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#### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Kalyan this 16<sup>th</sup> day of March, 2024

#### BETWEEN

**RUNWAL RESIDENCY PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Opposite Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28/08/23), hereinafter referred to as the "**the Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

#### AND

Ravina Ravindra Pawar having his/her/their address at Flat No.202, Sai Shraddha CHS, Din Dayal Road, Anand Nagar, Behind Amar Kala Niketan, Opp. Municipal Garden, Dombivli West, Thane-421202, 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-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

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WHEREAS:

- A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolutely seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land or ground measuring 4,65,228 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("Promoter Larger Land") more particularly described in the First Schedule written hereunder and shown delineated in black colour boundary line on the Plan annexed hereto and marked as Annexure "A". The title of the Promoter with respect to the Promoter Larger Land is more particularly described in the Report on Title dated 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020 & 9.03.2021 issued by Advocate S.K. Dubey, as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. The Promoter is developing the Promoter Larger Land as an Integrated Township Project ("ITP") in accordance with the applicable Regulations framed by the Government of Maharashtra for development of an ITP ("ITP Regulations") as may be amended from time to time.
- C. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Promoter's Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") dated 25.06.2020 amended on 09.05.2023 copy whereof is annexed hereto and marked as Annexure "B".
- D. The Promoter Larger Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Promoter Larger Land ("Whole Project") as disclosed by the Promoter are briefly stated below: -
- (a) Subject to the receipt of approvals/sanctions from the Mumbai Metropolitan Regional Development Authority ("MMRDA") and/or other competent authority(ies), the Promoter proposes to carry out construction on the Promoter Larger Land by consuming such FSI as may be available from time to time upon the Promoter Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Promoter Larger Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required/ permissible under the applicable law from time to time. The Promoter has prepared and the Allottee has perused the proposed layout plans based on the 2 (two) possible scenarios (collectively referred to as "Proposed Master Layouts") of the Larger Land which are annexed hereto and collectively marked as Annexure "C-1" and Annexure "C-2", which, inter alia, specify the tentative location of the buildings to be constructed as part of the Whole Project, the services, the social housing component, the common areas and amenities, recreation ground, playground, and reservations, together with draft statements specifying the proposed total FSI proposed to be utilized on the Promoter Larger Land in each case ("Whole Project Proposed Potential").
- (b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising:
- (i) Several residential phases;
  - (ii) Several commercial phases;
  - (iii) Sewage Waste Management Plant;
  - (iv) Electric Sub-station;
  - (v) Mall;
  - (vi) School;
  - (vii) Community health centre;
  - (viii) Town Hall;
  - (ix) Community Market;
  - (x) Public Parking Utilities; and,
  - (xi) Other Public Utilities, if any.
- (c) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms

- Landscaping & Tree
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal
- Street Lighting
- Water Conservation, Rain water Harvesting
- Common Parking at MLCP Bldg. 2
- Open Parking

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

All that the Flat/Unit being **No. 1409** admeasuring **488.58 square ft.** carpet area (equivalent to **45.39 square meters.**) plus **2.26 square meters.** deck area and **0.00 square mtrs.** utility area on **14th Floor** in Building **No. 37** in the Project to be known as "**RUNWAL GARDENS PHASE 4 Bldg. No. 37**", to be constructed on land a portion of the Promoter Larger Land, more particularly described in the **First Schedule** hereinabove.

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

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**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 Kalyan (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED  
By the within named PROMOTER  
RUNWAL RESIDENCY PVT. LTD.

For RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Ritesh Sawant

Director/Authorised Signatory

in the presence of .....

1. \_\_\_\_\_

2. Ravindra S. Pawar

R. Pawar



Ref. No. 63973-16/ITSL/OPR/2023-24  
Date: 15<sup>th</sup> March, 2024

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

Dear Sir/ Ma'am,

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

This is to confirm that the aforesaid premises are currently mortgaged to IDBI Trusteeship Services Limited ("ITSL") (the "Trustee"), Universal Insurance Building, Ground Floor, Sir P.M. Road, Fort, Mumbai - 400001 vide:

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

Your Company has requested a No Objection Certificate to enable sale of unit to the purchaser/s ("Purchasers") detailed hereto vide its mail dated 15<sup>th</sup> March, 2024. We state that on the basis of email approval received from the Lender i.e. IndusInd Bank Limited dated 15<sup>th</sup> March, 2024 we have No Objection of Sale of the said Unit(s) to the Purchaser/s as detailed below.

Unit No.	Tower	Customer Name	Saleable Area	Carpet Area	Agreement Value (INR)	Received Value (INR)
T37-1409	T37	Ravina Ravindra Pawar	825	488.58	52,27,750	5,17,795

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

- This consent hereby granted is restricted to the said Unit described above in the project Runwal Gardens of the Company, being constructed at Dombivli in order to enable sale of the said Unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said project without applying to Trustee for a fresh consent letter.
- The consent hereby granted is subject to the Purchaser/s depositing all the moneys payable as consideration for purchase of the said Units bearing Account Name: RRPL - Runwal Gardens Phase 4 Bldg No. 37 - Collection a/c Account No. 256005600011 held with IndusInd Bank, Mumbai, IFSC: INDB0000056 If the Purchaser/s fail to deposit such monies/ sales proceeds in the said Account, the NOC shall automatically stand revoked/ cancelled.
- In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall automatically stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said Unit to any other person.
- Please note that the Trustee shall continue to hold mortgage and charge on behalf of Lender, over the Project, underlying land and other properties except for the aforesaid Units (i.e. after receipt of the entire sale consideration in the aforesaid Account) till such time the facilities availed by the Company are fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Trustee/ Lender/ or its officer.
- Our mortgage and charge on all other properties shall continue in full force and effect.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Gaurav J. Ieswani, email [gaurav.ieswani@idbitrustee.com](mailto:gaurav.ieswani@idbitrustee.com)

Yours faithfully,  
For IDBI Trusteeship Services Limited

*Gaurav J. Ieswani*



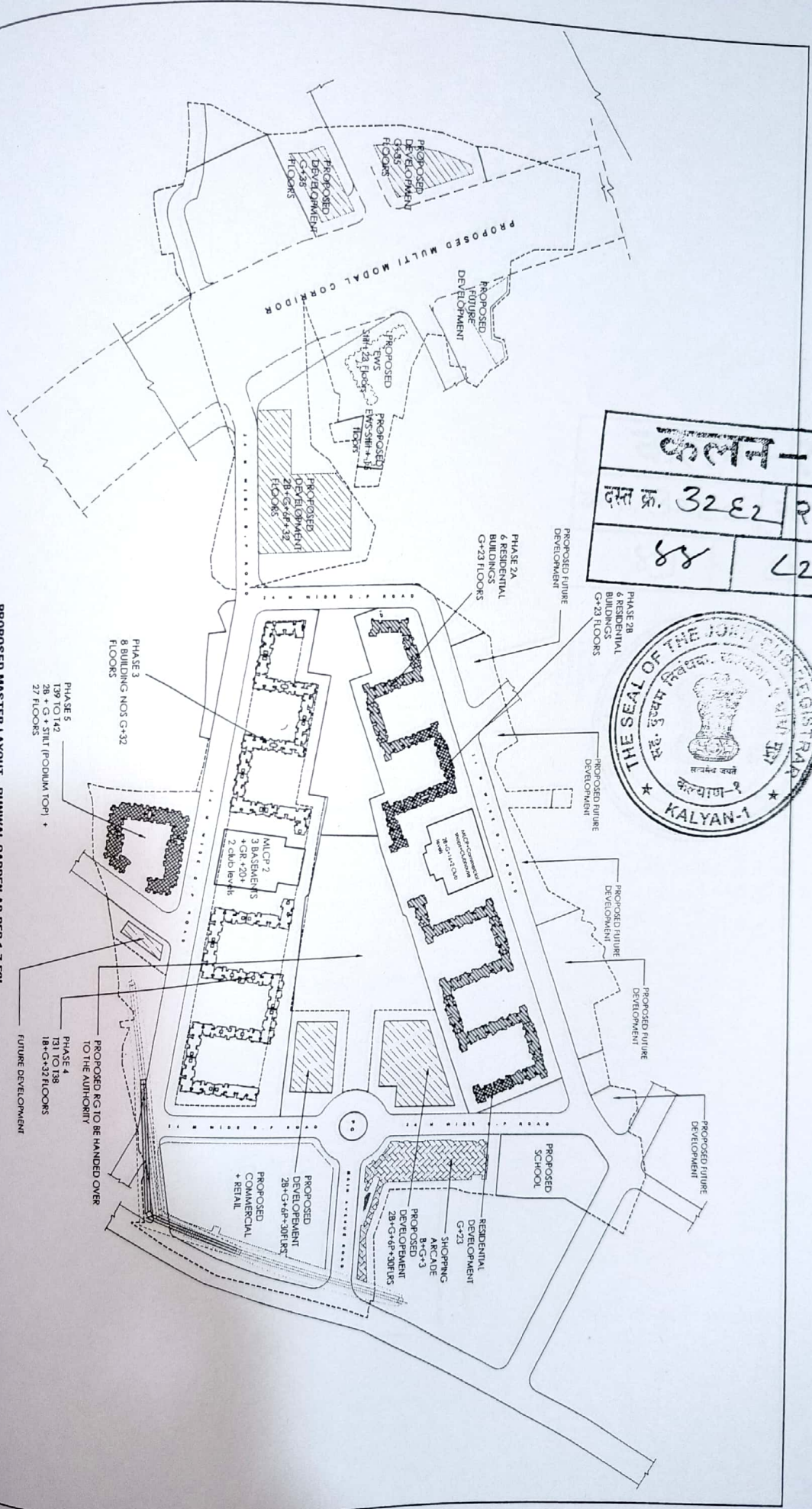
(Authorised Signatory)

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

PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 1.7 FSI



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# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

**P51700033206**

Project: **Runwal Gardens Phase 4 Bldg No. 37** , Plot Bearing / CTS / Survey / Final Plot No.: **44/5 part 23/1 part Gharivali at gharivle, 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;

OR

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

- The Registration shall be valid for a period commencing from **09/02/2022** and ending with **31/03/2026** 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

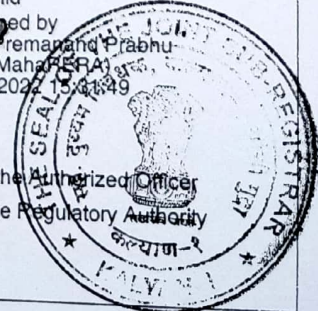
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid

Digitally Signed by  
Dr. Vasant Premchand Prabhakar  
(Secretary, Maha RERA)  
Date: 09-02-2022 15:31:49

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



Dated: 09/02/2022  
Place: Mumbai

COMMENCEMENT CERTIFICATE

To,  
Director, M/s. Rumlal Residency Pvt. Ltd.,  
Rumlal & Omkar E-square, 4<sup>th</sup> Floor,  
Opp. Son - Chunabhathi Signal, Sion (E), Mumbai-400 022

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1956 (Maharashtra Act No. XXXVII of 1966) to you for the proposed development (plot area 46.44 Ha) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) in 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/A, 45/5/B, 45/6, 46/1 (Pt), 46/2/A, 46/2/B, 46/3, 47(Pt), 49, 50, 51, 52/1, 52/2, 53/2A, 53/2B, 53/2A, 53/2B, 53/3A, 53/3B, 94 (Pt) of Village Usarghar, Taluka Kalyan, S Nos. 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, 37/5, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of Village Gharivall, Taluka Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm with now proposed BUA of Sale Component (including Base FSJ, Premium FSJ and Ancillary Area FSJ) of 8,35,567.48 sqm. (including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,566.95 sqm as against the Total Statement Potential of this ITP as per UDCPR is 12,84,642.08 sum (including Base BUA of 4,64,428.00 sum (Base FSJ-100), Premium BUA of 3,18,597.61 sqm (Premium FSI of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FSI of 5,01,616.95 sqm (at 5% of Residential Component & 80% Non-Residential Component) as depicted on the

drawing enclosed, shown in the built-up area table as mentioned below:  
Mumbai Metropolitan Region Development Authority  
Regional Office, Multipurpose Hall, 2nd Floor, Heal Chowk, Bhi. Pochankar Road No. 2, Pimpri-Chinchwad, Thane (W) - 400 602  
No. 0220-272095 / 272097 Fax: (022) 272197 E-mail: info@mmrda.mmrda.gov.in

Table 1 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Phase 1)	Building 1 (Type A)	8	60.00	01	8,401.68	0.00	5,040.99	13,442.67	128
	Building 2 (Type B)	7	60.00	01	6,034.90	0.00	4,203.58	10,238.48	124
	Building 3 (Type B)	8	60.00	01	8,987.90	0.00	5,472.74	14,460.64	124
	Building 4 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 5 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 6 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 7 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 8 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 9 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 10 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 11 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 12 (Type B)	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124

Table 2 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Phase 2)	Building 13	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 14	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 15	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 16	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 17	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 18	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 19	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 20	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 21	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 22	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 23	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Total for Sale Component (Residential)				12	96,418.76	0.00	58,051.48	1,236,984.00

Table 3 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Phase 3)	Building 24	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 25	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 26	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 27	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124
	Building 28	8	60.00	01	8,034.90	0.00	4,820.94	12,855.84	124

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Table 4 - Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 29	2	11.274.41	0.00	7,364.65	22,233.06		29,597.71	174
	Building 30	2	12,646.27	0.00	7,587.76	20,254.03		27,841.79	111
	Total for Sale Component (Economic Activity)				14,952.41	42,487.09		57,438.84	285

Table 5 - Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 31	2	95.95	01	13,840.07	8,304.04	22,144.21	44,288.32	314
	Building 32	2	95.95	01	13,347.24	8,008.35	21,355.59	42,711.18	314
	Building 33	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 34	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 35	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 36	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 37	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 38	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 39	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322
	Building 40	2	95.95	01	14,911.77	8,988.52	23,900.28	47,800.57	322

Table 6 - Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 41	2	86.65	01	15,102.30	0.00	9,041.58	24,143.88	515
	Building 42	2	86.65	01	13,719.04	0.00	8,227.43	21,946.47	380
	Building 43	2	86.65	01	13,719.04	0.00	8,227.43	21,946.47	380
	Building 44	2	86.65	01	13,719.04	0.00	8,227.43	21,946.47	380
	Building 45	2	86.65	01	13,719.04	0.00	8,227.43	21,946.47	380
	Building 46	2	86.65	01	13,719.04	0.00	8,227.43	21,946.47	380

Table 7 - Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 47	2	70.50	01	3,182.31	0.00	1,919.38	5,101.69	112
	Building 48	2	70.50	01	3,182.31	0.00	1,919.38	5,101.69	112
	Building 49	2	70.50	01	3,182.31	0.00	1,919.38	5,101.69	112

Table 8 - Indicating the details of buildings for which revised commencement certificate as per 27 villages DCI (upto parish level is already granted)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 50	2	70.50	01	4,960.88	0.00	0.00	4,960.88	112
	Building 51	2	70.50	01	4,960.88	0.00	0.00	4,960.88	112
	Building 52	2	70.50	01	4,960.88	0.00	0.00	4,960.88	112

Table 9 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 53	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 54	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 55	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 56	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100



Table 10 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 57	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 58	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100

Table 11 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 59	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 60	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100

Table 12 - Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Economic Activity Component Commercial User	Building 61	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100
	Building 62	2	24.00	01	1,000.00	0.00	500.00	1,500.00	100

16/03/2024

## गावाचे नाव : घारीवली

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	करारनामा
(2)	मोबदला	5227750
(3)	वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3026000
(4)	भू-मापन, पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/-मौजे घारिवली स.नं. 44/5अ, 44/5ब, 23/1 वरील रुणवाल गार्डन्स फेज 4 प्रोजेक्ट, मदतिका नं. 1409, चौदावा मजला, बिल्डिंग नं. 37, क्षेत्रफळ 45.39 चौ.मी. कार्पेट + 2.26 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिमुचनेनुसार एकात्मिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(मुद्रांक 2006/सुओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), रेरा क्रमांक पी51700033206( ( Survey Number : 44/5अ, 44/5ब, 23/1 ; ) )
(5)	क्षेत्रफळ	1) 45.39 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल रेमिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुख्त्यार गिनेश मावत तर्फे कुलमुख्त्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुणवाल अर्न्ड ओमकार न्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिप्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रविना रविंद्र पवार वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: माई थददा को.ऑफ.हो.मो., ब्लॉक नं: 202, रोड नं: दिनदयाळ रोड, आनंद नगर, अमर कला निकेतन मार्ग, म्युन्सिपल गार्डन समोर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BEDPP6598G
(9)	दस्तऐवज करून दिल्याचा दिनांक	16/03/2024
(10)	दस्त नोंदणी केल्याचा दिनांक	16/03/2024
(11)	अनुक्रमांक, खंड व पृष्ठ	3262/2024
(12)	वाजारभावाप्रमाणे मुद्रांक शुल्क	235250
(13)	वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

सह. दुय्यम निबंधक (क्र. १)  
कल्याण क्र. १



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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