



CHALLAN  
MTR Form Number-6



GRN	MH003617986202425E	BARCODE			Date	15/06/2024-11:27:27	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	BGGPC2680D						
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	ASHISH ASHOK CHAVAN						
Location	THANE	Flat/Block No.	PRIMEROSE MHADA-2 (EWS-2), BLDG NO.2,						
Year	2024-2025 One Time	Premises/Building	RUNWAL GARDEN						
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	155570.00	Road/Street	FLAT NO.1818, 18TH FLOOR, USARGHAR, GHARIVALI, DOMBIVLI (EAST)					
0030063301	Registration Fee	30000.00	Area/Locality	43.84 SQ.MTR					
			Town/City/District						
			PIN	4	2	1	2	0	4
			Remarks (If Any)	PAN2=AAFQR1016H--SecondPartyName=RUNWAL RESIDENCY PVT LTD~CA=2213900					
			Amount In	One Lakh Eighty Five Thousand Five Hundred Seventy					
			Words	Rupees Only					
Total		1,85,570.00							
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02901792024001540558 4946804					
Cheque/DD No.		Bank Date	RBI Date	15/06/2024 11:28:36 Not verified with RBI					
Name of Bank		Bank-Branch	UNION BANK OF INDIA						
Name of Branch		Scroll No.	Date	Not verified with Scroll					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*AD/ham*

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दस्त क्र. १२५९ २०२४  
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### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Kalyan this 15<sup>th</sup> day of JUNE, 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, 4th Floor, Opposite Sion Chunabhatti 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

Ashish Ashok Chavan having his/her/their address at House No-63 Padave Bramhanwadi, Tal - Kudal, Dist-Sindhudurg-416534, 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 (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; and (ii) in case of a partnership firm, the partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last survivor; and (iii) in case of an HUF, the members of the HUF from time to time and the administrators of the last survivor; and (iv) in case of a trust the trustee/s for the time being and from time to time of last surviving member of the HUF; and (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units sanctioned till date	Floors
Primrose MHADA 2 (EWS- LIG building no. 2)	474	Stilt plus 23 sanctioned habitable floors

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

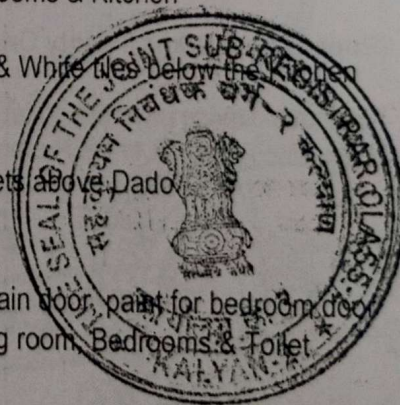
- Internal roads and footpath
- Fire protection and fire safety requirements
- Electrical metre room, substation, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Treatment and disposal of sewage and sullage water
- Solid waste management and disposal
- Water Conservation, Rainwater Harvesting
- Street Lighting
- Energy management
- Drop off area.
- Lawn
- Kids play area.
- Seating area
- Multipurpose court
- Pathways.

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

All that the Flat/Unit being No. 1818 admeasuring 471.89 square ft. carpet area (equivalent to 43.84 square meters.) plus 0.00 square meters. deck area and 0.00 square mtrs. utility area on 18th Floor in Building No. 2 in the Project to be known as "PRIMEROSE MHADA 2", (EWS-2) to be constructed on land a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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

- Good quality Ceramic tile flooring in Living / Dining, Passage, Bedrooms & Kitchen
- Ceramic tile flooring in Toilet
- Ceramic tiles in dado 600 mm above the Kitchen Platform counter & White tiles below the Platform
- Ceramic Tiles dado in Toilets
- Gypsum Plaster with Paint finish in Living / Dining, Bedrooms, Toilets above Dado
- Putty with paint finish for Ceiling in Living / Dining, Bedrooms
- Metal grid False Ceiling in Toilets
- Flush doors with Redmiranti frames and both sides Laminate for Main door, paint for bedroom door
- Powder coated Aluminium windows with 6 mm clear glass for Living room, Bedrooms & Toilet
- Kitchen Counter in Black Granite
- Kitchen Sink without drain board
- Wall mount Toilet basin
- CP wall mixture, Pillar cock (only Cold)
- Concealed wiring with circuit breakers



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*AA/Alan*

*M*

उप मुख्य अधिकारी (पणन) यांचे कार्यालय

कक्ष क्र. 255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051

दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

दिनांक: 22-03-2024



देकारपत्र (OFFER LETTER)

प्रति,

श्री/श्रीमती,

ASHISH ASHOK CHAVAN

S/O: ASHOK SHANKAR CHAVAN BRAMHANWADI HOUSE NO-63 PADAVE SINDHUDURG MAHARASHTRA 416534

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 355 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2730001093 प्रवर्ग .GP प्राधान्य क्र.202

महोदय / महोदया,

- उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.
- आपणांस सादरहू योजनेतील संकेत क्र.355 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक 2, -, 1818, 18 चे वितरणासाठी देकार पत्र देण्यात येत आहे.
- आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-
  - इमारत/ सदनिकाचा क्रमांक 2, -, 1818, 18
  - योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएस क्र.S. No.44(P),45(P),46(P),47(P),49(P),50(P),51(P),52(P),53(P),94(P),Usarghar, S. No.4(P),5(P),6(P),7(P),8(P),9(P),10(P),12(P),13(P),14(P),15(P),17(P),18(P),19(P),22(P),23(P),37(P), 38(P),39(P),40(P),41(P),44(P),49(P),50(P)Gharivali and S.No.67/1 Sagaon मौजे Gharivali, ता. जि.Tal.
  - सदनिकाचे चटई क्षेत्रफळ चौ. मी.43.84 आहे.
  - सदनिकाची अंदाजित किंमत रु.2018000/-



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ANNEXURE - D

**Maharashtra Real Estate Regulatory Authority**

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700053843**

Project: **Primrose MHADA 2**, Plot Bearing / CTS / Survey / Final Pict No.: **Survey No. 50 (pt) at Usarghar, Kalyan, Thane, 421204;**

1. **Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **01/12/2023** and ending with **31/03/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 01/12/2023

Place: Mumbai

Signature



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

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 12581/2024

नोदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2213900
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2224097
(4) भू-मपपन, पोटहिस्सा व परक्रमांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/- मौजे घारिवली जुना स.नं. 11 पैकी व इतर बरील प्राईमरोझ म्हाडा 2(ईडब्ल्यूएस-2) प्रोजेक्ट, सदनिका नं. 1818, अठरावा मजला, विल्डिंग नं. 2, क्षेत्रफळ 43.84 चौ.मी. कार्पेट + 1 मेकॅनिकल कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्री करारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (मुद्रांक 2006/युओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), रेंरा क्रं. पी51700053843 ( ( Survey Number : 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, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 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, 14/2ए, 14/2बी, 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, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2,39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 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 स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1,45/2, 45/3,45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47,49,50, 51(पैकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(पैकी). ; )

(5) क्षेत्रफळ	1) 43.84 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	

1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रितेश सावंत तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन 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	
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1): नाव:-आशिष अशोक चव्हाण वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रूम नं 63, रोड नं: ब्राम्हणवाडी पडवे कसाल कुडाळ सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416534 पॅन नं:-BGGPC2680D

(9) दस्तऐवज करून दिल्याचा दिनांक	15/06/2024
(10) दस्त नोदणी केल्याचा दिनांक	15/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12581/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	155570
(13) बाजारभावाप्रमाणे नोदणी शुल्क	22250
(14) शेरा	

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



FORM A: PERSONAL DETAILS

APPLICANT CO-APP

Existing Customer:  Yes  No

CIF No/ Account No. 87375671567

Name: First Name ASHISH Middle Name ASHOK Last Name CHAVAN

Date of Birth: 18111994 PAN: BGGPC2880D

Mobile: 9011113436 e-mail: chavanashish32@gmail.com

Name of Spouse: -

Name of Father: ASHOK CHAVAN

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 871488362051

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 304, VAISHNAVI HERITAGE, OLD DOMBIVLI ROA

Address 2: SHASTRINAGAR, NEAR CHANDRA MEDICAL DOM

Address 3: WEST

City: MUMBAI

District: DOMBIVLI W MAHARASHTRA

<b>SSL</b>	<b>Code No.</b>	<b>MUM99999</b>
	File Ref No.	
	M-Power ID	
HLSE	KARISHMA SINGH	9702639001
HLSM	SUSHANT MORE SIR	
HLCM	PREM GIRI SIR	
HLQM	NEHA MADYE / PRACHI SHAH	

RLMS Number	
CRM ID	
Branch Name	DADAR EAST
Branch Code	353
Source Type	CONNECTOR

SBI ALC

Applicant Name	ASHISH ASHOK CHAVAN CIF - 87375671567
Co-Applicant Name	- ALC - 00000033807308005
Date of Birth	18/11/1994
Pan Card Number	BGGIPC2680D
Bank Account Number	
E-mail ID	chavanashish32@gmail.com
Mobile No.	9011113436
Loan Amount & Interest Rate	20,99,000 / -
Tenure / Moratorium	
Connector Name & Code	CONNECTOR
Proposal Type	HOME LOAN U/C
Property Final : Yes / No	YES
RACPC / RBO	SION

~~GRABIT ID~~

REPORT	VENDOR	INITIATED	RECIEVED
RO REPORT ✓			
LEGAL REPORT			
VALUATION	Vas + tukrda - 24/06/24		
SITE REPORT			