने अपरे (पहुने कृतिकाले क्राप्त्र प्रस्तेय उसा विकास वेशन व उसा विवास विवास विभाव विवास विवास विभाव विवास व

अनेव करण वाही, राजाना, में, उनकात रेडिटेंडों के, कि. (वर्ड़ी करोब सानेव "उक्त प्रकार करोब" जात करणाह आव के एस्टिम्बर कर सावत करण क्रिकीय व्यवकारित (वर्ड़ी क्यांच उनकेव "उक्त प्रकार करण" जात करणाड अस्त आहे) की विकासन क्रिकामक्रीयाव प्रतान करानक करा केत असून करणायं की क्रिकीट, उसरार व क्यांच, क. करणाह कि. इसे पैकी ५३,४०,५० हें. कर, (विका क्रेडिक " अनुस्थित त" को कहा केतेवा क्रिकीटा) क्षेत्राव (बहुदे करण उनकेव " उक्त क्षेत्र प्रकार अस्त असे) क्यांचे असं

व्यक्तिय विकास प्राणित असून, विभिन्न आरक्षे अस्ति विवास केतन स्वास्त्र प्रस्ति होत अर्थ :

3.5% मध्यप्रते, विकास, कार्यप्ता, प्राण्यु सम्ब प्रति क्रियानाम्य केन्द्रान्त अस्ति अस्त्रात्त के प्रस्ति केन्द्रान्त कार्यप्ता क्रियानाम्य केन्द्रान्त केन्द्रान्त केन्द्रान्त क्रियानाम्य केन्द्रात्त क्रियानाम्य विकासिक क्रियानाम्य विकासिक क्रियानाम्य विकासिक क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य व्यक्ति क्रियानाम्य क्रियानाम्य क्रियानाम्य क्रियानाम्य कर्मायानाम्य क्रियानाम्य क्रिय

स्टो ४ मधीः :— .

(I) म्याध्ये प्रम्यतांत्रियः ।-

(t) उता प्रकारकोच्या केवले माननो इचका/विकास इक्क प्रकार प्रधानको आहे आहेला स्थान प्राप्त प्रकार प्राप्त प्रकार स्थान स्थान अर्थना प्राप्त प्राप्त प्राप्त प्राप्त स्थान स्यान स्थान स्थान

) व्योग्योच्य प्रत्यक्षेत्रकोण्ड प्रम्यांचे इसं स्वावयये प्रत्यन प्राणेकमा प्राप्ति व व्यवेतीत विकासच्य पर्यक्रयेची प्रपन्न प्राप्ति हम्बाची क्ष्मपते, गुज्ञ पद्माते प्रीपतिच व अभिगृत चेक्येचे चणापते, प्रत्यक्षे हम्ब, निवाह हम्ब विद कामम्ब

कोचन विकास पुरस्की, पुरस्का से एकार, वहां १६०१४, १०१६/ज्यान १७०वाक २, उसे १९४४

(१) उत्तर क्यांस्तृत्व कर बद्धारा जन्मकारोत् एक्काव्यां क्ष्यं क्ष्यं क्ष्यं हिन्दु स्ट्रीकार्य स्थानकार्य वेदा से प्रकार क्यांस्त्र क्यां स्थानकार्यक्र स्थानकार स्थानकार्यक्र स्थानकारकार स्थानकारकार स्थानकार स्थानकार स्थानकार स्थानकार स्थानकार स्थानकार स्थानकार स्थानकार स्यानकार स्थानकार स्थानकार

(1) एमसिक्य प्राप्त सम्प्रातीया विरुक्तकर्थायीत स्राप्त स्व. १.५१औ) गरीत छातुनेवाने काल सेन्यसूत्रमा प्रतासका विशासका संबीधा सर्वेचारते वर्षे प्रतासका काल काल केशन के विकासिकारी, धाने परिवासने लेटर और १टेन्यूपी कारा काले काला सर्वाचार केशनार क

(४) एक प्रास्थाने काराम्य क्रियम व अन्य वर्षका प्रेमक बेजोदेजी लिकि कराँके एवं अपने व करिने कार करने अवना कर्यकार सरस प्रोत्त करा करना बेटाम विकास कनाने स्वेदरक्षणया अस्य सरस्यार वे स्पष्टात केला खाँ, वजेर कार बेजायुर व कसरोजाुर समस्य अंतरमध्य प्रार्थीय विकास कन्द्राका प्राप्त बेजा राजीत अर्थिय कार प्राप्त करना कर्यकार करवाया प्रतिस्त

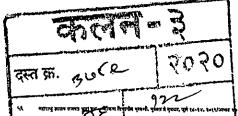
(+) जनस्य क्षेत्रका क्षेत्रका आराधका अर्थका विकास क्षेत्रका क्ष्मिक क्षेत्र क्षात्र क्ष्मिक कार्य कार्य आराधका स्थान क्ष्मिक स्थान क्षात्रका के क्षात्र अस्ति के अस्ति अस्ति अस्ति के विकास क्षात्र कार्यका क्षात्र कार्यक आरो

स्थित कर स्थानिक स्थान स्थान करिया है। हिंदी करिया स्थानिक स्थान स्थानिक स्थान स्थान स्थानिक स्

(1) उस्त प्रस्तवार्थ के Muhamodel Corridor ने पर्यक्ष तेत्र समझ्यते करा Muhimodel Corridor प्रयुक्त मेरोकायात्र । प्रांतीक निरामने बन्दायन क्यान्य प्रमा कृत्य केने व एकरकेन स्थी न स्वारीने स्थान करने त्रावन क्यानामा क्यानास्

(४) वस्य स्थापित्य कर बळाड डेक्टर दोको वेटम्य सेक्टर अस ब्योग आरक्का प्रीम्वेक्टरे निरम्परित्या अंतरक पाँचु विकास १ ०० थेटर वर्षण केक्टर उत्तर अस्त कर्म कर्म क्रिक्टर प्राप्त अस्ति क्रिक्टर उत्तर अस्ति क्रिक्टर उत्तर क्रिक्टर उत्तर क्रिक्टर अस्ति क्रिक्टर अस्ति अस्त अस्ति अस्त

(५) करन करना चेत्रमा प्रोत्नमेनपुर मार्चारे नियामा प्रारंगनिया (१४४०) वर्षी प्रारंगित इस अवसीया है वर्ष करून इस्तीवस्तर केर विकास स्त्री/मार्चेक्स प्रोत्मा स्थापनार्थित स्तर्भ वस्त्रोतीय कृते व्यावेत.



नदारपु आवन गरूर पूर्ण पूर्व द्वित्या विद्याचे प्रांत्रीत प्रांत्रीत कुटार, यूर्व १८-१४, वन्ध्रीयन्य पुन्तात्रा २, ३०० ११. (६) स्वात्त्रिकृत गार यहार्वात्री प्रसंद्वातु केर्न्युमाल अवेद्राज्यस्य संबंधीत विकासका स्वात्रात्रीत्रात्रीय कार्य वासे प्रसंप प्रस्तात्रात्रीय कार्य कार्य प्रसंप्तात्र विद्यात्र विद्यात्य विद

अध्ययमः । जार ६ वनः । (७) वस्त प्रकारको सम्प्राप्ट होण्डन्स लोलसंस्त्रीसादी प्रयंत्रक प्रभन्न प्रत्यास अव्ययक असलारी सार्वजनिष्क प्रयोजनासकीयो वहाराने आणि सुरुगृह सृष्टि

- (१०) एरव्यिममुक्त नगर बराहरू क्रान्ट्याचीर हार्येक प्रमासीवरील व्यास्थान येका मा वाच्याहरकी प्रावित्य करून स्टाब्स पुरावीवर होईल, वायानागी सुविध्य येक्या उपलब्ध करून सेम्बार्य प्रसाय प्रदेश (११) सीर उन्हें क्षणर वेजन्य उभारणं आणि कार्याच्यक वरणे प्रसाय प्रवासकारर स्थानकारण प्रकीत,
- (IV) इसर अटी व शार्ती :----
- (१) स्वास्थ्ये दिलंब ८ वर्ष २०१९ एव अनिस्तृष्यंन्ययं एस्ट्रीवकृत नगर प्रात्तांच्यं निष्णायतं गुम्मेत थेर्धा असम्पत्तं र ष्यांचि पूर्तंत्र १८०४४ (Letter of Intent) रेप्युक्वं किस्तिरिकारी, ठालं यांचे वालंदा कंपलेयद्त्र तक्तर एक्ट्रो, (२) एकवित्युक्त तगर प्राप्तत प्रकारताव्योगे गंग्र निगत तथेष लागभ्ये स्वास्थ्यकृत योक्षेत्रके कारणात वेत्रास्य गुमास्य प्रकार प्रयागिकार वेश्यास्यक प्रक्रीत.
- प्रस्तर प्रवर्धकार वेश्वराज्य राज्योतः । अर्थन्त प्रवर्धकार वा अर्थन्तुण्येत्रो प्रदान प्रवर्धकार आरोशे सोकेशन विकासना आरोशि सोकेशन विकासना अर्थिक प्रवर्धकार अर्थिक विकासना अर्थिक प्रवर्धकार वा अर्थिक अर्थिक विकासना रह प्रारम्भाव नामा अर्थिक प्रवर्धकार वा अर्थकार वा अर्यकार वा अर्थकार वा अर
- - व्यवस्य संपापताच्या प्रस्थकं पहती पहुंद कार्यात्वसार्थं एक वर्धन्यच्या समावयोकारेता उपलब्ध राहेतः.

 (ज) धार्मणा आयुष्त, पूर्व प्रमाणा प्रदेत विश्वस्य प्रशिवस्य, योज-पूर्ण संकृत, वाद (पूर्व), पूर्व-४०० ०५१.

 (क) स्वास्त्रास्त्र, जगायच्य, योग्य प्रिमण, कांक्रम थवा, काव्यु, वाढे पुर्व.

 (ढ) आयुष्त, कायाच्य, वीवस्यी प्रश्नमार्थ्यस्य, साल्याम.

 (ह) सामक भेपासक, नगरस्यत, ठावं प्राट्य, तावं प्राट्य, विस्त्रस्य स्थानस्य स्यानस्य स्थानस्य स्थानस्य

त यंथा आदेशनुसार

जशोश का, व्यक्तिस परयोगन अधिकारी

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UIIBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mu mbai 400 032, dated 12th July 2019 NOTIFICATION

MARAHABITRA REGIONAL AND TOWN PLANK

NOTIFICATION

No. TP3.1218/4499/CR-64/18VID-12.—Whereas, the Government of Maharashtra has appointed the Munibal Metropolitan Region Development Authority (MMRDA) as a Special Flanning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1968 (hereinafter referred to as " the said Act ") wide Notification No. 1299/1910/CR-83-/2000/UD-12, dated 9th August 2006 (hereinafter referred to as " the said Authority ") for the entified 27 villages of Kalyan and Ambarnath Tabulan (hersinafter ruferred to as " the said Notified Area "):

And whereas, the Draft Development Plan and its Davelopment Control Regulations of the said Notified Area has been partly-sanctioned by the Government wide Notification No.7TS,1210/CR-10113/UD-12, dated the 11th March 2015 and Excluded Portion of the Development Plan and Development Control Regulations of the said Notified Area has been sanctioned under section 31(1) of the said Act, by the Government wide Notification No.7TS.1216/CR.2016/UD-12, dated the 3th May 2017 (heroinafter collectively referred to as "the said Development Control Regulations");

And whereas, Ms. Ruswal Rosidency Prt. Ltd. (hereinafter referred to as "the Applicant") have submitted a proposal in the Government of sprant of Locational Cloarance in respect of an area which includes lands admensuring about 53.37.00 Ha. Are (including the lands specified in Controlling Linding Special Special of the Schedule-A appended hereto) (hereinafter referred to as "the said Project");

And whereas, after making necessary enquiry and after consulting the lands and Drevelopment Plan in Prince and Applicant Company is partly included in Residential Zona, Commercial Zono, Prilen;

And whereas, after making necessary enquiry and after consulting the Individual Director of Town

Project in the said Apparent Development proposals and D.P. Roads as per the said Dovelopment Plan: And whereas, after making necessary enquery and after consulting the Director of Town Planning, Maharashirus State, Puna, the Government is of the opinion that the proposal submitted by the Applicant as regards lands admensioning superex, 53.37.50 Ha. Are at Usurghar, Charivali, Sagaon, Tal. Kalyan and Dist. Thane, more particularly described in Schadulo A appended to this Notification is to accordance with the provisions of the Development Centrel Regulations including the Regulation for Development of Integrated Township Projects presently applicable to the said Area and hence the said Area and hence the said Area, and also as the said Area included is the two Planning Authority area, can be directed the anid Authority for implementation of the Integrated Township Project as per the clauses—1 of the Regulation for Development of Integrated Township Project as per the clauses—1 of the Regulation for Dovelopment of Integrated Township Project in the Project and Area, the Government, in exercise of the powers conferred under section 44 (2) of the said Act, the Government, in exercise of the powers conferred under section 44 (2) of the said Act, the Government, in exercise of the powers conferred under section 44 (2) of the said Act, the Government, in exercise of the powers conferred under section 44 (2) of the said Act, the Government, in Area, more specifically described in "Schadule A" appended hereoto, and grants Locarilonal Clearance to the same, subject to the following forms and conditions and also hereby directs Mundai Metropolitan Region Development Authority as are the clause-1 of the Regulation for Development of Integrated Township Project; for implementation/for giving further necessary parmilsions in these Integrated Township Project; in the implementation of the Regulation for Development of Integrated Township Project, for implementation/for giving further necessary parmilsions in these Integrated

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ms and Conditions:-

(I) Regarding Ownership

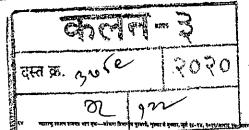
ms and Conditions—

(1) The Applicant must have the ownership development rights in respect of the lands under the Special Township Project, it shall be binding on the Applicant to submit to the Collector, Thans a copy of Momernadum of Understanding duly registered, registered Joint venture document entered into between the Applicant and the land owners as well as the others concerned, before eletatining the Letter of Intent.

(2) The Applicant, shall be responsible for the proof of ownership of the lands specified in Schedule A. Ownership documents, original revenue records and authorised measurement plan shall be submitted to the Collector, Thane before the Letter of Intent by the Applicant while spublying for Development permission. The Applicant shall submit conclusive documents regarding ownership of such lands to the Collector, Thane, before obtaining the Letter of Intent. If the Applicant fails to produce such conclusive documents of ownership in respect of any parcel of land, then such land shall be desmed to be excluded from the Locational Clearance and if ity virtue of such exclusion any land is not found to be configuous, then such land shall also stand automatically excluded from this Locational Clearance and after exclusion of such lands the orea under the said Integrated Township Project should not be less than 40 Hs. Arc. After completion of these only, the Collector, Thane shall proceed further for allowing Letter of Information of these only, the Collector, Thane shall proceed further for allowing Letter of Information of the configuration of such lands the area under the said integrated theoretial Freight which are parts of S. Nos. shall be incorporated in the find in Locational Clearance, and if after exclusion of such lands dutomatically excluded from the high integrated from the parts of the forest parts of the find in Locational Clearance, and if after exclusion of such lands dutomatically excluded from the parts of the forest Dajartment as per the provision A. (10 of the Regulation for De

(8) If any lands in the said Integrated Township Project have entries regarding the Letter of Intent.

(8) If any lands in the said Integrated Township Project have entries regarding the court matter in the "Other Rights" column, the Collector, Thane shall make sure about the removal of such entries before granting the Letter of Intent. If any lands in the aforesaid Integrated Township Project have entries regarding the restricted cheurs, entry regarding 32-U, the Applicant shall follow the appropriate procedure as per law to remove such entries. Only after removal of such entries, the Collector, Thane shall grant the Letter of Intent.



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(10) Regarding the High Tension line if passing through lands, necessary remar-hall be obtained from the concerned department regarding the distance to be kept for such High Tension line and such remarks shall be strictly followed by the Applicant.

such High Tension line and such remarks shall be strictly followed by the Applicant.

(II) With respect to Environment and other allied supports—

(I) It shall be binding on the Applicant to obtain and submit the Environment Clearance from the Ministry of Environment, Forest and Climate Change, Covernment of India and the appropriate surherity of the State Government, at the time of sanction to the building permission. Alsu the torms and conditions mentioned in the Environmental Impact Assessment Modification 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 reasonabilities of the Applicant.

and Climate change smell be briging 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 Pollutian Centrol Board at their cost alongwith the provisions of the cencerned Act and regulations. The necessary No Objection Certificate in this regard shall be obtained by the Applicant from Moharashtra Pollutian Control Board, before initiating the work of implementation of the Integrated Township Prolact.

(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(d) of the Regulation for Development of Integrated Township Project, to the Collector, Thane, before the Leiter Terans.

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 nelles/rector resources, etc. in the area of integrated Township Project shall not be cleased. The Applicant shall obtained 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 Confidence from the consequence of the conditions of the c

conditions mentioned in the zame shall be binding on the Applicant.

(6) No Objection Certificate from the concerned department regarding the distance to be left from the waterhody and the conditions mentioned in the same shall be binding on the Applicant. And if the said water bedies are under CRZ, the remarks of MCZMA Environment Department shall be obtained by the Applicant and the conditions mentioned in the same shall be binding on the Applicant.

shall be binding on the Applicant.

(6) It shall be binding on the Applicant to provide water supply as per the provision 10.8(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 slongwith the necessary documents, etc. to the said Integrated Township Project as per the provisions of Regulation for Development of Integrated Township Project, with the proposed of Master Plan being submitted to the concerned Planning Authority, for the upported.

(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 eatire Integrated

(IV) Other Terms and Conditions -

Other terms and Conditions—
(1) The Government of Moharachtro has medified the Regulation for the Desgrated Township Project vide Notification dated 6th March 2019, The Collector, use the fulfillment of occasiony documents as per the provisions monitoned in tulations before granting the Letter of Intent to the said Applicant.

(2) The Regulation for Development of Integrated Township Project sonctioned 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 mantioned above are not obeyed by the Applicant the powers' rights of cancellation of the Locational Clearmene granted wide this notification are reserved with Government. If Locational Clearmene 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 definits of land under the Notified Integrated Township Project are given in hedule.A' appended herete and the plan showing the boundaries of the said Project is given in edule.B' appended herete.

The details of land and the plan i.s. 'Schedule-A' and 'Schodule-B' respectively shall be slable for the inspection of the general public, during office hours on all working days for a fod of one menth at the following offices:—

(a) The Metropolitan Commissioner, Mumbei Metropolitan Region Development therity, Bandra-Kürle Complex, Bandra (E), Mumbal.

(b) The Collector, Thane,

(c) The Joint Director of Town Plunning, Konkan Division, Konkan Bhavan, Belapur,

(d) The Commissioner, Kalyan-Dombivali Municipal Corporation, Kalyan.
(e) The Assistant Director of Town Planning, Tanne Branch, Thone.

This Notification shall come into force on the date of its publication in the Mahareshira

5. This Notification shall also be available on the Covernment Website- wice, maharashira

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



ASHOK K. KHANDEKAR.

Township Project from the soncerned power supply company before the approval of the Master Plan as por the grovision of the Regulation for Development of Integrated Township

(III) With respect to Development-

With respect to Devolopment.—

(1) The soid Integrated Township Penject of the Applicant has necess from the existing
Shil Phota-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, Thoma shall
ensure the existence of the 18.00 mt. wide access road before granting the Letter of Intent to

the sold Applicant.

(2) The Applicant shall have to submit the Authorised Centeur 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 Zilikgs should not be more than 40% of the total project area and the promium for the Hill Top and Hill slope zone as per the provision 7.1.2 of the Integrated Township regulation shall be applicable and soid by the Applicant before the letter of Intent. No construction shall be applicable and soid having slope agual to or more than 1.5 in the anid project as per the authorised Contour Map, whether such lands are specifically marked as such on the Regional Plan or not.

(3) The said Integrated /Tewnship Project is affected by the alignment of Multimodel Corridor. The Applicant shall obtain and submit the necessary No Objection certificate from the concern Department/Component Authority Regarding the distance to be kept from the said Multimodel Corridor and the terms and conditions mentioned in the same shall be strictly followed by the applicant company.

(4) The Applicant shall provide access read 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.

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 intent the public reads and other rights (vahivat) in the said Integrated Township Project. The existing roads Regional Plan reads/ proposed rands shall be kept open for the general public.

(6) In the said Integrated Township Project area, the provision of C.D. work for the nale/ conal with the approval of the concerned department shall be binding on the Applicant. Abis in the said Integrated Township Project, the distance from the river, nales, canals, takes 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 earnark 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 deoulish the same before Applying for the Maxier toyout an per the provision of the Regulation for Development of Integrated Township Project to the concorned Planning Authority.

(9) It shall be hinding on the Applicant to provide the System of Rain Water Harvesting 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.

वाग एक (क्वे.हि.मू.)—५

Scheduled-A" re to Govt. Notification No.TPS-1218/4499/C.R.54/19, dated the 12th July 2019.

Details of Lands of Village-Gharivali, Usarghar, Sagaon, Tal. Kalyan, Dist. Thous for natified Integrated Tawaship Project S. No./Hissa No. (1) (2) VILLAGE - GHARIVALI 1020,00 4/2 2630.00 4/3 80,00 1/5 1/6 1/9 4270.00 4070.00 4250.00 4/11 1420.D0 D/1 11 5/2 3060,00 5/3 2710.00 13 6/4 5/5 100,00 6/T 2/C 16 16 17 1870.00 6/2 610.00 12 6/3 7/1 3570.00 7/2A 1970.00 21 22 7/2B 7/2C 1220.00 1230,00 7/3A 7/3B 8/1 23 3080 00 24 3090.00 4050.00 8/2 8/3 8/4 6/6 8/6 8/7 26 4120,00 27 28 940.00 **2**9 30 7210.00 4500.00 32 B/8 180.00

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76 17/9 1690.00 77 17/10 1870.00 78 17/11 2480.00 79 16/0 760.00 80 190 6830.00 81 20/1 17020.00 82 20/2 2100.00 83 21/1 50.00 84 21/2 10900.00 85 21/3 380.00 86 21/4 250.00 87 22/0 2830.00 88 23/1 16270.00 89 23/3 1460.00 90 23/3 1460.00 91 22/10 1640.00 92 37/1 3400.00 93 37/20 9500.00 94 37/20 9600.00 95 37/21 3800.00 96 37/3 1200.00 97 37/4 300.00 98 37/21 3800.00 99 38/1 4200.00 99 38/1 4200.00 99 38/1 4200.00 99 38/1 4200.00 99 38/1 4200.00 100 39/2 3000.00 101 39/1 800.00 102 39/3 700.00 103 39/3 700.00 104 40/0 200.00 105 41/1A 4700.00 107 41/2 5500.00	74	17/7	2710.00
77 17/10 1870.00 78 17/11 2480.00 79 180 750.00 80 1990 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 10270.00 89 23/3 1460.00 90 23/3 1460.00 91 23/10 1640.00 92 37/1 3400.00 92 37/1 3400.00 93 07/2D 3870.00 94 37/2C 9800.00 95 37/2D 2730.00 96 37/3 1200.00 97 37/4 300.00 98 37/2T 3800.00 99 38/1 4800.00 99 38/1 4800.00 99 38/1 4800.00 100 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 4700.00 107 41/2 5500.00	76	17/8	760.00
78 17/11 2480.00 79 16/0 760.00 80 1500 6830.00 81 20/1 17020.00 82 20/2 2100.00 83 21/1 50.00 84 21/2 10900.00 85 21/3 380.00 86 21/4 250.00 87 22/0 2480.00 88 23/1 10270.00 89 23/3 1460.00 90 23/3 1460.00 91 23/10 1640.00 92 37/1 3400.00 93 07/2D 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 99 38/1 4200.00 99 38/1 4200.00 99 38/1 4200.00 90 39/2 57/0 500.00 90 37/1 300.00 91 37/1 300.00 92 37/1 300.00 93 37/21 3800.00 94 37/21 3800.00 95 37/21 3800.00 96 37/21 3800.00 97 37/4 400.00	76	17/9	1690,00
79		17/10	1870.00
80 190 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 1070.00 89 28/2 400.00 90 23/3 1460.00 91 23/10 1640.00 91 23/10 25/0.00 92 37/1 2400.00 93 07/2D 2570.00 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 99 38/1 4200.00 100 38/2 3000.00 101 39/1 800.00 102 39/2 600.00 103 38/3 700.00 104 40/0 200.00 105 41/1A 4700.00 107 41/2 5500.00		17/11	2480.00
81 20/1 17020,00 82 20/2 2100,00 83 21/1 50,00 84 21/2 10900,00 85 21/3 38,00 86 21/4 250,00 87 22/0 2830,00 88 23/1 16270,00 89 22/2 400,00 90 23/3 1460,00 91 23/10 1640,00 92 37/1 2400,00 93 07/2B 3570,00 94 37/2C 960,00 95 37/3D 2730,00 97 37/4 300,00 97 37/4 300,00 99 38/1 4200,00 100 38/2 3000,00 101 39/1 800,00 102 39/2 300,00 103 39/3 700,00 104 40/0 20,00 105 41/1A 470			760.00
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 10270.00 89 22/2 400.00 90 23/3 1460.00 91 23/3 1460.00 92 37/1 3400.00 92 37/1 3400.00 93 07/2B 2570.00 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 32/1 4200.00 99 32/1 4200.00 101 39/1 800.00 102 39/2 600.00 103 39/3 700.00 104 40/0 200.00 105 41/1A 4700.00 107 41/2 6500.00 107 41/2 6500.00	80 1	19/0	6830,00
83 21/1 50.00 84 21/2 10900.00 85 21/3 380.00 86 21/4 250.00 87 22/0 2830.00 88 23/1 10270.00 89 23/2 400.00 90 23/8 1460.00 91 23/10 1640.00 92 37/1 3400.00 93 07/2D 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 99 38/1 4200.00 100 38/2 500.00 101 39/1 800.00 102 39/2 600.00 103 39/3 700.00 104 40/0 200.00 105 41/1A 4700.00 107 41/2 6500.00 107 41/2 6500.00	81	20/1	17020,00
84 21/2 10900.00 85 21/3 330.00 80 21/4 250.00 87 22/0 2830.00 88 23/1 10270.00 80 23/2 400.00 90 23/3 1460.00 91 25/10 1640.00 92 37/1 3400.00 93 37/2D 2870.00 94 37/2C 9600.00 95 37/3 1200.00 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 4700.00 107 41/2 5500.00 107 41/2 5500.00			2100,00
85 21/3 380.00 86 211/4 250.00 87 22/0 2830.00 88 23/1 16270.00 89 28/2 400.00 90 23/3 1460.00 91 28/10 1640.00 92 37/1 3400.00 93 37/2 3570.00 94 37/2C 9600.00 95 37/3 1200.00 96 37/3 1200.00 97 37/4 300.00 98 37/21 3800.00 99 38/1 4200.00 99 38/1 4200.00 100 39/2 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 4700.00 107 41/2 5500.00 107 41/2 5500.00	63	21/1	50,00
86 21/4 250,00 87 22/0 2830,00 88 23/1 10270,00 80 23/2 400,00 90 23/3 1450,00 91 22/10 1640,00 92 37/1 2400,00 93 07/2B 2570,00 94 37/2C 9600,00 96 37/3 1200,00 97 37/4 300,00 98 37/21 3800,00 99 38/1 4200,00 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 4700,00 107 41/2 6500,00 107 41/2 6500,00	84	21/2	10900,00
87	85	21/3	330.00
88 23/1 10270.00 80 23/2 400.00 90 23/8 1460.00 91 23/10 1640.00 92 37/1 3400.00 93 07/2B 3570.00 94 37/2C 9600.00 95 37/2D 2790.00 96 37/3 1200.00 97 37/4 300.00 98 37/21 3800.00 99 38/1 4200.90 100 38/2 3000.00 101 39/1 800.00 102 39/2 600.00 103 39/3 700.00 104 400 200.00 105 41/1A 4700.00 106 41/1B \$100.90 107 41/2 6500.00	86		250,00
80 23/2 400.00 90 23/3 1460.00 91 22/10 1640.00 92 37/1 3400.00 93 37/2D 3570.00 94 37/2C 9600.00 95 37/3 1200.00 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 4700.00 107 41/2 5500.00 107 41/2 5500.00	87	22/0	2830.00
90 23/3 1460.00 91 25/10 1640.00 92 37/1 3400.00 93 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 5500.00	88	23/1	16270.00
91 23/10 1640.00 92 37/1 3400.00 93 07/2B 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 39/2 3000.00 101 39/1 800.00 102 39/2 600.00 103 39/3 700.00 104 400 200.00 105 41/1A 4700.00 106 41/1B 5100.00 107 41/2 6500.00	89	23/2	400.00
92 37/1 3400.00 93 07/2B 3570.00 94 37/2C 9600.00 95 37/2D 27/30.00 96 37/3 1260.00 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 47/00.00 106 41/1B \$100.00 107 41/2 6500.00 108 41/3 1600.00	90	23/8	1450.00
93	91	23/30	1640.00
94 37/2C 9600,00 95 37/2D 2730,00 96 \$7/3 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 3100,00 107 41/2 6500,00 108 41/3 1600,00	92	37/1	3400.00
95 37/2D 2730.00 96 37/3 1200.00 97 87/4 300.00 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 3100.00 107 41/2 5500.00	93	07/213	2570.00
96 \$773 1200.00 97 37/4 300.00 08 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 \$100.00 107 41/2 6500.00	94	37/2C	9600,00
97	95	37/2D	2730.00
98 37/21 3800.00 99 38/1 4200.90 100 38/2 3000.00 101 39/1 800.00 102 39/2 600.00 103 39/3 700.00 104 400 220.00 105 41/1A 4700.00 106 41/1B \$100.90 107 41/2 6500.00	96	37/3	1200.00
99 38/1 4200.00 100 39/2 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 3100.00 107 41/2 5500.00 108 41/3 1500.00	97	87/4	300,00
100 38/2 3000,00 101 39/1 800,00 102 39/2 600,00 103 39/3 700,00 104 40/0 203,00 105 41/1A 4700,00 106 41/1B \$100,00 107 41/2 6500,00 108 41/3 1600,00	98	37/21	3800,00
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 \$100.00 107 41/2 6500.00 108 41/3 1600.00	99		
102 39/2 600.00 103 39/3 700.00 104 40/0 200.00 105 41/1A 4700.00 106 41/1B 3100.00 107 41/2 6500.00 108 41/3 1600.00			
103 \$9/3 700.00 104 40'0 200,00 105 41/1A 4700.00 106 41/1B \$100.00 107 41/2 \$500.00 108 41/3 1600.00	101		
104 40'0 200.00 105 41/LA 4700.00 108 41/LB 3100.00 107 41/2 6500.00 108 41/3 1600.00		****	
105 41/LA 4700.00 108 41/LB \$100.00 107 41/2 6500.00 108 41/3 \$1600.00			
108 41/1B \$100.00 107 41/2 6500.00 108 41/3 1600.00			**
107 41/2 6500.00 108 41/3 1600.00			
108 41/3 1600,00		·	
109 41/4 500.00			
	109	41/4	500.00

	1)	(2)	(3)
	и	9/1	250.00
	5	9/2	1570.00
	G.	9/3	350,00
3		9/4	750.00
3		9/3	1460.00
3	9	9/6	1620,00
41		9/7	450.00
4		9/8	230.00
43		10/0	860.00
40		11/0	4020,00
4-		12/1	90.018
48	i	12/2	610.00
46		12/3	530.00
47		12/4	250,00
48		12/5	1010.00
49		12/6	450.00
50		12/7	1650,00
51		12/8	760.00
52		12/9	1010.00
83		12/10	780.00
64		12/11	450,00
55		12/12	1120.00
66		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		14/28	2530.00
62		14/3	5260,00
63		14/4	130,00
64		14/5	2450.00
65		15/0	1850.GG
66		16/1	600.00
67		16/2	560.00
68		17/1	1480.00
69		17/2	560.00
70 71		17/3	4300.00
71		17/4	2530,00

ध्याराष्ट्र राज्य राज्य	प्रथम एककोबन जिल्लाचे पुरबन्ते, पुत्रमा हे दु	गार, बीच्ने १९-५४: ४०१४/आसार १७-सामन १, सक् १९४६	
(1)	(2)	(3)	
110	12/2	8000.00	
111	44/1	17000,00	
112	44/2	7600,60	
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/GB	14800.00	
110	147	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	6600,00	
127	44/15	5500.00	
128	44/18	2800.00	
129	1017	00,0016	
130	44/18	1800.00	
131	44/19	7800,00	
132	44/20	3200.00	
138	49/0	3670,00	
134	50/1	610.00	
135	50/2	00,002	
136	50/3	940.00	
137	51/1	2380.00	
138	61/2	4350.00	
139	56/1	1200.00	
140	56/2	1300,00	
	VILLAGE - UNARGHAR		
141	44/1	810.00	
142	44/2	4960.00	
143	44/3	450.00	
44	44/4	2360.00	"
46 46	44/5	1090.00	
3 0	44/6	2680.00	

(1)	(2)	(3)
147	Wī	400,00
148	44/8	1170.00
149	449	2250.00
160	44/10	1160.00
161	44/11	4090,00
162	44/12	1850,00
168	45/1	1800,003
154	45/2	9760,00
155	45/3	2430.00
156	45/4	2020,00
157	48/6A	2530.00
166	46/5B	2150.00
150	45/6 - CYIN	T SUB 31260.00
160	461	
161	Cests Carle at a	G (200 00 00 00 00 00 00 00 00 00 00 00 00
162	Cess. C.c.	350,00
163	1630	Toologic Section C
164	35.478	668000 ·
165	55 4804 Y	309 000
166	U 600	22160.00
167	55 45HO	as (po
168	§3. 621 60	6780.00 Pi
169	J egilige acon	12549/00 mg/
170	Josephy of 13th	* S650.00 /
171	53/1B	13. 16. 1
172	53/2A Que	2010.00
173	53/20	2050.00
174	53/3A	550,0G ·
175	63/3B	510.00
176	94/0	- 6400.00
	VILLAGE - SAGAON	
177	67/1	3560.00
	Total Area	533750 Sq.Mtr.
		Approximate 53.37.50 Ha.Ar.

* +

HOK K. KHANDEKAR, Section Officer. िताकषा आभूनक्ष्यं स्थान स्थान (६),८,०१ रामनीवी स्तरीमानिकाम्प्रती अप्तोत्रआसर अपन त्रकृष्णीतम् । वृक्ता अवितर कात्रकामार्थं एक्त्य उपमृष्ट निक्वास्त्र व स्तित्रकामान्त्रम् निक्तित्र एक्त्यर स्थान स्थानीय अपने स्वाचन स्थान स्थान

(2) जराववार प्रेमियान गोहावायाच्या जेतावायाचन संबंधित विनामाचे उत्तरप्रकर राज्या देखन रंगतील करीचे पालन कर्युंग प्रकल्प प्रवंतरणादर यंभनशरक राहोत्त, तसेच राहर जहाताल क्षेत्र है CRC असीस सेत अपन्यायां कर बंधनुसरस्य शिक्षा

<u> १९१३)) का किल है तेत्र विभाव । १९५५ । १९</u> छ मंदिरक एका व्योक्तक हात्रीयी किसंस्थित मामधी तारीक्षर एनक क मामशी एम्प्रेस्तक रंगन्यात एका व्याप्य नामधारी ह्याप्यंत फ्रांस्य १५२४, उत्योध क्यायान्यमं उपायनेक्षर एक्स्य (प्रस्य स्टब्स स्टीक्त स्प्रामित्त्रक छ स्क्रुम्पार्क्त प्रस्तित छक्ति, विमा आपर्य तात्रम प्रत्य मान्यस्य प्रमायनात्रम्य विमान एक्स स्टांसर क्रिया क्रियाम स्टब्स निकार क्ष्यात्रम्य एक्स्य एक्स्य विमान प्रमायन विमान

अर्थित संस्थान में उठ-पास्तात है। उठ-प्रस्ति के अर्थित स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप स अर्थित प्रस्ति स्थाप स्थापनार्यात स्थापनार्यात स्थाप स्थापना स्यापना स्थापना स्थापन nyone angripan ratur (E), y. a. Hain raturlaenved teathaine art represent (2) furian fur independent teachers seinen karthaine per artiker fre fur-reces çar (B) puril ve furian risterie refurible ve furireas quird gallular et a constance a concerne account comment at en artiker establish वनकारक राहील,

जावस्यक ती नी करफत देखरच महारोष्ट्र प्रदुषणं मंडळक्का रूप का तेत कर के के अनेदार याचेवर यमात्रीकृत ज्ञानको विपाणकांक । विपाणकांक । विपालकांक विपालकांक विपालकांक विपालकांक । विपालकांक । विपालकांक । व्यासकांक । विपालकांक । व्यासकांक । व्यासकांक । व्यासकांक । व्यासकांक । व्यासकांक । विपालकांक । व्यासकांक । विपालकांक । विपा

हन् व स्वामान प्रदल नियमानी (MOEF) (Enventment) विश्वस्थात प्रदल्धा कर सामान्य प्रवास । मंदीयत आधिपत्राच्याने ना प्रवास प्रमाणन होणे आवश्यक प्रवित्त प्रकार । स्वाम प्रवास प्रवास । वन य स्वासा अपने अपने स्वास्पान्त्रीय अपन्य आधि प्रवास । स्वास प्रवास । प्रमाणन अपने । प्रमाणन अपने अपने (क्यान्यान्त्र) मार्गित केन्द्रिय आधिप्र प्रमाणन वार्षित व वार्षित मार्गित यान्य मार्गित । ार्गीका स्थानिक प्रमान स्थान स्थान

१९) माशास्त्रांतासम्बद्धाः स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थानसम्बद्धाः १९६६ । स्थानसम्बद्धाः स्थानसः स्थानसः स्थानसः स्थानसः स्थानसः स्थानसः स्थानसः स्थानसः स्थानसः

1012.1.1 व्योग्धितास्त्रकार क्षेत्र , क्रम निम्त्रकार त्राव्य कार कीन्यीर स्त्रीयनीत्रकार उपर त्रिकृतील्य (5) व्याचन किन्न सम्प्रतार त्राव्य द्रीता प्रजास त्राव्यक्षित सुरूर की स्पूर्ण तर्म अध्यन्तार हर्मन विश्वेत्र स्त्रीयनी निनीय क्षण्यीतार्थन्य वर्षात , स्त्रीत्र प्रविद्य विषय अध्यय त्रिकृतम्य विश्वेत्र विश्वेत्र विश्वेत्र सुम्पत्रकृति के द्रिकृतिक्ष प्रमावक्ष्य इन्हेस स्नाव्यक्षित इपर स्त्राव्यक्षित उपर स्थित विश्वेत्र स्त्रीत विश्वेत्र विश्वेत्य विश्वेत्र विश्व

क्षितिनीर क्षिणायक किसीनीर तसीसमीर स्मेत उन हैगर मल्डियर क्षण्यीर शेक्सम र आ स्थितीयोग्न क्षित तसामार व्यास आक्राय स्नम्मी ज्ञानमार देस्मार्ट्सिट क्षम्य प्रामानमी इर गिरामार्ग निस्ति स्मेत उद्योग सिनियर प्रानेष्ट ग्राप्त्रम सिनेस् विभन्न सम्माय स्नम्य

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त्रीतान आपन अधिकान्याचे मेर्च स्वतानाधीरायास व्यरेची करता येगार नाही.

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रायत नुभावकता मांभास ए मांभार निकामित चिन्ने 'क्यानी' मार है के न्यां कुम मांभार मांभार मांभार मांभार मांभार सम्बन्धा समाप्र मार्च कुमनीस्था स्थापित मांभार मांभार मांभार मांभार मांभार मांभार मांभार मांभार कुमनीस्था मांभार मां

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रतोडनवर्गान रूपम्ही सम्प्रज्ञ राम ताथानिमीरू स्वीक्षणायकार तथा अत्यास प्राप्त क्रम्मतीकार समित र्जात स्विक प्रमार प्राप्तमानामा है,१९०६/১०६६ त्री १९०६/४४०१ त्रहें त्राप्त प्रमार स्वीक्षणायां स्वीक्षणायां स

उत्तर प्रस्थितको स्थितिक स्थापिता हो प्रमुख्य स्थापित स्थापि स्थापित स्थापित

करियों व्यापक का क्रांपास का उपसार, तिकारिय र्वांस क्रियों क्यांस साम सामक्रीताल क्रांपाय प्राप्त क्रियों क्रिय रोगकार्यन प्राप्ताय कार्यों का सुर्वाच्य सुर्वाच्य क्रियों क्

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ार की क्षित्र कार्याच्या । स्ट्रास्ट्र कार्या व्यास्त क्ष्मा । स्ट्रास्ट्र कार्या । स्ट्रास्ट्र कार्या । स्ट्रास्ट्र कार्या क्ष्मा । स्ट्रास्ट्र क्ष्मा । स्ट्र क

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There Ampelyans rolly (1971) & A. Zhan rolly also also the property and the construction of the constructi . . . क्रीतिकार क्रमत्यन्यमः उप्रधीय आत्रीयक् नित्रकृष्ट विश्व

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- 172505 २०) एकस्पिकृत नगरं प्रसादतीच्या नियमायतीमधील तत्त्वीनुसारं प्रकल्प यृहत् आराखका संद्यीयत विशेष नियोजनं श्रीयकृत्यांकृते भेजूरीसार्वीचा अस्त्रयं साहरः करतिवेद्धी सहरः प्रकल्पास एकस्थिकृत नगर यसारतीच्या नियमायतींन्यीस तत्त्वीनुसारं पाणीं व्यवस्थापताचा पूर्णसाः त्या मृत्ययं कागस्यत्रे इत्याची वक्तनं प्रसादावीन्यते साहरः करणे स्थानस्थापता ग्रहेसरः
 - प्रकार प्रकार प्रवासकाने प्रसायमंत्रीक तादर करने प्रेमनकादक युक्त त्या पृथ्वत व प्रतास्त्र प्रकार प्रवास प्रवास प्रवास प्रवास प्रवास कार्य प्रावस प्रवास कार्य प्रवास प्र
 - प्रमुप्तिः सहस्य प्राप्यकारा चानाः उपात्रं प्रत्यावाः ।

 हर्गे एकानिकृतं नगरं वर्षावत्त्रेण्यानिक्यावानीन्यानः विनित्त्वयः १०.५(०), मध्ये नगुर वेत्रस्यनुसारं योत्रः प्रस्ववय्याकारो र्तुष्टेया प्रकृतं प्रवृत्ते न्यायं प्रत्यावाः वित्रः प्रत्याव्यायं प्रत्याव्यायं प्रदेशे निर्वातं निर्वातं प्रतियो निर्वातं प्रतिय निर्वातं कृति । (स्थातं वित्रः प्रतियो निर्वातं प्रतियो निर्वातं निर्वातं निर्वातं निर्वातं निर्वातं निर्वातं निर्वातं निर्वातं प्रतियो निर्वातं नि

 - २४) व्यत प्रकल्पाचे प्रेय Mullimodel Corridor में स्प्रीत होता असात्माने तपर Mullimodel Corridor पासूत्र सोह्यमंत्राच्या अंतराचानंत अस्मित क्षिप्रमान्ते ना-कृत्यकत प्रपानच्य प्राप्त कान्न येथे व न्यानपोलं अस्त्रीय शातीये प्राप्तन कारणे प्रकल्प प्रवर्तकार धंपनकारक राजील.
 - त्यानधान कृद्य व ताताकशालन करण प्रकार प्रवासार मामकारक राहाल.
 त्रेन, उत्तत एकालिकृत नगर प्राप्तक प्रकार क्षेत्रने ग्रेवल्या मेलेल्या अन्य जागेन मालकाच्या व्यक्तिमात निवासकानितार आयरकक एउँ किमान १.४० मीटर केरीचा मोहीचमाने विनामीवर्तमा अपलय्य करने रेणे प्रजार चांचेवर बंधनकारक राहोता.
 - २६). उत्ता प्रकरण क्षेत्राच्या जमिनीवधून जान्यारे विद्यापान सार्वजनिक रस्त्याच्या बिह्नवाटीचे हुक्क अध्यपित वेवजे प्रकारण प्रयंतिकांतर पंपानकारक राढीला, विद्यापान रस्त्रीत्रादेशिक योजना रस्तेष्ट्रसाध्या रस्ते सामान्य जनतेकारिक खूले राहतीला

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- ४०) एकंत्यिक नगर बसडत प्रकल्पसालक्ष्यकोर शेयातील नैसांगिक आहे, नाले, नसा, तब्बे, स्थिर बाइमारे पाणी यावर इसक खाँगता पेणार नाले व नैसांगिक प्रयाहास अव्यक्त करणेया नाडी किंवा प्रयाहाय यागे प्रस्तानेया नाडो.
- ४१) नागरिपतीचे सर्व प्रकारचे सार्वजनिक रूपक अन्यधित ठेवाले, स्वायर रूपक द्विरसंबंध सोम्हा चेणार
- ४२) सदर इचरामत्र (Letter of futen) निरोत्या नाराजेषासून होन वर्षाचे फासावयोव प्रसावित चिमनीवर दिकसन परवानगी घेमे अनंदार पोचेवर पंचनकारच पहील. अन्यवा स्वानंतर सदर हराहायत्र (Letter of Intent) नृतनोपनमास पात्र राहोस.
- ४३), पद्माराष्ट्र प्रदेश्य नियंत्रयं मेडळाळडील ना-इरक्स/आयस्यक ही परयानगी प्रध्न घटन येथे तसेथ स्थानपील अटो य शारीचे पालेन पराणे अर्नेटार वांचेयर येथनरकारक राजील.
- ४४) एकाप्त्रिकः नगर, यराग्रेका प्रकल्पासंत्रीभी दित्रश्चित्रश्चरः रोनीये स्पेकेशयसः निसंबदन्य नुसार अनंदार यांनी सादर फेस्तेन्या प्रमीपत्रातील अदो व शांती अनंदार यांचेयर,वैधनफारक राहतीसः
- ४५) अनंदार योपे विनतीनुसार है इरायुष्य (Letter of Intent) रेण्यात येत असून, या उद्देशयशाच्या आधारे मालेको इंक्कात नदलं करणे अधियेत नाडी, मालकी इक्कायाच्या परिवासत कोणताडी वाद निर्माण झाल्यात त्याची संवर्धयो जयाज्यारी अनंदार योचेकर वैधनकारक राडीकर

स्टब्स प्रतिया भा-विश्वपूर्वण्यानी भांची स्वाधरी असे



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भर नगर बसाइमीये प्रस्तावित श्रेत्रांमधील अविकानमन्त्राच सिनमित विमागान्य सतान वर्ष करणे तसेच प्रस्तावित एकिनेन्यून चूंतर प्रसावात्राच्ये आवर्षा नदी सारत केन अधिः इतर जन स्वतिपाद् विकास निरंपुण निरंपायसीनुसार आवस्यक से अंतर से

- २८) अस प्रस्कारणे साहित्रः होणान्या भागातिसीति विकास योजना प्रसादावास (आसण्यास) प्रकारिकृतः नगर त्यावतीया जिल्यासीत् वात्रात्वास आस्त्रपण असणारी सार्वजिन्स प्रयोजनासातीयो आरक्षो आणि नृतपृत सुविष्णुं पासानी सङ्ग्रुपण्यो त्यात्रपणे निरोधन कडन ती प्रकार प्रसादावीयो स्थायपोने विकासित करणे अनंतार सर्वियर संपन्तवास्त्र प्रहोताः
- २१) . उपत प्रकृत्योत्संत्रच्या काठी जिमनीचर आतीम्बातील बांगकाने आठकृत येत आहे. प्रकल्प प्रवर्तकाने पंचित विशेष निर्वाणन प्राधिकाणाकडे, पहल आंग्रजका संगूपिकारता सारर काणेपूर्ण सररचे व्यवस्थाने निर्वाणीत प्रमणे कंपेदार यंपिकर ग्रंथनेकारक राहील.
- Waste Waste Rocycling 'थी प्राप्तिय करून त्याचा पुतर्यापर होईस, यायायतथी सुविधा येत्रण उपसम्प करून बेण्याचे अनंदार यायेयर यंधनकारक राहोस.
- २२) सीर ठव्यं यापर पंत्रणा वस्यांगी आणि कार्यन्यवन रहरणे अनंशर योधेशर येथनकारक राहीतर. २२) सासनाने स्.८/०१/२०१२ रोजीच्या अधिरायनेन्य्यं एकास्थिकृत नगर पसाक्रतीची नियमायसी सुगरीत फेली असून त्यातील आवश्यक यार्थीची पुर्वता कराये अनंशर यार्थेयर येथनकारक राहील.
- भग अपने निमान आयाज प्रकारणायां पूर्व विकास अध्या यावार वागाला वागाला अध्या । भग एकत्मिमृतं नाम यावाज प्रकारणायां पंचा निमान स्वीय स्वापये मानाकदून पेळीयेळी काप्यात येणान्या सुमारणा अस्त्रा स्वाप्य अस्त्रा स्वाप्य अस्त्रा स्वाप्य अस्त्रा स्वाप्य (Leater Of Intent) पारित मानीनंतर, संबीपत नीगयद्वार हे इयोपे, नामे अस्तिन्य क्षेत्रायक संबीपत नियोजन प्राप्य स्वाप्य स्वाप्य नियोजन प्राप्य स्वाप्य नियोजन प्राप्य स्वाप्य स्वाप्य नियोजन प्राप्य स्वाप्य स्वाप्य नियोजन प्राप्य स्वाप्य स्वाप्य स्वाप्य नियोजन प्राप्य स्वाप्य स्वाप्य स्वाप्य स्वाप्य स्वाप्य नियोजन प्राप्य स्वाप्य स
- क्रिकिश नगर यगाइत प्रक्रमुण यकाय कर्ताना, उक्यन करतीना किया सप्रदेकाण करताना निम्नीकानील अन्योल किया ऐतिझीसक सारात / पहत्व असलेच्या पहत्वाच्या यस्तुवर शासनायी
- चिन्नीयालील अनमोल किया ऐतिहासिक बारात / पहरत असलेल्या पहरपाच्या यस्तुतर शासनायी मालकी राडील व अली. यस्तु आव्युन आल्यास त्यायी मालकी राडील व अली. यस्तु आव्युन आल्यास त्यायी मालकी पुराद्रव खात्यास त्यारीत कळाविष्यायी जलवावरारी अर्जव्य स्वेचेत्र राधेल्य. क्यांत्रिक स्वर्धन व्यांत्रिक स्वर्धन व्यांत्रिक स्वर्धन क्यांत्रिक क्यांत
- ३९) एकानिया नगर यराइत् प्रकल्पातील जीमन रेल्ये सार्रनपास्त ३०.०० गी. वेपेच्या आत नसायो च एकानिय्य नगर, युवाइत प्रकल्पातील स्मारतो आति उच्च गुराचच्या विषय वाकिनोप्यस्न संवंधीत विकास निवंपालनीच्या निवंपानुसार असायो.

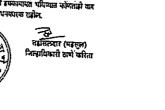
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"धरिप्राष्ट-ब" <u>् ध मौजे</u> प्रारीवली. ना

3t.	ापाचे नाव	**#.±/		स्याण, जिल्हा हाणे
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	ः पातमस	Y/C.	(050.00	रुगयास रेसिकेन्सी प्राप्तिः
₹	धारीयन्।	. x/3	₹६₿0,00	रुप्यसन रेसिडेन्सी प्रार्टिन,
ą.	पारीयली	```\ Y 4	1480.00	रुणयहन रसिकेन्सी प्राप्तिः
¥ .	' पारीयनी	.0/8	C=.00	किन् <u>र</u> रुप्पनारि रिसर्वेन्सी प्राप्तिः
4	पारीपसी	Y/	1 of 107 Y.	A The Aside water
1.6.	पारोवासे .	Y/K	X +96 to.	्र स्थियात प्रेसियेन्सी घुर्रास.
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u.	प्यरीयभी 👉	:√ ₹ 4 ²	· John ou.	/ \ुख्युद्रील रीस ट -संदिश्ति
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38.	पार्ववर्ता	U/Z	34,50,00	^{7 पर} रुगयान रेसिडेन्से प्रार्थित
२०	धारीवली	७/२/अ	190,00	क्रमयाल रीमर्डन्सी प्रा.सि.
₹₹ '-	याधेवली	5/7/R	135000	क्ययान रेसिडेन्सी प्राप्ति
33:	पारीयस् री	√√/ 5	\$3\$e.ec -	· • • रूपयाल रेसियेन्सी प्राप्तिः
53	घारीयली	७/३/अ	3060 00 1	रणवास रेसिडेन्सी प्राप्ति
58	' पारीयली .	· 6/1/4	9040.00	ं रुपयाल रिसर्टन्सी प्राप्ति
34	धारीयली	- 41	Yelespo.	रुपवाल ग्रीमहेन्सी प्राप्ति
35	मारीयहरी	1470	X150.00	. रुगयान रेसियेन्सी प्राप्तिः
59	पारीपत्ती	4/3	7030.00	क्यायास रेसिकेन्सी प्रा.सि.
२८	पारीयली	4/8	\$¥0,00,	<u>क्रणवाल रीसकेन्द्री प्रा.स्ट</u>
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	756	यारोयली	17	340,00		रसिंहन्सी प्रास्ति
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		. यारीयली	\$5.5	Elopbo.		रेसिडेन्सी प्रा.शि.
ria de la	¥.	्यारीवसी	. 47/4	4,40,00	ु कृषयाल	र्शिःडेन्सी प्रा.शि.
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. [4]	ų a	- घररीवली	₹3/0	* {440.00°		सिंडेन्सी प्रा.शि.
19/47/:-	41.	मारीवस्त्रे	19/6	19€0,00		सिबेन्सी प्रा.सि.
	63.4	्मारीयंती	12/9	\$00,00		सिंडेन्सी प्रा.लि.
3 10	43	: धारीवली	13/10	1960:00		सिक्टन्सी प्रात्नि
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3.7	46	घारीयं ली	\$3/83			सिडेन्सी प्रा,हिन.
3.79	40	यारीवला		१२७०,००		सिडेन्सी प्रा.लि.
}	46	- वारावरताः	13/18	∠€0,00		संडेन्सी प्रा.लि.
	, 44.		13/-	2040,00		राष्ट्रेन्सी प्रा.लि.
		झरीवली	7.48%	· 460,00 ·	ं रुणवाल र	संडेन्सी प्रा.लि.
	90	पारावल(18/3/31	¥310.00	े रूपयाल र	संडेन्सी प्रा.लि.
	53	. घारीयस्त्र	¥/₹/ ग .	2430,00	र जवाल री	राडेन्सी प्रा.लि.
	48	मारीवर्गा 🗓	* (Y/)	4 780.00	रुणवाल रे	संडेन्सी प्रा.लि.
· · · ·	Ęą.	पारीवर्ली (28/8,	\$30.00	रुणवाल री	संडेन्सी प्रा.लि.
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	1:	4 10 4		, ,,,,,,		ट इन्फोर्टक हेंडांबा
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٤	९ घरीयली	\$/0/\$	480,00	रुणवाल रसिडेन्सी प्रा.लि
৩	० घारीवली	10/3	49.00 C	रुणवाल रेसिडेन्सी प्रा.लि.
19	र धारीयली	10/8	2430,00	रुणवाल रेसिडेन्सो प्रा.लि.
b		₹७/५	630,00	रणवाल रेसिडेन्सो प्रा.लि.
9		₹७/६	340.00	रुणबाल रेसिडेन्सी प्रा.लि.
وا.	४ घारीवरनी	\$6/6	\$10.00	रुणवाल रेसिडेन्सी प्रा.लि.
ly t	५ घारीवली	16/2	1960.00	. रुणवाल रेसिडेन्सी प्राप्ति
10	3 10 3 10 100	\$10/6	\$6\$0,00	रुणधाल रेसिडेन्सी प्रा.लि.
191	७ घारीवली	₹७/१०	(200.00	रुणवाल रेसिडेन्सी प्राति
. 6	८ घारीयली	१७/११	3820.00	·
(9)	९ धारीवली	26/-	950.00	रुणधाल रेसिडेन्सी प्रा.शि.
۷.	• घरीवली	197-	EC30.00	रुणवाल रसिडेन्सी प्रा.लि.
6	. घारीयली	20/8	\$9070,00	आऊट एन आऊट इन्फाटेक इंडीया
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61	८ यारीयली	₹₹/₹	\$0\$00,00	आकट एन आकट इन्होटेक इंडीपा
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Žι	र धारीवली	₹₹/₹	330.00	मारूट एन आरूट इन्फोटेन इंडीया
<u>. </u>		<u> </u>		- एल.एल.फी.
6	६ घारीवली	55/2	२५०.००	गाकट एन आकट इन्कटिक इंडीया
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6		₹₹/-	₹८३०,००	'रुणवाल रेसिडेन्सो प्रा.ति.
4	८ घारीवली	1,53/5	\$250000	रुणवाल रेसिडेन्सी प्रा.लि.
ري		53/5	X00,00	रुणवाल रसिडेन्सी प्रा.लि.
90	घारीवली	₹3/3	१४५०.००	रुणवाल रेसिडेन्सी प्रा.लि.
41	😬 घारीवर्ली	₹₹/९०.	\$£X0,00	रुणवाल रेसिडेन्सी प्रा.लि.
4:	≀ मारीयली	₹७/₹	3800,00	रुणयाल रेसिडेन्सी प्रा.लि.
45		36/3/4	3464.00	रुणवाल रेसिडेन्सी प्रा.लि.
87		- २७/५/क	\$5,00,00	रुणवाल रसिकेल्सी प्रा.लि.
90		₹७/₹	२७३०,००	रुणवाल् रेसिडेन्सी प्रा.लि.
95		36/3	१२००,००	रुणवाल रेसिडेन्सी प्रा.लि.
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99		₹८/₹	8500'00	रुणवाल रेसिडेन्सो प्रा.लि.
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, रुणवाल रेसिडेन्सी प्रा.लि.	50.00	40/1	घारीवली	₹ ₹¥
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X.	गावाचे नाय	स.न.	क्षेत्र	ल्याण, जिल्हा ठाणे यक्न्येदाराचे नांव
东.		/हि.नं.	(चौ.मा.)	नाम्यादाराच्याच
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33	उसाघर	41/7/4	2040.00	रुणवाल रेसिडन्सी प्रा.लि.
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अ. गावचि नाव क.	सःनं <i>ः।</i> डि.म्.	क्षेत्र (घो.मीः)	कनोदाराचे नाव
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5	डसरपर	१२५८२०,००
· ` `]	संगोव	₹4€0,60
	ं एक्प एकदर	437640.00



Annexure "G"



No. SROT/Growth Centre/2401/BP/ TP-Layout/Usarghar-Gharwali-Sagann-O1/ 1974. /2019

Date: 2:4 SEP 2019

- issuance of Layout Approval (L.A.) for the proposed integrated Township Project [ITP] on Isod bearing S. Nos. 44/1. 44/3. 44/3. 44/4. 44/5. 44/6. 44/7. 44/4. 44/5. 44/6. 44/7. 44/6. 44/6. 44/7. 44/6
- Location Clearance issued by Urban Development Dept. Govt. of Maharastura under No. PS-1218/4499/CR-54/19/UD-12 Ut: 12/07/2019 on apprexs. 53.3750·ta land.
 Application of M/s. Runwal Residency F-r., Ltd., dt. 19/07/2019.
 Letters of Architect SandeepPrabbu (M/s. Saskaar Architects) dt. 19/07/2010&13/08/2019. 05/09/2019.
 Letter of Intent from Collector, Thane dt. 09/08/2019.
 Registered Joint Venture Agreement between M/s. Runwal Residency Pvi. Ltd. & M/s. Out N Out Infolich (I) LP dt. 02/08/2019.

The Government of Maharashtra vide Notification dated 12/07/2019 at ref. no. (1) above has granted Locational Clearance to the 'integrated Township Project' situated at VIII. Usargher, Gharwali & Sagaon, Tai - Kalyan, Oist - Thane (situated within the SPA of Growth Centre at Kalyan under MMRDA and partly in SPA of KDMC outside the Growth Centre at Kalyanj on land admirasuring approximately 53,3750 Ha. Ws 44(2) of MR & TP Act, 1966 to you. Now, please refer to your above cited letter at ref no. (2) above, by which you have requested for permission of MMRDA for the

Master Layout Jarea approx. 53,3750 Ha.Jof the proposed development of 'integrated Tox Matter Layout Jaine approx. 35,3730 major the implosed development Antibority.

Project on the land under reference.

Munibed Mempadition Region Development Antibority.

Regional Once inclinations and Reference Grand and College College (15 & Phylandia, Thosa (4) - 400 (0).

Tel. (022) 037 (2005) 207 (2005) (07 (2015) (07 (2015)) (0.5 (2015) (0.5 (2015))

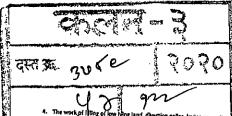
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		andres are transferred by Triple

ly authenticated drawing nos. 4/4 (total -itio of drawing sheet) which are enclosed herewith. The total gross plot area of the land u/r admeasures \$3,3750 Ha (Area considered for proposal is 53,3750 Haj Details of Piot Area allotted for Mandatory Town Level Amenities for integrated Township Project is as mentioned in the Table below.

Sr.No.	etalls of Plot Area allotted for Mandatory Tow Description	Total		Total
	1	Meguire		Proposed
	!	Area	~	
	į			Area
	Spaces for Recreation:	Un aque	<u> </u>	(m.pz ni
	Gardens & Parks (5 %)	·		
·:-	Play Ground (7.5 %)	26.687.50		24.42
	Additional Sector Level Open Space (10 %)	40,031.25		13.63
_	Calculated by considering area of the sector	28307.30	360	64.75
	emention of counciling size of rue rectol	: NY 3	13 Bo	
	excluding Reads in Master Layout Plan and Town Level Americky Spaces exception	E JOHN S	COLO.	
	Economic Activities (i.e. 1004 Fox	K	Co.	≥ .
	283072.95sqm	ं यस दा	R. D.	£1.
•	Spaces for Combined Schools		,	
	(Primary Schools + Secondary School)	C 667 141 (SE	2,61	533 ()
	Community Health Care Facilities	بروا والموسد		
	Community Market:	133 138 77 3	17	0.26
		2000		2,67
	Public Assembly Facilities (Tuyr) Halland/ell	500p 7 (2	576	999 ,,
	Auditorium including Library):	33 17	· .	,
		S327 Frv ;		7.10 9
				A
	Fire Brigade Station	9000		9.63
4.	Sewage Woste management project 1 (#	4009ATC 304	le) 453	ارو پی اوا
M.	Cremation Ground	2000.00	AS DET THE	
W.	Burial Ground	* 2000(19/3 IN)	ensiliently An	manarii 35 Chiteer in the
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. 3	Bus Station/Transport Hub	£ 9900.00	202	47
<u> </u>	Police Station	100 00 20	155	
Ni.	Electric Sub-Station	As per Reference	1740	
vii.	Other Public Utilities	As per Reg.	As per requ	
ſ	L,		ensured by Are	
		`	lener dt. 13	
	Public Parking Facilities	As perODR · ·	8364	
x.	Solid waste management	As per reg	As per requ	
	, ,	Color and 1	ensured by Arc	enium p
		3 \	letter dt. 13	

val (LA) to the Master Layout has been approved subject to the

- 1. The applicant shall obtain permission/appn 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 MMROA shall be obtained:



ufa not emed Authority and their nission:ls obtained for proceeding with the work;

- 5. This or on / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
- 6. MMRDA shall not be re lible 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 / fund 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 condit ns of Locational Clearance dated 12/07/2019 granted by the Govern Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicants
- 8. This Layout Approval Letter is liable to be revoked by the Metropolitan Commi
 - o. The integrated To makip 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 Co al Layout Approval Letter is granted or any of the restrictions imposed by the Metropolitan Co MMRDA is contravened or is not compiled with partly or fully;
 - c. The Metropolitan Commissioner, MMRUA 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 iffication as amended from time to time and relevant sections of the Majaroshir. Regional & Yourn Planning Act 1966;
- This Layout Approval Letter shall not be construed as development permits. application for Building Permission shall be made by you. This approval shall not be trued as authorization of any development carried out already in violation of any risks ind regulation applicable;
- 10. This approval has been issued by considering the present available access to the piol as depicted on the Layout Plan submitted to MMRIDA by Applicant/Architect for approresponsibility of peaceful, uninterrupted, continuous access and any further dispute

- 23. The applicant shall submit the proposal for Co Development Control Regulations in force for 27 Villages Hotified Area of Kalyan and AmbernethTeluka and as per provisions tald down in Regulation No. 6 of Annexura "A" of the integrated Township Project Notification dated 08/03/2019 amended from time to time;
- 24. The applicant shall provide 9.00 m while access to private, lend locked and government fands 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 Licenses Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the unitertakings given by the Licensed Architect / Applicant /
- 26. The applicant shall get the entire land within the proposed project surveyed and ge internal roads and development plan roads, amenty areas, development plan reserv 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 MMROA, prior to requesting for issuence of Occupancy Certificate;
- 27. In case any discrepancies are observed in the appro ved plans vis-à-vis the consolida issued by YILR which will affect the layout, buildings etc w.r.t to the requirements of IDCKs 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 Rollway, Flighway, Electric Autho 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:
- proceed with construction accordingly:

 The permitable built-un, area will be matricted any time in future on the basis of the minimum internal lines of boundaries of the layout, the proposed project, actual accordingly and access to part of permitable boundaries for the proposed project, actual accordingly and access to part of permitable land area as per ownership pocuments:

 The conditions of flood area of 2011/12/018 & 207/05/2019 from Water Resources Department and be bindingly for the yieldiant; it is the conditions of the permitable of the
- est Department, close
- Finditing hed in the TP regulation or, 08/03/2012, England of Collector, or Williams Letter of Intent dated 09/08/2019 issued by Collector, of the UDD, Golden of the Collector, or UDD, Golden of the UDD, dt. 08/03/2019, Locotional Clearance di Those shaff Egyptelle on the Ap

Dest Thorns

- egands to the access road to the plot under reference vests with the Applicant and his Licensed Architects
- 11. That the Water Supply shall be sourced / supplied with potable quality by developer at his ms of Recycling the water/ Hain water harvesting shall be applicable os 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 Piots shall be demarcated by TILR/ SCR and should get it corrilled by MMRDA before develop
- 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 MIMROA. 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 great and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for 27 Villages Natified Area before applying for Occupancy Certificate:
- 17. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire
- 18. That the setback area if any and the DP Roads shall be duly constructed and has the Concerned Authorities before requesting for occupation permission or as directed by
- 19. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TP8/432001/2133/CR-230/D1/UD-11; Dt. 10/03/2005;
- 20. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to nodily or withdraw this approval in larger public interest;
- 22. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA:
- velopment shall be strictly as per the Notification no. TPS-1816/CR 368 [Part-1)/15/37(1CC)(G)/SP/UD-13, dated 05/03/2019 amended from time to time and the Development Control Regulations in torce for the 27 Villages Notified Area of Kalyan and AmbernathTstuka;

- ons of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Arch Survey of India shall be binding on the Applicant;
- 33. The conditions of NOC dated 1-1/12/2018, 05/02/2019 & 08/04/2019 from Thas@dar, Kalyan regarding Ownership, Non-Tribal & Non-Government Landshall be binding on the Applicant;
- 34. The applicant shall keep the required selback 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 NOC'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 emeni Certificate;
- 38. Applicant shall submit NOC from respective Gram Panchayet mentioning that Cremetion Ground & Burist Ground is available in the village prior to application for building permission of other phases of this fYP;
- 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;
- 4). Applicant sholl provide Public Parking Facilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and AmbernathTaluka before requesting building permission to other phases of the LT.P.;
- 42. Applicant shaft provide Solid Waste Management as per the require equesting 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 shaff 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 MMROA;
- 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

- 'integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said Integrated Township Project:
- 47. The applicant shall obtain prior approval from Director, Town Planning, Gold for shifting and change of shape the DP reservations falling entirely within ITP before applying for commencement certificate to MMRDA;
- AB. That an undertaking cum indemnity bond shall be submitted for abiding the above
- 49. 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 MMROA under TPS as ensured by the applicant in their Undertaking dated 13.08.2019;
- 50. The applicant shall obtain the Consent to establish from MPCS before apphying for coment Certificate for the buildings in other phases of this integrated Township Project from MMRDA;
- 51. The applicant shall obtain Environmental Clearance for before starting work of construction area exceeding 20,000 sqm, in the said ITP;
- 52. That an undertaking cum indemnity bond shall be submitted for abiding the above
- 53. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Finor, Toilet 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 and Club House shall be computed in FSI computation;
- 54. The said podium parking, stift parking, basement parking areas shall be 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;
- 55 The responsibility to ensure adequate access of width prescribed by Planning Authority in all the lands of this ITP shall yest 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 profile of the 2% iand parcet for reasoning recovering of MAMADA and at the location project proponent/developer os per the requirement of MAMADA and at the location are first firs
- 56. The applicant shall obtain NOC from MICC for Water Supply before applying for commencement certificate for the buildings in other Phases of this integrated Township Project (ITP);
- 57 The applicant shall obtain prior approval from HRC before proceeding for co building height more than 70 M. in the said ITP;

Annexume "+"

TO THE SERVICE COMMENT

PERRIPHY A

No. SRDT/27 Villages/24D1/ffP CC/ Urarghar-Gharivall-Sagaon-O1/Site-A/Vol.IV/; . . /2020.

द्री । र रहित्र देशकार महित्रकार अस्ति महित्रकार ।

Date: 11 JAN 9-3

CONTINUENCEMENT CREMENCATE (OLIC BRINGIN TEACHT (BILL-V)

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashira Act No. XXXVII of 1966) to the applicant Mr. Subodh S. Rumwal, ictor, M/s. Aunwal Residency PvL. Ltd., Runval A. Omilar Esquare, 6th Floor, Dpp. Slos – Chumabhatti Signal, Ston (E), Moumbal-400 022, for the proposed development only up to plinth level for OG Nos of Rasidential Buildings in Phase-2 of Site-A (plot area 115 Acres) and Amended ement Certificate (up to Filinth Level) for Muhil-Level Car Parking (MLCP-1) in Plusse-1 of Site-A (plot area 115 acres) within the proposed integrated Township Project (ITP) (as mentioned in Table-2 below) on lands 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, 45/5/8, 45/5/8, 45/6, 40/1, 46/28, 40/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/1, 52/1A, 53/1A, 53/1A, 53/3B, 94/0 of Vikage Usarghar Tahuka-Kaiyan, S. Nos. 4/1, 4/2,4/3, 4/4, 4/5, 4/5, 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, 5/6, 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, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 12/0, 19/0, , 21/0, 23/1, 13/2, 23/3, 23/10, 37/1. 37/20, 37/2C, 37/20, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/12, 41/20, 41/2 43/3, 43/4, 42/2, 44/2, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/30, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, F4/18, 44/19, 44/20, 49/0, 50/1, 50/2, 50/3, of Village Gharives, Taluka-Kalyan, S. Hos. 67/20f Village Sagaon, Teluka-Kelyan,Olst-Thu 4.64,428.00cpm. (out of the total ITP plot area of 5.33,750 sq.m. (53,3750 Ha.)] plot area with total proposed BUA of 1,45,464.59 sq.m. (in Site-A) as against the total permissible built up area of 7,63,025.61 14.m. (including premium) (with Daze f31 of 1.00 & Premium F31 of 0.70 (presently Premium PSI is not claimed)) and proportionale Social Housing component (already claimed BUA of Premium rate into controls one programming about the calculated for She-A) of gross plot area as pikable for ITP as depicted on the drawing nos, 1/32 to 32/32 (total 52 nos.).

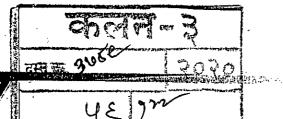
在开京. 30Ce **2050** The applicant shall pot misute the ed by them in their letter dt. 13/08/2019;

- 59. The Layout Approval is granted for the entire ITP area of 132 Acre (53,3750 Ha.) in the name of M/s. Runwal Residency Pvt. Ltd. The building permissions shall be obtained by the project proponents/nevelopers separately as por the Registered Joint Vanture Agreement dated 02/08/2019 and the Lotter 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 I) Out infoTech (i) LLP within this ITP. The responsibility of proving the required amenities, intrastructure, utilities, etc. in the ITP area shall rest solely on both the project proponents/developers of this ITP as ansured by the Architect in their lotter dt. 13/03/2019;
- 60. The applicant shall obtain NOC from TATA POWER, consent for Power Supply from MSEDCLbefore applying for commencement certificate for the buildings in other Phases of this integrated Township Project (ITP).
- 61. That an undertaking cum indemnity bend shall be submitted for abiding the above
- 62. The land parcels bearing S. Nos. 16/1, 16/2 of VIII. Gharlyall and S. No. 67/1 of VIII. 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. Hos, are included in the tocational Clearance and subsequently LOI granted to this ITP.

This Letter of Layout Approval Issues with the approval of Metropolitan Co

- r, SandeepPrabhy (Architect), Saakaar Architects,2^{ed} Floor, Nakshatra, A W

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- imencament Cartificate shall not entitle the applicant to initial on tend which is not in his ownership in any way;
- ate is Kable to be revoked by the Matropolitan Commissioner, MIZRUA K-
- nt works in respect of which parmission is granted under this cer carried out or the over the reof is not in accommode with the sanctioned plans:
- Any of the conditions subject to which the same is granted or any of the restrictions kap . mbeloner, MMKDA is contre by the Metropolitae Com-
- The Metropolitan Commissioner, MMRDA is existed that the same is obtained to traud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deamed to have carried out the develop in contravention of Section 43 or 45 of the Moharashura Regional & Town Flaveling Act, 1866;
- ent Cartificates is valid for a period of one year from the date huseof our will 3. This Com have to be renewed thereafter:
- 4. This Commencement Certificate is renewable every year but such extended period shall in na case exceed three years, after which it shift lapse provided further that such tapse shall not ber any subsequent application for trash permitsion under section 44 of Maharashtra Regional C Yown Planning Act, 1966;
- 5. Conditions of this certificate shall be binding not only on applicant but tis/her heirs, secutors, administrators and sasignees & every person deriving title through or under him;
- drions in the proposal which are not confirming to applicable Development Control flegulation and other acts are deamed to be not approved;
- soul shall be got certified to be earthquake resistant from the licensed stru engineer and cartificate shell be submitted to MM-RDA before Occupancy Certificate;
- 8. Any development carried out in contravention of or in advance of the Co different is hable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the NLILBY,P. Act, 1966. The appli cant and/or his agents In such cases may be proceeded against under section 52 of the said Act. To carry out an ment is treated as a cognizable offency and is punishable with imprisonment apart from fine;

- ent giving all the dutails mention ned in 18 above that also be rabished in two widely circulated newspapers one of which should be in Moratis language;
- 20. The applicant will not take up any development activity on the aforesaid property till the co nather pending, if any, in any court of law, relating to this property is settled;
- 21. Applicant shall get the entire land within the ITP surveyed and get the internal roads, amening areas etc. demarcated from the THA prior to requesting for occupancy certificate;
- 32. This approval has been listled by considering the present available access to the plot us depicted on plans submitted to MIAROA by Applicant/Architect-for approval. The respondibility of presental, uninterrupted, continuous access and any further dispute with regards to the access , road to the plot under reference vests with the Applicant and bis Licensed Archhect;
- 23. The applicant shall permit the use of the internal access reads to provide access to an adjoining
- 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 MMCDA;
- 25. The Security Deposit shall be forfeited in case of non-compliance/breach of any conditions of ement Certificate or any other directions launed by MASIDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the ment permission are made by the applicant vurious conditions supplieted in the develop
- 26. The apparant should subtert (a) MOC from Tree-authority before commencement of buildings id by trees on site and (h) NOC for External SWD, external water supply, Sewerage and Electricity supply for full potential of the piot and other required MOCs prior to requesting for
- C.C. Devote prints.

 27. The Control of the provisions of DP for Notified Area of 27 villages of Carlos and Area of Carlos
- . MANDA shall not be responsible to the different process as all the shall be such designed thing of Applicant act his Architecture of wheelplah holder the shall the approved which had state same from the approved which is the stand prographed shall be submitted by applications were two successors only. The applicant shall mean the ors who have approached MMROA for ed from any disputes and notarized undertaking welt from the date of this Commencement Certificate; Neither Augustation this permission for the approval of the drawings and specifications, not the impaction, among by the officials during the development shall in any way relieve rioper of such Development from full res

- ons angles 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 Certificate above plinth level from MidRIA
- 11. The applicant shall be solely responsible for com pliance of all the conditions or HOCs/ Clearences obtained/enit be obtained/sequired to be obtained from the competent uthorities for the proposed development on the land under reference;
- 12. The applicant shall develop RG aross and shall plant the required number of trees in the RG area as per DCRs and shaft submit final NOC from the Tree Authority before commencement of buildings affected by trens on site;
- 13. The applicant shall submit notice for 'start of w rk' before commencement of co accordance to regulation 5.1 of sanctioned ECR of 27 villages Notified Area;
- 14. The applicant shaff install the Rain Water Harvesting System as per UDD's N TFB/432001/2133/Ch-230/01/UD-11; Dt. 10/03/2005 before requesting for Occupancy
- 15. The applicant shall comply with MCGM's Circular no. CHE/27921/De/ Gen; dated 06/01/2014 (in ion of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
- 16. The applicant shall pay the 'building and Other Construction Labour Welfare Cass' to the opelant Attitiosity and submit a copy of receipt to this office;
- 17. The applicant shall obtain all the necessary final HOCs/Comp initing to water supply, sewerage, SWD, Tree, Electric supply etc. from KDMC/ MSEOCU on Certificates/ ctearance ient 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 dement permission for the new construction is obtained, the mor/developer shell install 'Otsplay hoard' on a conspicuous place on site indicating folio
- f. Name and add ner/developer, architect and contractor;
- il. Survey Ho./ City Survey No./ Ward No. of the land under reference, with description of its
- III. Order No. and d te of grant of development permission issued by MMRDA:
- ly. F.S.I permitted;
- les of detailed approved plans shall be available for inspect

ork in accordance with the requirements of all applicable

- 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 Memorandom of Understanding (MOU) with MMRDA as and when called upon by the MMIDIA and pay the Infrastructural Development Charges (IDC) or any other charges as approved by MAIRDA in future for leads falling within Kalyan Growth Centra moary and as ensured by applicant in Undertaking dated 13/08/2019;
- 23. The applicant should submit remarks, design, planning etc. from respective con-Third party certification internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage ent Plant from consultant, Internal road, Honkulture and Solid waste Managemens Plan ting C.C. beyond plints level;
- 34, it shall be blinding on the developer/applicant to submit a Self-decharation form to comply with mental conditions (Appendix XIV) along with Form 1A and certification by the Qualified furifying Environment Auditor prior to commencement of any develop-
- 35. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations amendes etc. and submit the same to MMRDA before requesting for Occupancy Certificate;
- rditions of NA permission dated 24/09/2008 are binding on the applicant. The applicant should submit Chatan or receipt of Conversion tax, non-agricultural assess nent and, wherever applicable, nasurance or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2017 prior to commencement of work on site;
- 37. The applicant shall obtain permission/approval for amalgamation/su ision of lands u/c as depicted in the accompanying drawing;
- 35. The applicant shall submit fresh amalgamated / separate 7/12 extract;
- For any change and variation in the plans, order approval of MMRDA shall be obtained;
- 40. The work of filling of low tying land, diversing nates, laying sewer lines etc, if any, should not be done unless the time 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. MRIRDA shall not be responsible for any dispute regarding ownership of any land portion and it chall be tole responsibility of Applicant and his successors only. The applicant shall mean the

- Architect / land owner, POA holder etc. and their successors who liave approached MMRDA for the approval. AiMRDA shall stand indemnified from any disputes and notarised undertaking shall be submitted by applicant within a week from the date of thir letter;
- 43. All the conditions of conditional Lucational Courance dated 12/07/2019 granted by the Government of Maharashira for the integrated Township Projuct on the End under refeators shall be binding on the applicant;
- 44. That the Water Supply shall be conneed / rupplied with potable quality by developer at the cost.
 The source of Recycling the water/ finite water increasing shall be applicable as prescribed by Government from time to time;
- 45. That substation shall be constructed for supply of Electricity to-like Project as per the Electricity

 Company's requirements:
- 46. That the Internal Reads, DP roads, Recorrections, Amendies and Plots shall be demacrated by TRR/SIR and should set if certified by SAMENA before standard pages.
- 47. All the Amenities, Utities, Facilities and the Rosa Network shall be fully developed by the Occelepter 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 für 27 Villages Notified Area published 1/s 31(1) of MIR & TP Act, 1966;
- 48. OP Reservations and the IP roads located within the 'IIP' shall be developed by the applicant and after the development shall be made available to the general public;
- Those adequate arrangements for disposing the Solid Wastershall be made for the Entire Project on regular bests:
- 50. That the setbetk area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation purmission or as directed by MidRIDA;
- 51. The development shall be strictly as per the Notification no. TPS-1816/CR358(Part-1)/15/37(ICC)(G)/SP/UD-13, dated 08/03/2019 amended from time to time and the DCRs in force for the 27 Yalages Notified Area of Kalyan and Ambernath Taluka;
- 52. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Reginfations in force for 27 Villages Horiffled Area of Xafyan and AmbernathTalluke and as per provisions laid down in Reginfation No. 6 of Annexure "A" of the Integrated Township Project Notification deted 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 Ucensed Architect. All the documents submitted/produced to MMANIAA shall be enablered to be

66. The existing structures if any on land under inference shall be demolithed before inquisiting Commencement Certificate;

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- 67. Applicant shall submit HOC from respective Grant-Penchapat mentioning that Cremation Ground & Burial Ground is available in the village prior to application for building permission of other phases of this (IP);
- Applicant shall provide area for Electric Serb-Station as per requirements white applying for building permission;
- Apolicant shall provide the required plot acks for 'Other Public unlistes', as per the requirements
 prior to application for building permission;
- 70. Applicant shall provide Public Parking Fatilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and Amberboth Tatukas before requesting building permistion to other physics of the LT.P.;
- Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the LT.P.;
- 72. The ITP shall have access of 18.00 M. width or more width before requesting for the Estorice 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 Approva/INOC for MMC before start of any construction-or structures/buildings in the vicinity of NMC as shown in layout plan;
- If there is any change in alignment of MMAC, then it will be birding on applicant to obtain sevised Approvat/NOC for MMAC and accordingly extend the layout;
- 76. Applicant should ensure to maintain connectivity within layout;
- Any decision from competent authority for MMC passing through layout will be heating on applicant;
- 78. As per the provision of Clasce 6.1 (I) reed with Clause 12.6 of the Notification dated CQ/03/2023 for the development of Integrated Township Project*, the applicant it 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, Yown Plantlers. Gold for shifting and change of shape the OP reservations falling entirely within TP before applying for commencement certificate to MMRDA;

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authentic on the basis of the undertakings given by the Licansed Architect/Applicant/Developer

- 51. The applicant shall get the entito land within the proposed project surveyed and get the internal roads and development plan roads, amonity areas, development plan reservations atc. domarcated from the TILA and accordingly submit a consolidated TILA map and get the same verified with approved plans, from the Lands & Estate Call of MMMOA, prior to requesting for humance of Occupancy Certificate;
- 5G. In case any distrepancies are observed in the approved plans vis-8-vis the consolidated map insued by TLA which will relieve the layout, buildings etc.w.r.t to the requirements of DCRs 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 funch as fullway, Highway, Electric Authorities for HT lines etc., the applicant will have to accordingly amend the layout, locations of buildings etc. and obtain fresh Commencement Cortificate for the same from MMRDA and only than proceed with construction accordingly:
- 57. The permissible dult-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 TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey imaps and the land area as per ownership documents;
- 52. The conditions of NGC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be Unating on the Applicant;
- The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservato of Forest, Forest Department, Govt. of Maharashtes shall be binding on the Applicant:
- 60. The conditions as mentioned in the HP Regulation at, 08/03/2019, totational Clearance dt, 13/07/2019 issued by UDO, GoM, Letter of Intent dated 09/08/2019 Issued by Collector, Thane shall be binding on the Applicant;
- G1. 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;
- The conditions of NOC dated 14/12/2018, 05/01/2019 & 08/04/2019 from Tabalder, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant:
- The applicant shall keep the required sathack distances in respect of set back from HT lines, if any;
- G4. The applicant shall co-operate with MMROA officials/representative at all times of site whit and corry out instructions given;
- 65. The applicant shall ablde by all the conditions of all the MOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference:

- 50. That an undertaking cum indemnity bond shall be submitted for abiding the above conditions:
- 31. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMARDA, as and when made applicable by MMARDA under TPS as ensured by the applicant in their Undertaking deted 13.06.2013;
- 52. The applicant shall obtain the Consent to establish from MPCB before applying for Commencement Certificate for the buildings in other phases of this integrated Youruship 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 the:
- 44. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Floor, Tolerts, Delver's Rooms and Clob House on terrace shall be allowed wibject to the condition that the MLCP will be used cardiablely for car parking purpose and that the Alphy Tolert's Doors and Club House shall be computed in FSI computation:
- 85. The said podium parking, suit persons, belowing attends and shall present considering over for parking purposes accept otherwise healthful in this ITP public, the appropriation Chief Fire Chief
- 46. The responsibility to ensure adequate modes of width pre-principly humans authority to all the lands of this TTP shall west with the profile proponent. The localists, shape, sto and profile the 2% land parcel for Plaintse Authority in the state of the provided by the proponent/developer as per the reculrement of white/expectation location approved.
- 87. The applicant shall obtain floc from all C for water subsystates applying for commercial control of the above punth level for the buildings this punt.
- The applicant shall obtain prior approval from MC bedding motioning for construction of building height more than 70 M. in the said ITT;
- The applicant shall not misuse the free of FSI contenancials 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 Hs.) in the name of M/s. Runnel Residency Pet. Ltd. The building permissions shall be obtained by the project proponents/developers separately as per the Registered Joint Venture Agreement dated 03/08/2019 and the Latter of Intent 6t. 02/08/2019 from Collector, Thane for Site-A (comprising of 115 Acre in the name of M/s. Runnel Residency Pet. Ltd.) and Site-B (complising of 17 Acre in the name of M/s. Runnel Residency Pet. Ltd.) and Site-B (complising of 17 Acre in the name of M/s. Out it it Out Institute (1 Ltd.) within this ITP. The relayoristically of priving the

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required amenities infrastructure, utilities, etc. in the ITP area shall rest solely on both the UC 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 MSEDCL 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. Gharivall 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:

ندر 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.

Mr. Sandeep Prabhu (Architect),
 Saakaar Architects, 2nd Floor. Nakshatra, A Wing, Near TMC,
 Almeida Road, Panchpakhadi, Thane (W) – 400 602.

4. The Municipal Commissioner, Kalyan-Dombivli Municipal Corporation, Shankarrao Chowk, Kalyan(W) — 421301With reference to KDMC's letter No. जा. क. कडोमपा/'इ प्रक्षे/कर 92,dt 26/08/2016.



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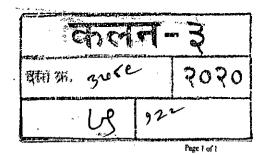
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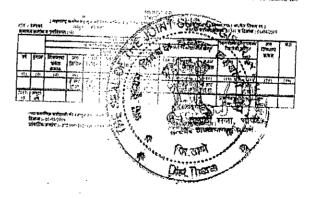
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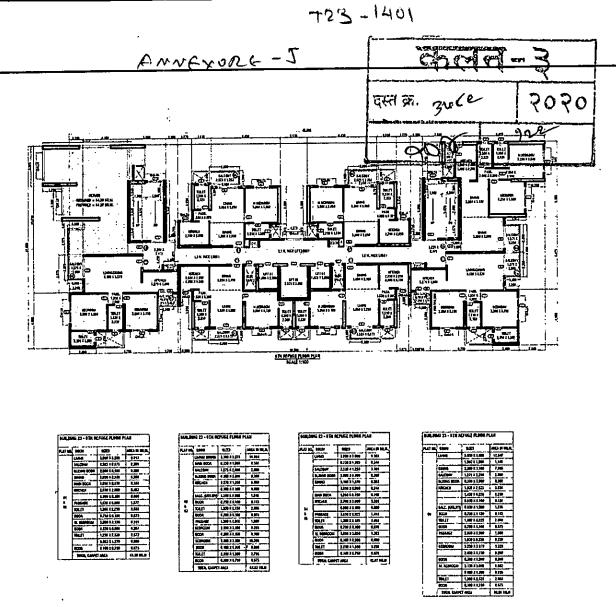
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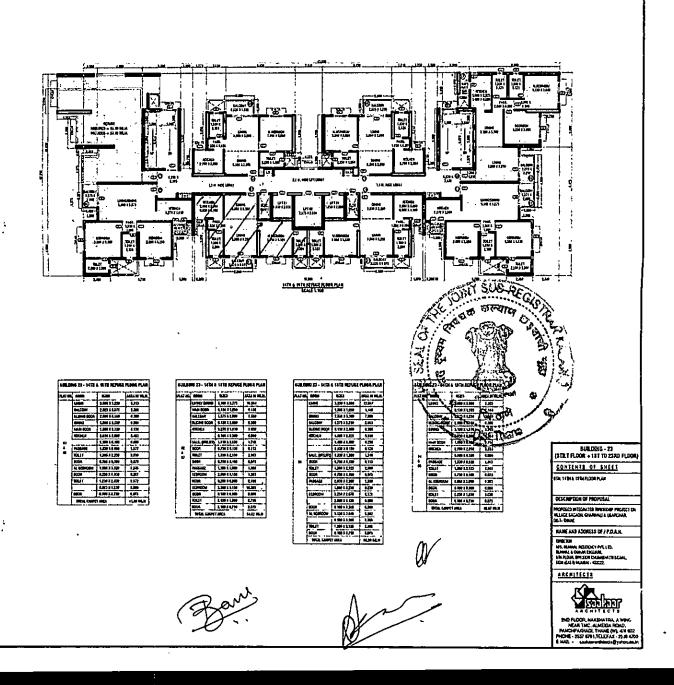


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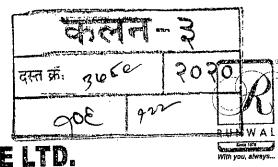




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RUNWAL RESIDENCY PRIVATE LTD.

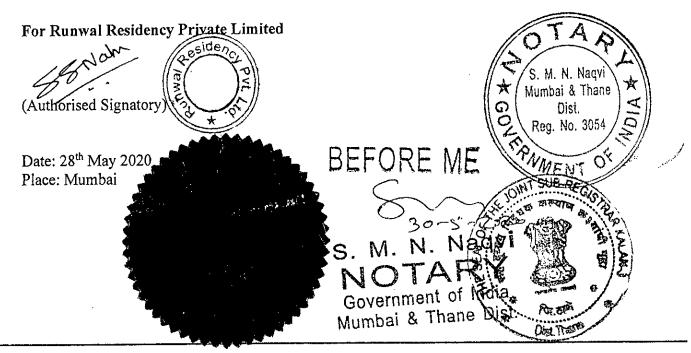


TO WHOMESOEVER IT MAY CONCERN

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 Subregistrar 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".



Regd. Office: Runwal & Omkar Esquare, 5th Fir., 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

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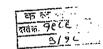


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SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We MA, RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act. 1956 through one of our Directors Mr. Vijay Klean Patil, having its project administrative office situated at Village Gharivali & Usarghar, Taluka-Kalyan, District- thane, SENDS GREETINGS.

WHEREAS

- (i) We, M/s. RUNWAL RESIDENCY PRIVATE LIMITED, "the Company" are developing / proposed to develop residential/enumercial huildings/structures in the project known as "Runwal Gardens", to be developed constructed, on the property more particularly described in the Schedule horounder written.
- (ii) Therefore it is necessary to sign, execute, ledge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Triparlie Agreement, Allidavits, Lease Deed, Deciaration, Indemnity Bond, Undertaking, NOC. Allottonial Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Vactification, Receipt etc., which may be necessary from time to time in suspect 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/ deeds and documents as befored in pure shove are required to be regardent being the first of Sub-Registers of Relyan/Domblylll/Thane and/or before the property as situated to

Therefore, the Confinence vide a story declination dated 201212 corporated by Board of Difference and Therefore the confinence of the Constitute of the Cons

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milty Bond, Undertaking, NOC, Allatment L Exchange. Beed of Confirmation/Rectification/Modification, Receipt etc., which may necessary from time to time in respect of thats/units/prem structed 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. Vilay Kisan Pawar in favour of its Constitute Attorneys /Authorised, Signatories (1) Mr. Chettin Pothere, (2), Mr. Sourable Chatervedt, (1), Mr. Adman D'Souze, (4), Mr. Sandesh Patil, and (5) Ms.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We Mis. RUNWAL RESIDENCY PRIVATE LIMITED., through Mr. Vijny Kisan Patif, Director of the Company, do hereby severally and for Johnly appoint, nominate its Constitute Attorneys / Authorised Signatories (1). Mr. Chettan Pathare, (2). Mr. Saurath Chattereeti, (3). Mr. Adrian D'Sonza, (4). Mr. Sundesh Patil, and (5). Ms. Shubba Shelty, to be our true and lawful Attorney/s of the Company to do all wets, decits, matters and things as mentioned herein in the respact of that/unite/premises, which are being constructed on the property more particularly described in the Schedule hereunder written

- ndge, admit. sekno Sub-Registrar/s of Assurances, for and on behalf of the Company, the Agreements. deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartus Agreement, Affidavits, Lease Deed, Declaration, Indomnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Medification, 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,
- Attorneys are entitled to substitute this power, severally in two or of the employee and/or authorised representative of the (fonding artifolography) and/or group companies for the finited purpose of lodging affiniting this registering any of the above documents before the concerned Sub-Rephras or Assistance of the substitute of the concerned Sub-Rephras or Assistance of the substitute of the concerned Sub-Rephras or Assistance of the substitute of the concerned Sub-Rephras or Assistance of the substitute of the concerned Sub-Rephras or Assistance of the substitute of the concerned Sub-Rephras or Assistance of the substitute of the su bululf of the Company.



consideration. We shall always be at liberty to cancel and/or revoke this instrument at without consent of or intimation to Attorneyls. In any event, the powers given hereinider shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants hts/their stresscable 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 ey/s in pursuance of the powers herein contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parrels of land of project constructed and/or to be conknown as "RI INWAL GARDENS", on the fond hearing Survey Nos - 4/1 to 4/6, 4/0 to 4/51, 5/1 to 5/6, 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, 15, 14/1 to 14/5, 15, 17/1 to 17/11, 18, 19, 22, 23/1 to 23/3, 23/16, 37/1 to 37/4, 37/21, 38/1, 38/1, 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 Gharivali and bearing Survey Nos. 44/1 to 44/12, 45/1to 45/6, 46/1 to .16/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A to 53/3B 94(pt), at Village Usaighor, in appregate, admensuring 4,60,628 square metres, tying and being and situate at Tal. Kalvan, District

IN WITNESS WHEREOF we have set and subscribed our bonds to the Special Perturbation of the day of February, 2020

SIGNED AND DELIVERED
By the within named
MA RUNWAL RESIDENCY PRIVATE LIMITED. Through its Director

Out 1

Wir. Vijay Kisan Patil.



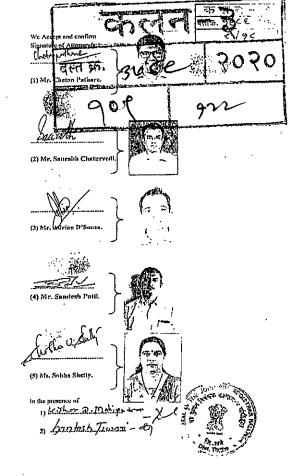
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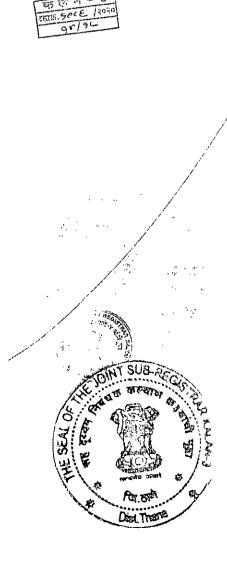
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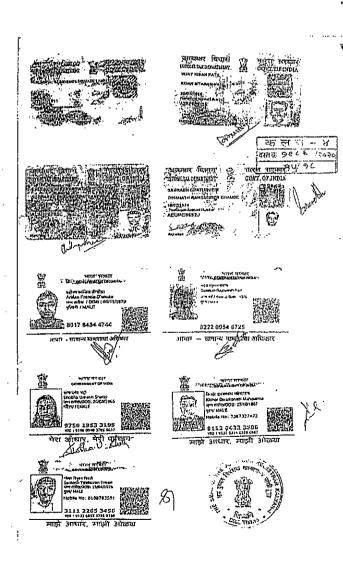




Rage, Office : Runwal & Onstar Esquare, 0th Fs., Opp. Blon Chunoshatti Signal, Sion (E), Numbol-400 022 Tul : 491 22 6113 3000 - Fax: 481 22 2400 3749 - E; corporate@runwal.com - www.runwal.com CIN- U-15 Coultry (2) 22 2400 272 273 274



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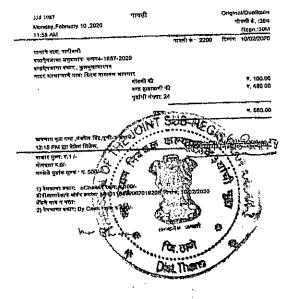
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SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We MIS. RUNWAL RESIDENCY PRIVATE LIAITED, a company incorporated under the provisions of The Companies Act, 1956 (through our Authorised Signatories and Attorneys (1), Mr. Chetea Pathure - General Manager - Customer Care, (2). Mr. Saurabh Chaturvedi - AVP -Muskeling (3), Mr. Adrian P'Souca – General Manager - Customer Care, (4), Mr. Sandesh Patil - Sr. Mauager, and (5), Ms. Shobia Shetty - VP – IT, having its project administrative office situated at Village Gherivali & Usanglar, Faluka-Kulyan, District-Thane, SENDS GREETINGS;

WILEREAS;

- ff) We, M/s. 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 nore particularly described in the Schedule herounder written.
- (ii) Therefore it is necessary in sign, execute, ledge, admir, acknowledge and register the Agreements, theeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indennity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancullation, Deed of Exchange, Deed of Confirmation/Rectification/Addiffention, Receipt etc., which may be necessary from time to time in respect of flats/units/pecusies to be developed/constructed by the Company on the property more juricularly described in
- registered before the office of Sub- Register of Kalvay/ Dombivill/ Thanel motion
- Vide a Board resolution dated solved HUNWALL and Augustical Solved Cherch Control of the uza. (4). Mr.

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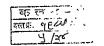
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including Agreement for Sole, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lense Deed, Declaration, Indemulty Bond; Undertaking, NOC, Allemment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/init/premises to be developed/constructed by the Company on the property more particularly described in the Seltedule hereunder mentioned and accordingly executed and rejustered Special Power of Attorney with Sub-Register of Assumaces at \$\text{Kukpax1.41}\text{41}\$ under bearing Registration No. \$\text{176E}\frac{150.85}{150.85}\$, on \$\text{1181B}\frac{12820}{150.85}\$(hrough its Director Mr. Vijay Kisan Patil in fuvour of its Constituted Attorneys/Authorised Signaturies (1) Mr. Cheten Pathare, (2), Mr. Sparable Chatarvedi, (3), Mr. Adrian Daouza, (4), Mr. Sundesh Path, and (3), Ms. Shabba Shetty.

- (v) Due to our pre-occupation in husiness/employment and/or due to personal commutments, We (1). Mr. Cheran Pathare, (2). Mr. Sanrabh Chatturvetti, (3). Mr. Adrino D'Sourze. (4). Mr. Sandesh Patll, and (5). Mr. Slindhin Shetty are not in position to personally with the respective affices of Sub-Registrark for registering, admitting and/or complying the required formalities in respect of registration of the above documents in respect of the flatz/matts/premises to be developed/constructed by the Company on the properties more particularly described in the Schedule hereinder mentioned and the complexing the transaction.
- (vi) Vide above mentioned Special Power of Attorney we are entitled to substitute this power, severally and I or jointly in favour of any of the employees and/or authorized representatives of the Company and/or organisation and/or group companies for the limited purpose of fodging, admitting and registering any of the above documents executed by us, before the concerned Sub-Registers of Assurances.
- (vii) Vide a Hoard Resolution dated 2s/1/2020 posed a wilking Receives of Ms. RESIDENCY PRIVATE LANGER. His Supervisor and ultimized and appointed its representatives of Lange and the Resolution of Resolution (2) Mr. Rejean Ananda Gajre Teneral administration (3) Mr. Vikas P. Kombie Site Supervisor, (4) Mr. Different administration Gravet Sr. Supervisor and, (8). Mr. Ramesh Shantur Christian Triffice Executive, for the intited purpose of ledging, admitting, and registering any executed documents by us though Special Power of Attorney before the concerned Sub-Registrar of Assurances

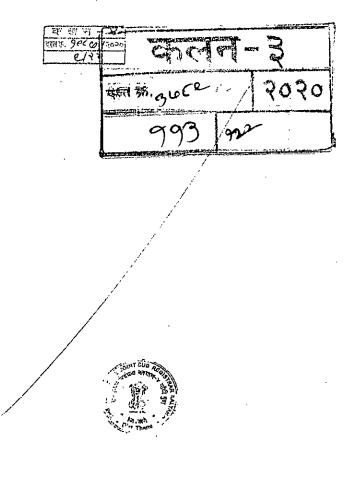
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NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We Mir. RUNWAL RESIDENCY PRIVATE LIMITED., through our constituted Attorney's Signatures (1). Mr. Chetan Tathare, (2). Mr. Saurabi Chaturveill, (3). Mr. Adrian Danne, (4). Mr. Saudesh Patil, and (5). Ms. Shobha Shetty, do hereby everally and jointly appoint, nominate and constitute (1) Mr. Kiran Bhuwar, (2) Mr. Rajesh Gajer, (3) Mr. Vicas Kamble, (4) Nic. Duyunesbwar Gawde and, (5). Mr. Kamtesh Shankar Chaugole, to be our true and lawful Attorney's to do all acts, deeds, matters and things as mentioned bretain is the respect of registration of the documents executed by us or any of us, and required to he registered, in respect of sala of Bata/units/premises, which are being constructed on the property more particularly described in the Schedule herwander written.

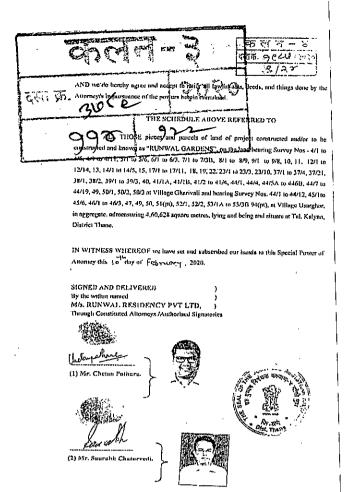
- 1 To lodge, admit, acknowledge and register with the respective office of Sub-Registrar's uf Assurances, for and on behalf of the Company, various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidivitis, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allminent Leuter, 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 flast/mits/premises to be developed/constructed by the Company on the property more particularly described in the Schedule Incument mentioned.
- 2. This power of attorney is valid upto 11/02/2021
- The said Attorney's (1) Mr. Kiran N. Bhavsar, (2) Mr. Rajesh A. Gajre, (3) Mr. Vikas P. Kambie, (4) Mr. Dayaneshwar A. Gawde, and (5) Mr. Kambieh Shankar Changide shall not have right to substitute the powers given to Gens horeunder under any grownstances.
- I This power of attorney is a mere arrangation of Congoguenes and without any consideration, we shall always be at liberty to the content of this instrument at any time without consent of or intimation of the content of the powers given because shall automatically lapse upon the attorney because of in his/heir current employment. The Attorney's beyong the his/heir direction of the convent for a uniterest revocation of powers given the first of the power and unconditional convent for a uniterest revocation of powers given the first of the power and the convent of the power and the pow

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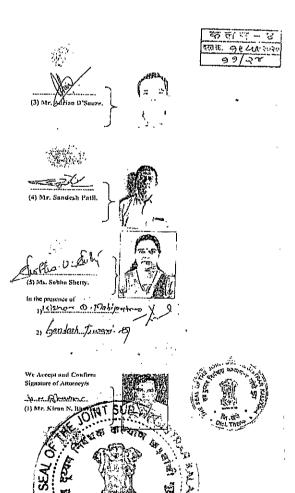








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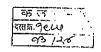
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Page 6 of 7

क स दरतक. १९८८० /२०२०

COMPANY OF THE RESOLUTION TAXED BY THE BOARD DIRECTORS (The "HOARD") OF HUNNAL RESIDENCY PRIVATE LIMITED (COMPANY) ON MONDAY 200 JANUARY 2020 AT 11.00 AM AT THE REGISTE OPER OF THE COMPANY AT RUNNAL & OMKAR ESQUARE, 8" LEOGR, SION CHUNAUHATTI SIGNAL, OFF. BASTIERN EXPRESS HIGHWAY, SION MUNICIAL 400022

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION:

AMTHORILYTO PIRISENT DOCUMENTS FOR REGISTRATION:

"RESOLVED THAT (1) Mr. Kiran Narayan Bhavara (Sr. Supervisor), (3) Mr. Rajesh Ananda Gajare (General Admin) and (4) Mr. Dayaneshwar Atmaram Gawade (Sr. Supervisor) and (3) Mr. Kamlesh Shankar Claugule (Admin) all adult follan Inhabitants and the amiliorized representatives of the Company, to add the receive veverally authorized, empressered and appointed for and no belond of the Company to lodge, admit, acknowledge and register the various Agreements, deeds, decuments, writings including Agreement for Sale, Sale Deed. Supplementary Agreement, Tri-partite Agreement, Doctariation, Indermity Bond/Ordertaking, NOC, Altomena Latter, Deed of Camrellation. Deed of Exchange, Deed of Confirmation/ Recilification/ Modification/ Increase etc. with office of Sub-Registrar, which may be necessary from time to time in respect of flash/unita/premises which are being developed/constructed by the company on the property more particularly described in the Schedule hereunder mentioned, previded the said documents being supped and executed SEVERALLY by its anthorised signatory/ise (3) Mr. Chetan Pathare, (3) Mr. Saurabb Chattered, (3) Mr. Adrian Daouza, (4) Mr. Saurabb Chattered.

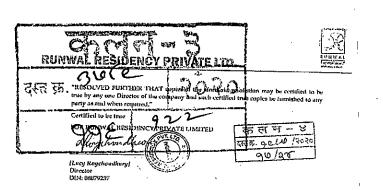
ALL THOSE pieces and parcels of land of project constructed and/or to be constructed and known as "RUNWAL GARDEN", on the land bearing Survey Nos - 4/1 to 4/6, 4/9 (6.4/1), 5/1 to 9/6, 6/1 to 6/3, 7/1 to 7/30, 8/1 to 8/9, 9/1 to 9/8, 10, 11, 12/1 to 32/1, 33, 4/1 to 14/5, 15, 17/1 to 17/11, 10, 19, 22, 23/1 to 23/3, 32/10, 37/1 to 37/4, 37/21, 38/1, 34/1 to 14/5, 15, 17/1 to 17/11, 10, 19, 22, 23/1 to 23/3, 32/10, 37/1 to 37/4, 37/21, 38/1, 38/9/11, 53/9/2, 40, 41/10

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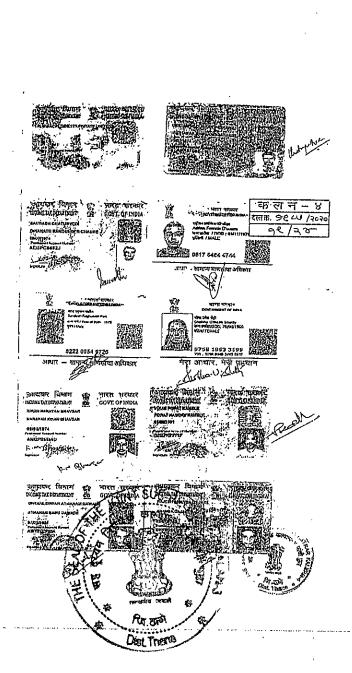
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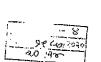






Regd. Okice : Runwal & Omkor Exquera, 5th Fir., Opp. Sion Churukkeld Bignal, Sion (C), Mumbal-400 02 Tol : 493 22 0113 3000 · Fax : 491 22 2409 3740 · E : corporate@runwal.com · www.humyal.com CIN - U45400MH2011PTC212140













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भाव स्थाप की विधानि सब 42 क्या:क्रम्य गोगामटी, गुआव मेंड, क्रीनियसी थ भिन स्टेड-421202

2 पानः(पिनोर पैरे वस्थितराथ पर्यः(3) पानःपान्य संभावनी, मुख्यान सेंड, द्रोधिभनी प पिन नोडः(42)(20)

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घोषणापत्र

मी / आम्ही, प्राप्तेश

वय 39. वर्षे. राहणार - के अवा का क्षांत हामकाट इसके कि स्वायन वर्गियही दिन काला समीर अगे अगे पर्टी याद्वारे घोषित करतो/करते की, मान देखां एक्सीम हार्थ

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दुव्यम निवधंक कार्योग्। - 3 यांचे कार्यालयात कार्यालयात

या शिर्षकाचा दस्त नोंदणीसाठी साहर करण्यात आला आहे. ४००६१ ल प्राथकेट निर्मित पर्के अविकात कार्य विद्वानी दि 9010 2020 रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखल्यारपत्र रद्द केलले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस मी / आम्ही पूर्णतः सक्षम आहे. सदरचे दर्शन चुकीचे आढळून आल्यांस, नोंदणी अधिनियम १९०८ चे कलम् ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहीन / राहू याची मला / आम्हांस जाणीव आहे.

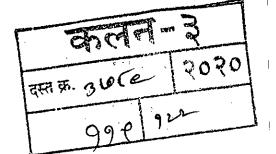
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ठिकाण :-

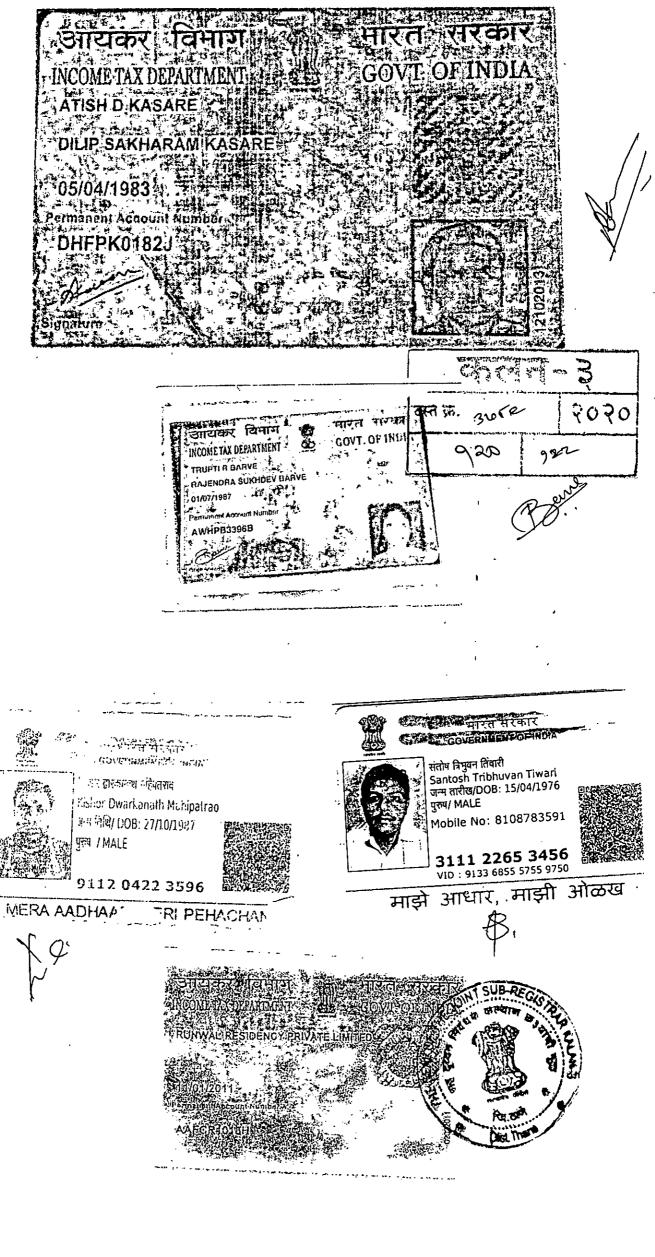
कुलमुखत्यारपत्रधारकाची सही व नांव

सदर अखरत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे

सत्यतेविषयेची मी खात्री करान घेतली आहे.







72/3789

गुरुवार,16 जुलै 2020 3:38 म.नं.

दस्त गोषवारा भाग-1

कलन3 **929 9** २ २

दस्त क्रमांक: कलन3 /3789/2020

बाजार मुल्य: रु. 25,45,583/-

मोबदला: रु. 38,42,600/-

भरलेले मुद्रांक शुल्क: रु.1,34,500/-

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

अ. क्रं. 3789 वर दि.16-07-2020

रोजी 3:27 म.नं. वा. हजर केला.

पावती:4288

पावती दिनांक: 16/07/2020

सादरकरणाराचे नाव: अतिश दिलीप कासारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2440.00

egistrar Kalyan 3

पृष्टांची संख्या: 122

एकुण: 32440.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

दस्ताचर 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

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

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

दः ऐन्जासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र व्यक्ती इत्यादि बनाबट आढकून आक्र्यास याची संपर्ण जवाबदारी विष्यादकांची राप्तितः

क्षित्रन चेणार

लिहुन देख

दस्त गोपवारा भाग-2

कलन3

छायाचित्र

16/07/2020 3 38:19 PM

दस्त क्रमांक :कलन3/3789/2020 दस्ताचा प्रकार :-करारनामा

अन् क्र.

पक्षकाराचे नाव व पत्ता

- नाव:अतिश दिलीप कामारे पत्ता:सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पॅन नंबर:DHFPK0182J
- नाव:तृप्ती अतिश कासारे (तृप्ती राजेंद्र वर्वे) पत्ता:सी-101, -, श्रीकृषा होम्स विल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व, गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AWHPB3396B

नाव:रुणवाल रेसिडेन्सी प्रायव्हेट लिमीटेड तर्फे अधिकृत लिहून देणार स्वाक्षरीकरीता चेतन पाठारे यांचे कु मु धारक म्हणून राजेश ए गजरे वय :-31 पत्ता:प्रलॉट नं: -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल स्वाक्षरी:-अँड ओमकार ईस्क्वेअर, व्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्नल समोर, ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुंबई. पॅन नंबर:AAFCR1016H

पक्षकाराचा प्रकार लिहन घेणार वय :-37 स्वाक्षरी:-





छायाचित्र



अंगठ्याचा ठमा





वरील दस्तमेवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:16 / 07 / 2020 03 : 32 : 25 PM

ओळख:-

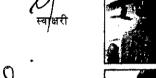
3

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

अनुक्र. पक्षकाराचे नाव व पत्ता

नाव:संतोष टी तिवारी वय:42 पत्ता:करण सोमायटी, सुभाप रोड, डोंविवली प पिन कोड:421202

2 , नाव:किशोर डी महिपतराव पत्ता:करण सोसायटी, सुभाष रोड, डोंबिवली प पिन कोड:421202











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

शिक्का क.5 की बेळे 16 / 07√ 2020 03 : 35 : 01 PM नोंदणी पुस्तक 1 मध्ये

Joint Sul Re Kalyan 3

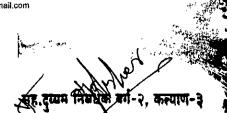
'Payr	nent Details.							
sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATISH DILIP KASARE	eChallan	69103332020071611468	MH002323229202021E	134500.00	SD	0001006216202021	16/07/2020
2	ATISH DILIP KASARE	eChallan		MH002323229202021E	30000	RF	0001006216202021	16/07/2020
3		By Cash			2440 प्रम	जित व	रण्यात येते की सदर द	स्त '

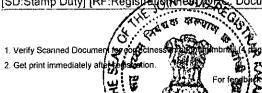
[SD:Stamp Duty] [RF:Registration Heal (1925): Document Handling Charges]

Know Your Rights as Registrants s on a side) printout after scanning. कं. 3015 मध्ये . 9.3.3. वाने आहेत. पुस्तक क्रमांक वर नौंदला.

9E/ 6 /2020

rite to us at feedback isarita@gmail.com







17/07/2020

सुची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 3789/2020

नोदंणी : Regn:63m

गावाचे नाव: घारीवली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

3842600

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

2545582.754

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:कल्याण-डोबिवली इतर वर्णन :, इतर माहिती: मौजे घारीवली येथील सर्व्हें 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 ब,7/2 क,7/3 ब,7/3 ब,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, 13,14/1,14/2ब, 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 इ,37/3,37/4, 37/21,38/1, 38/2,39/1, 39/2,39/3,40, 41/1ब,41/1 ब,41/2,41/3, 41/4,44/1,44/4,44/5ब,44/5 ब,44/6ब,44/ 6ब,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 सर्व्हें 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 ब,45/6,46/1, 46/2ब,46/2ब, 46/3,47,49, 50,51(पैकी), 52/1,52/2, 53/1ब,53/1 ब,53/2 ब,53/2 ब,53/3 ब,94(पैकी)या जमीन मिळकतींवरील रुणवाल गार्डन्स फेस 2 या परियोजनेमधील बिल्डींग नं 23 या इमारतीमधील निवासी सदिनका क 1401,चौदावा मजला,क्षेत्र 41.06 चौ मी कारपेट + 2.21 चौ मी डेक(दिनांक 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्प,अंतर्गत विक्रीकरारनाम्यात मुद्रांक शुल्कांमध्ये 50% सवलत(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 करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व र्किवा दिवाणी न्यायालयाचा हुकुमनामा र्किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- ओमकार ईस्क्वेजर, ब्लॉक नं: -, रोड नं: सायन चुनामट्टी सिग्नल समोर, ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1016H

 1): नाव:-अतिश दिलीप कासारे वय:-37; पत्ता:-सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा

1): नाव:-रुणवाल रेसिडेन्सी प्रायव्हेट लिमीटेड तर्फे अधिकृत स्वाक्षरीकरीता चेतन पाठारे यांचे कु मुधारक

म्हणून राजेश ए गजरे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अँड

- 1)ः नाव:-अतिश दिलीप कासारे वय:-37; पत्ताः-सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा पार्कजवळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व , गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-421306 पेन नं:-DHFPK0182J
- 2): नाव:-तृप्ती अतिश कासारे (तृप्ती राजेंद्र बर्वे) वय:-33; पत्ता:-सी-101, -, श्रीकृपा होम्स बिल्डींग नं-1, -, राधेकृष्णा पार्कजबळ, हाजीमलंग रोड, पिसवली, कल्याण पूर्व , गणेशवाडी (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-421306 पॅन नं:-AWHPB3396B

(9) दस्तऐवज करुन 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 निवद्दलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



अह.दुर्यमे निबंधक वर्ग २ कल्याण क्र.३

Payment Details

sr.	Purchaser	Туре	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]





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.

