

CHALLAN  
MTR Form Number-6



GRN MH003887716202425E	BARCODE	Date 20/06/2024-17:25:42	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name KLN3_KALYAN NO 3 JOINT SUB REGISTRA	PAN No.(If Applicable)	GQJPS4903P	
Location THANE	Full Name	GAJENDRA GCROBA SONTAKKE	
Year 2024-2025 One Time	Flat/Block No.	PRIMEROSE MHADA 2 (EWS 2), BLDG NO.2,	
	Premises/Building	RUNWAL GARDEN	

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	144800.00	Road/Street	FLAT NO.0318, 3RD 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 Seventy Four Thousand Eight Hundred Rupee
Total	1,74,800.00	Words	s Only

Payment Details UNION BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	02901792024062049534 525075503
Cheque/DD No.	Bank Date	RBI Date	20/06/2024 17:27:02 Not Verified with RBI
Name of Bank	Bank-Branch	UNION BANK OF INDIA el	
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 दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.



*Handwritten signature*

*Santakke*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 20<sup>th</sup> day of June 2024

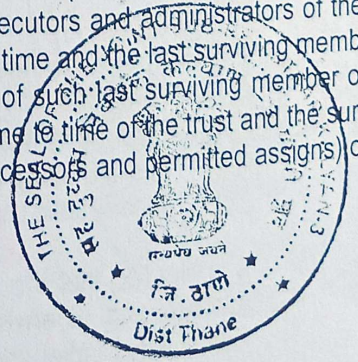
BETWEEN

**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 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

Gajendra Goroba Santakke having his/her/their address at At Dapegaon Taluka Ausa Post, Jawalga (P.O), Dist. Latur-413520, 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 last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF; and (iv) 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 (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART.**

कलम - ३	
दस्त क्र. <u>००५०</u>	<u>२०२४</u>



*Santakke*

*MS*

- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre

Township utilities

There are shops on the ground floor of the Phase 3 & 4 Commercial Building. The shops will be leased / sold so as to inter alia provide the following services/utilities

- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Description of "the Project" viz. "Primrose MHADA 2", comprising single Residential Building)

Single residential buildings being EWS- LIG Building No.2 having stilt plus 23 habitable floors, to be constructed, sanctioned till date, in the Project to be constructed on a land admeasuring 1179 square meters bearing old survey nos. 50(pt) of village - Usarghar, a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

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

Building Nos.	Total No. of Flats/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.

करलन - ३	
दस्त क्र. २०५०	२०२४
38 el	

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

(Description of "the said Premises")

All that the Flat/Unit being No. 0318 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 03rd Floor in Building



*Signature*

*Signature*

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 Kitchen 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

IN WITNESS WHEREOF the parties, hereinabove have set their respective hands and signed this Agreement for Sale at Dombivli (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

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

) For RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Ritesh Sawant

) Director/Authorised Signatory

in the presence of .....

1.	कलम - ३	
2.	दिनांक. ०५/०८/२०२४	
SIGNED AND DELIVERED By the within named ALLLOTTEE/S		

Gajendra Goroba Sontakke



in the presence of

1. Mitin. Sontakke

Sontakke

Mawant



Sontakke



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,

GAJENDRA GOROBA SONTAKKE

S/O GOROBA SONTAKKE TA. AUSA DAPEGAON LATUR MAHARASHTRA 413520

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 355 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2730001713-प्रवर्ग .SG प्राधान्य क्र.3

महोदय / महोदया,

1.उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2.आपणांस सदरहू योजनेतील संकेत क्र.355 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक2, -,318,3चे वितरणासाठी देकार पत्र देण्यात येत आहे.

3.आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/ सदनिकाचा क्रमांक2, -,318,3

3.2) 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.

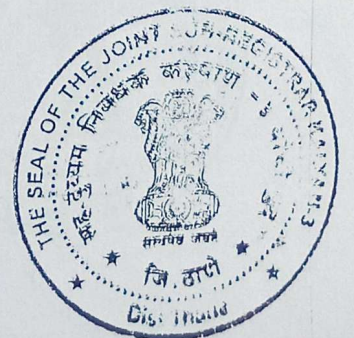
No.4(P),5(P),6(P),7(P),8(P),9(P),10(P),12(P),13(P),14(P),15(P),17(P),18(P),19(P),22(P),23(P),37(P),

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.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी.43.84 आहे.

3.4) सदनिकाची अंदाजित किंमत रु.2018000/-

कलानगर - 3	
दस्त क्र. 2040	2024
Signature valid	
Signed By: Rupa Santosh Ghag	
Reason:	



## गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2213900
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3215200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रं. 47/151/1, मूल्यदर 63900/- मौजे घारिवली स.नं. 4/1 व इतर वरील प्राईमरोझ म्हाडा - 2, (ईडब्ल्यूएस-2) प्रोजेक्ट, सदनिका नं. 318, तिसरा मजला, विल्डिंग नं. 2, क्षेत्रफळ 43.84 चौ.मी. कार्पेट + 1 मेकॅनिकल कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास 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) रेरा क्र पी51700053843( ( Survey Number : मौजे घारिवली स.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, 7/2ए, 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 स्केअर, 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	1): नाव:-गजेंद्र गोरोबा सोनटक्के वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दापेगाव औसा जिल्हा लातूर, महाराष्ट्र, लातूर. पिन कोड:-413520 पॅन नं:-GQJPS4903P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9050/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	144800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



पु.सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

EW52-0318

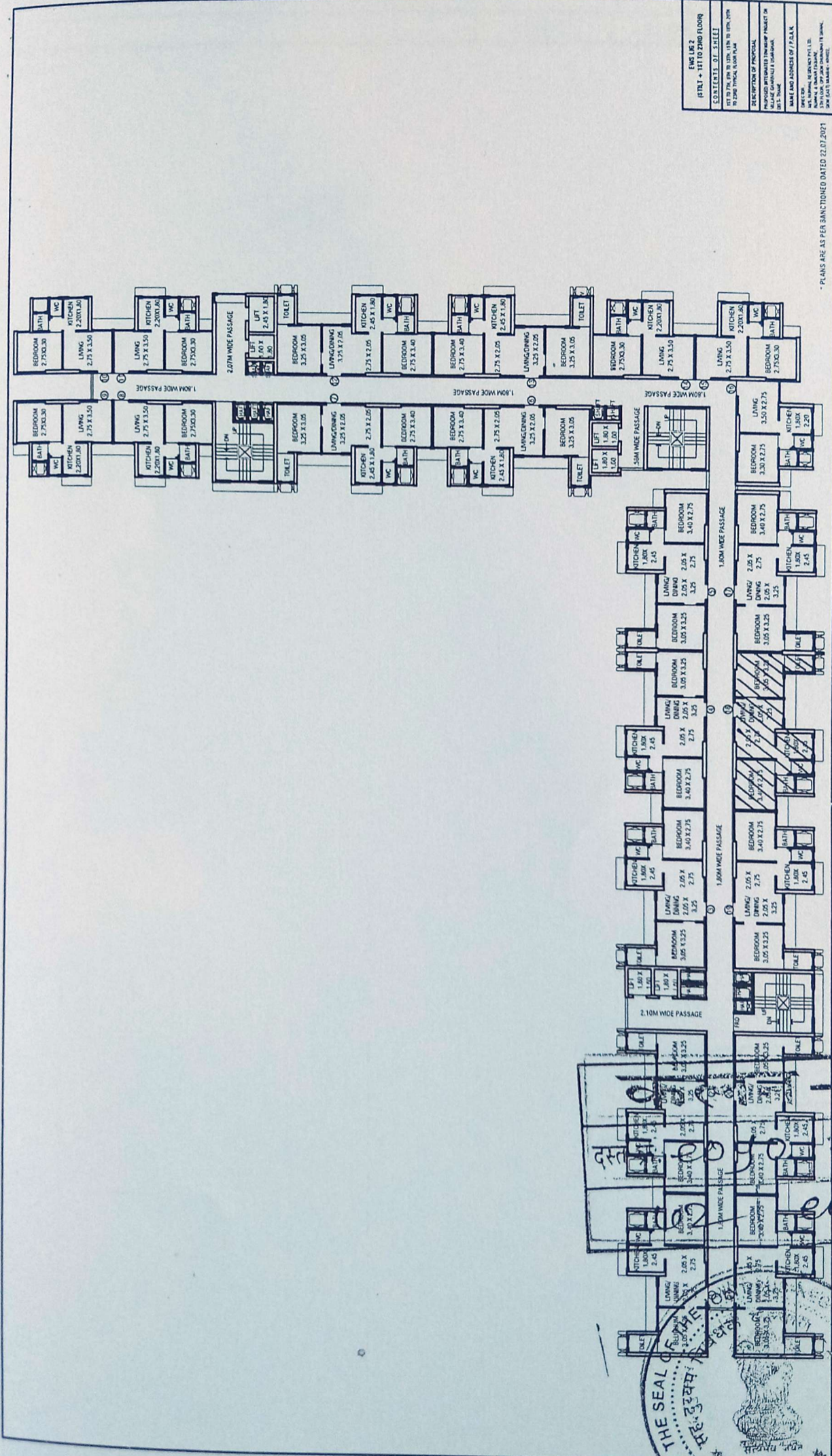
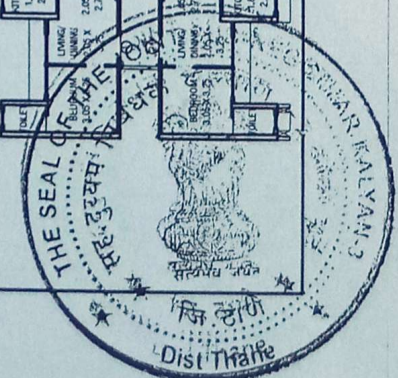
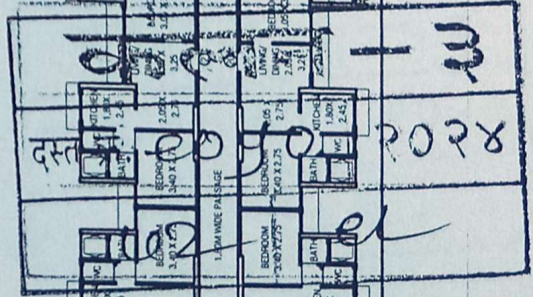


FIG. NO. 3
(PLAN) - 11TH FLOOR
CONTENTS OF SHEET
SET TO THE PLAN IN THE 11TH FLOOR IN THE 11TH FLOOR IN THE 11TH FLOOR
DESCRIPTION OF PROPOSAL
APPROVED UNLIMITED DRAWING PRODUCT ON 25/11/2021
NAME AND ADDRESS OF P/E/A/K
SPECIES
NAME OF ARCHITECT
DATE AND TIME OF ISSUE

PLANS ARE AS PER SANCTIONED DATED 22/07/2021



Series

Handwritten signature or initials.