



CHN MH003619348202425E	BARCODE	Date 15/06/2024-11:45:27	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)	AMZPM15E7D	
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	ASHOK TANAJI MOHANE	
Location THANE			
Year 2024-2025 One Time	Flat/Block No.	PRIMEROSE MHACA 2 (EWS 2), BLDG NO.2,	
	Premises/Building	RUNWAL GARDEN	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	144800.00	FLAT NC.0217, 2ND FLOOR, USARGHAR, GHARIVALI, DOMBIVLI (EAST)			
0030063301 Registration Fee	30000.00	43.84 SQ.MTR			
					4 2 1 2 0 4
		Remarks (If Any)			
		PAN2=AAFRCR1016H~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.	4947693
Cheque/DD No.	Bank Date	RBI Date	15/06/2024 11:45:39 Verified with RBI
Name of Bank	Bank-Branch	UNION BANK OF INDIA	
Name of Branch	Scroll No. , Date	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.

*Handwritten signature*

क.ल.न.२	
दस्ता क्र. २५८४	२०२४
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क.ल.न.२	
दस्त क्र. १२५८४	१०२४
	१६

### 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 Authorized Signatory Mr. Sachin Patil) authorized under Board Resolution/POA dated 28/08/2023 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

Ashok Tanaji Mohane having his/her/their address at 138, Pawar Chawl, Veer Sambhaji Nagar, LBS Marg, Mulund (West), Mumbai-400080, hereinafter referred to as "the Allcttee", (which express on 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 the n; and (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.

*Ashok Mohane*

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")

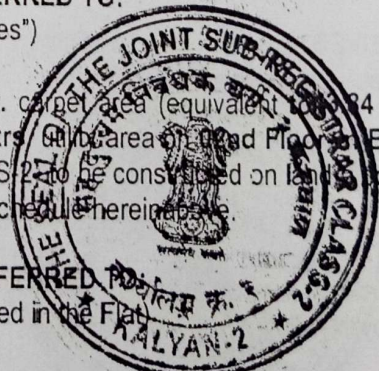
- Internal roads and footpath
- Fire protection and fire safety requirements
- Electrical metre room, substation, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Treatment and disposal of sewage and sullage water
- Solid waste management and disposal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

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

All that the Flat/Unit being **No. 0217** admeasuring **471.89 square ft.** carpet area (equivalent to **44 square meters.**) plus **0.00 square meters** deck area and **0.00 square mtrs.** balcony area on the ground floor of Building **No. 2** in the Project to be known as "PRIMROSE MHADA 2", (EWS-2) to be constructed on land 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



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*Signature*



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: 26-03-2024



देकारपत्र (OFFER LETTER)

प्रति,

श्री/श्रीमती,

ASHOK TANAJI MOHANE

S/O: TANAJI MOHANE 138, PAWAR CHAWL, VEER SAMBHAJI NAGAR, LBS MARG MUMBAI MUMBAI MAHARASHTRA 400080

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 355 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2730001057 प्रवर्ग .CG प्राधान्य क्र.2

महोदय / महोदया,

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

2.आपणांस सादरहू योजनेतील संकेत क्र.355 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक2, - 217,2चे वितरणासाठी देकार पत्र देण्यात येत आहे.

3.आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

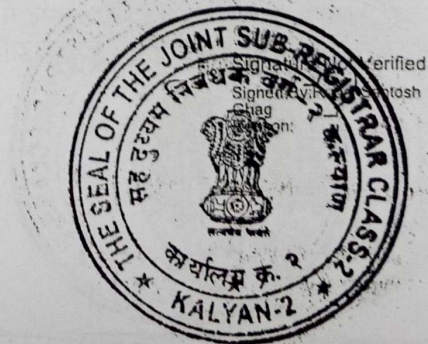
3.1) इमारत/ सदनिकाचा क्रमांक2, - ,217,2

3.2) योजनेचा 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, माँजे Gharivali, ता. जि.Tal.

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

3.4) सदनिकाची अंदाजित किंमत रु.2018000/-



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एम एम आर डी ए  
MMRDA

No. SRO/ Growth Centre/2401/BD/ITP-Usarghar-Gharivali-01/ Part OC B. No. 2  
(Flat No 4&5) & EWS LIG B. No.2 (Stilt+4<sup>th</sup> Floor)/ Vol-44/1369/2023

Date:

OCCUPANCY CERTIFICATE

09 OCT 2023

To,

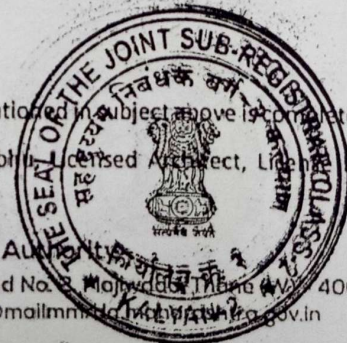
The Director, M/s. Runwal Residency Pvt. Ltd.,  
4<sup>th</sup> Floor, Runwal & Omkar E-square,  
Sion - Chunabhatti Signal, Off. Eastern Express Highway, Sion (E),  
Mumbai - 400 022.

Subject: Proposal for Issuance of Part OC for Building No. 2 [(Stilt + 1<sup>st</sup> to 23<sup>rd</sup> Floors) (Flat No. 04 & 5 series) of Phase-1 & Part OC for EWS LIG Building No.2 including 2 Watchman Cabins (Stilt + 4 Upper Floor Only) in the Proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 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, 37/21, 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 Gharivali, Taluka-Kalyan, Dist-Thane.- Applicant M/s. Runwal Residency Pvt. Ltd.

- Ref:
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019, dt. 23/12/2021 dt. 21/01/2022
  - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, revised LOI dt. 01/05/2022
  - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023
  - 4 MMRDA's C.C.s dt. 24/09/2019, 03/10/2020, 16/01/2020, 27/02/2020, 25/06/2020, 30/07/2020, 21/08/2020, 03/10/2019, 14/10/2020, 23/11/2020, 08/12/2020, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 08/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, dt. 10/04/2023, dt. 09/05/2023 & dt. 21/08/2023
  - 5 MMRDA's OC dt. 11/10/2022, dt. 27/03/2023, dt. 28/03/2023, dt. 22/06/2023, & dt. 20/09/2023
  - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
  - 7 M/s. Saakaar Architects letter dt. 04/07/2023
  - 8 MMRDA's Deficiency Letter dt. 11/07/2023
  - 9 Application by M/s. Runwal Residency Pvt. Ltd. dt.14/07/2023 & dt.31/07/2023
  - 10 Site visit dt. 25/07/2023

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakaar Architect, Shri. Sandeep Prabhakar, Licensed Architect, License No.



Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Malad West, Mumbai - 400 601.  
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.gov.in

को ल म, २	
दस्तावेज क्र. १२५८/२०२४	२०२४
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3/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 12584/2024

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 2213900  
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2078702

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/- मौजे घारिवली स.नं. 4/1 व इतर वरील प्राईमरोझ म्हाडा - 2(ईडब्ल्यूएस-2) प्रोजेक्ट, सदनिका नं. 0217, दुसरा मजला, बिल्डिंग नं. 2, क्षेत्रफळ 43.84 चौ.मी. कार्पेट + 1 मॅकेनिकल कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक 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 ची51700053843( ( 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 सचिन पाटील 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 सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1016H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अशोक तानाजी मोहने वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पवार चाळ, ब्लॉक नं: 138, रोड नं: वीर संभाजी नगर, एलबीएस मार्ग, मुलुड प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AMZPM1567D

(9) दस्तऐवज करून दिल्याचा दिनांक 15/06/2024

(10) दस्त नोंदणी केल्याचा दिनांक 15/06/2024

(11) अनुक्रमांक, खंड व पृष्ठ 12584/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 144800

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 22140

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

*Ashok*  
 सह. दुय्यम निबंधक वर्ग २,  
 कल्याण क. २



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Valuation?

<b>SSL</b>	Code No.	MUM99999
	File Ref No.	2106/2132
	M-Power Id	
HLSE	KARISHMA SINGH	9702639001
HLSM	SUSHANT MORE	
HLCM	PREM GIRI SIR	
AQM	PRACHI MAM	

RLMS Number	50124062509215
CRM ID	29162805
Branch Name	MILLENIUM
Branch Code	
Source Type	CONNECTOR

SBI A/C

Applicant Name	ASHOK TANAJI MOHANE		
Co-Applicant Name	- 85638216639		
Date of Birth	04/06/1986		
Pan Card Number	AMZPM1567D		
Bank Account Number	00000020049185452		
E-mail ID	ashok86mah@gmail.com		
Mobile No.	8691930940		
Loan Amount & Interest Rate	21 Lakhs		
Tenure / Moratorium	360		
Connector Name & Code	CONNECTOR		
Proposal Type	HOME LOAN u/c		
Property Final : Yes / No	YES		
RACPC / RBO	SION		
REPORT	VENDOR	INITIATED	RECIEVED
RO REPORT ✓			
LEGAL REPORT			
VALUATION	Valsteekeel		
SITE REPORT			