

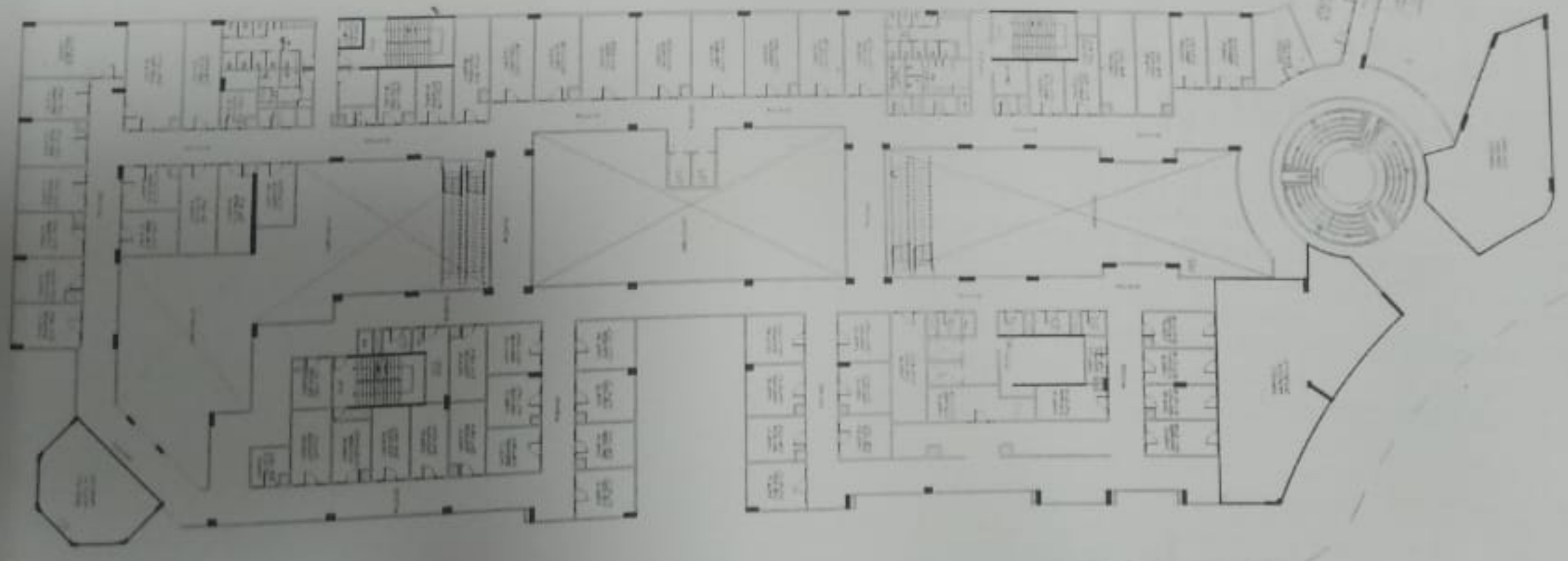
SHOPPING ARCADE



KEY PLAN nts

N

SECOND FLOOR PLAN
SUBJECT TO MUNICIPAL APPROVAL.
ALL DIMENSION ARE UNFINISHED.



CA/92/14860 and Structural Engineer Shri. Anand Kulkarni, License No 770/56/2011.
 Epicons Consultants Pvt. Ltd. may be occupied on the following conditions;
 Development work on land u/r with the total built-up area as mentioned in the table below.

Table 1 : Indicating the details of building for which Occupancy Certificate as per UDCPR is hereby granted.

User	Type of Wing / Building No.	No. of Storey	Ht. (in M)	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)
				A	B	C	D = A + B + C
Sale Component (Economic Activity) Shopping Arcade	Shopping Arcade	Basement + Ground Floor (Pt) + 3 Upper Floor (Pt)	17.25	6,543.98	0.00	5235.19	11,779.17
Total for Sale Component (Economic Activity)(1)				6,543.98	0.00	5235.19	11,779.17

Table 2 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is granted.

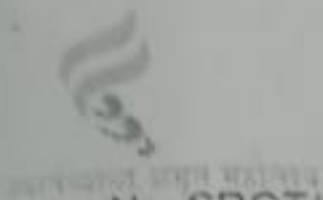
User	Type of Wing / Building No.	No. of Storey	Ht. (in M)	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)
				A	B	C	D = A + B + C
Sale Component (Economic Activity) Shopping Arcade	Shopping Arcade	Basement + Ground Floor (Pt) + 3 Upper Floor (Pt)	17.25	2,677.61	0.00	2,142.09	4,819.70
Total for Sale Component (Economic Activity)(2) =				2,677.61	0.00	2,142.09	4,819.70

Note: At the time of issuance of Part OC for in Shopping Arcade, due the deviation in BUA there is decrease the BUA of 104.04 Sqm with respect to approved CC. Accordingly, MMRDA has issued OC for 4,819.70 (Total Units-76) of BUA out of total BUA of 16,596.31Sqm. (Total Units -352 Shops)

Total BUA for which Full OC Granted for Shopping Arcade.....(3) = (1) + (2)	9221.59	0.00	7377.28	16,598.87
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Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.



No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-01/
Full OC Shopping Arcade / Vol-53 / 795/2024



Date: 02 AUG 2024

OCCUPANCY CERTIFICATE

To
The Director,
M/s. Runwal Residency Pvt. Ltd.,
Runwal & Omkar E-square, 4th Floor,
Opp. Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sub: Proposal for issuance of Occupancy Certificate Shopping Arcade Building 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.

- 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, dt. 03/10/2020, dt. 16/01/2020, dt. 27/02/2020, dt. 25/06/2020, dt. 30/07/2020, dt. 21/08/2020, dt. 03/10/2019, dt. 14/10/2020, dt. 23/11/2020, dt. 08/12/2020, dt. 14/12/2020, dt. 22/07/2021, dt. 05/08/2021, dt. 20/09/2021, dt. 29/10/2021, dt. 08/07/2022, dt. 15/07/2022, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023, dt. 21/08/2023, dt. 14/05/2024
 - 5 MMRDA's OC dt. 11/10/2022, dt. 27/03/2023, dt. 28/03/2023, dt. 22/06/2023 & dt. 09/10/23, dt. 18/03/2024
 - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 7 M/s. Saakaar Architects letter dt. 27/12/2023, dt. 27/03/2024, dt. 14/05/2024
 - 8 MMRDA's Deficiency Letter dt. 08/01/2024
 - 9 Site visit dt. 26/04/2024

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

Mumbai Metropolitan Region Development Authority

15

3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.;
8. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
9. Applicant shall comply with all the conditions mentioned in Final CFO NOC issued by KDMC dt. 20/03/2024 for Shopping Arcade;
10. The responsibility of Structural Stability lies completely with Structural Engineer as per Structural Design Adequacy certificate dt. 14/12/2023 for Shopping Arcade;
11. The applicant shall make the Rain Water Harvesting Structures operational as per Regulation no. 13.3 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings and applicant shall abide all conditions mentioned in Rain Water Harvesting NOC issued by KDMC dt. 16/01/2024;
12. The applicant shall make Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System operational as per Regulation no. 13.2 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings;
13. The applicant shall make Grey Water Treatment and Recycling Plant operational as per Regulation no. 13.4 of sanctioned UDCPR prior to occupancy of any units of buildings;
14. The applicant shall install the Mechanical Ventilation for Shopping Arcade before prior to occupancy of any units of buildings;
15. The applicant shall make Solid waste management system operational to treat 100% wet waste being generated in the entire ITP as per Regulation no. 13.5 of sanctioned UDCPR prior to occupancy of any units of buildings;
16. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
17. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;



सूची क्र.2

दुय्याम निबंधक : मह. दु. नि. कल्याण 3

21/03/2022

दस्त क्रमांक : 3544/2022

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4650628
(3) बाजारभाव (भाडेपट्ट्याच्या आकारावर आकारणी देतो की पट्टेदार ते नमुद करावे)	2653000
(4) भू-मापन, पोटहिम्या व धरकामांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती. विभाग क्र 47/148, मुल्यदर 47700/- गौजे घारीवली स.नं. 4/1ए व इतर (पैकी) वरील आर - गैररीया रुग्णाल शॉपिंग आर्केड शॉप नं एफ 2-52, दुमरा मजला, क्षेत्रफळ 30.88 चौ. मी कार्पेट + 0.00 डेक मरिया + 0.00 युटिलिटी मरिया मोबत 0 कार्पेटिंग दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वग्राहत प्रकल्प, अंतर्गत विक्रीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% मोजत (टीपीएम-1218/4499/सीआर-54/19/युडी-12 दि. 09/08/2019) (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, गौजेउसरघर 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) 30.88 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- रुग्णाल रेसिडेन्सी प्रा. लि तर्फे डायरेक्टर याचे तर्फे अधिकृत स्वाक्षरीकर्ता विक्रीद्वारे उपाध्याय तर्फे कुलमुख्तवार म्हणून राजेश गजरे वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:- चौथा मजला, इमारतीचे नाव:- रुग्णाल अँड ओमकार, ब्लॉक नं:-, रोड नं:- मायन चुनाभट्टी मिश्रल, ऑफ इन्टर्न एक्सप्रेस हायवे, मायन पूर्व, 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:- कुपाल अंकुश पाटील वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- मुक्ताई, गणेश मंदिर जवळ, घारीवली विलेज प्रीमियर कॉलनी समोर, कल्याण शील रोड, डोंविवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CVOPP6587L

(9) दस्तऐवज करून दिल्याचा दिनांक

21/03/2022

(10) दस्त नोंदणी केल्याचा दिनांक

21/03/2022

(11) अनुक्रमांक, खंड व पृष्ठ

3544/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

162780

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) भेग



पुसह. दुय्याम निबंधक क्र 2 कल्याण क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

आयकर विभाग
INCOME TAX DEPARTMENT
 PATIL KUNAL ANKUSH
 ANKUSH SUKARYA PATIL
 29/07/1992
 Permanent Account Number
CVOPP6587L
Patil
 Signature


भारत सरकार
GOVT. OF INDIA



Patil

आयकर विभाग
INCOME TAX DEPARTMENT
 ANKUSH SUKRYA PATIL
 SUKRYA PATIL
 14/07/1968
 Permanent Account Number
AZGPP1742D
Patil
 Signature

भारत सरकार
GOVT. OF INDIA



Patil

3

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH06 20160013907 DOI: 29-03-2016
 Valid Till: 28-03-2036 (NT) 15-10-2024 (TR)
 17-10-2019

AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 17-10-2019
 MCWG 29-03-2016

DOB: 12-09-1993 8G

Name: PRASAD WAGHMARE
 S/DW of: DEEPAK WAGHMARE
 Add: G/304 CHANDRESH VASTU CHS NANDIVLI ROAD
 Kalyan, Thane, MH
 PW 421201
 Signature & ID of
 Issuing Authority: MH06




करलन - ३	
इस क्र. 3488	२०२२
ए०	१००

Patil





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
P81700026438

Project: *Runwal Shopping Arcade* . 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 Gharivali and survey No 67 of
Village Sagon 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;
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 22/09/2020 and ending with 30/04/2024 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.

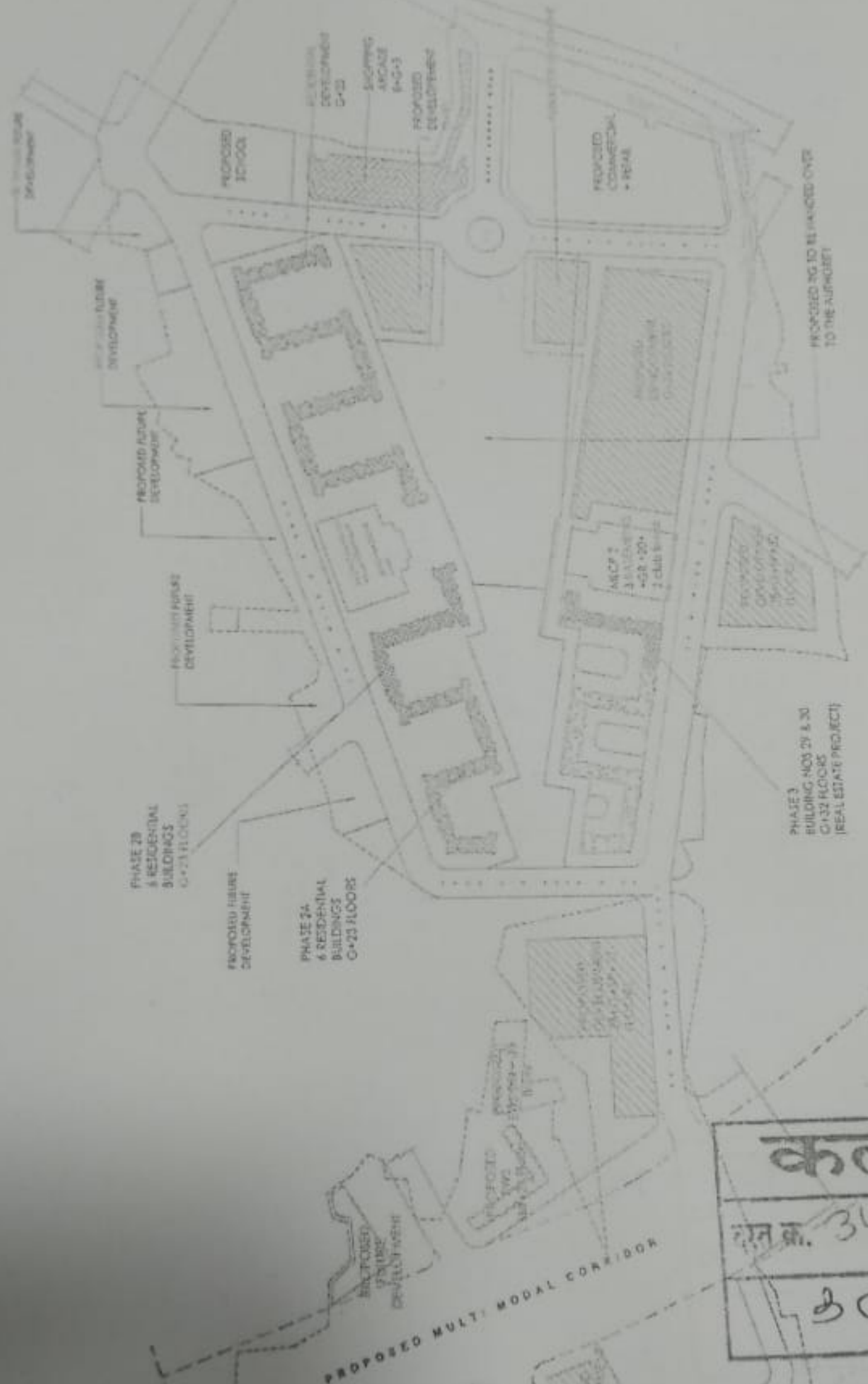
कलन - ३	
Signature valid	
दस्त क्र. ✓ 3484	2022
२०	२००

Dated: 08/09/2021
Place: Mumbai

Signature and seal of
Maharashtra Real Estate Regulatory Authority



Annexure - C1

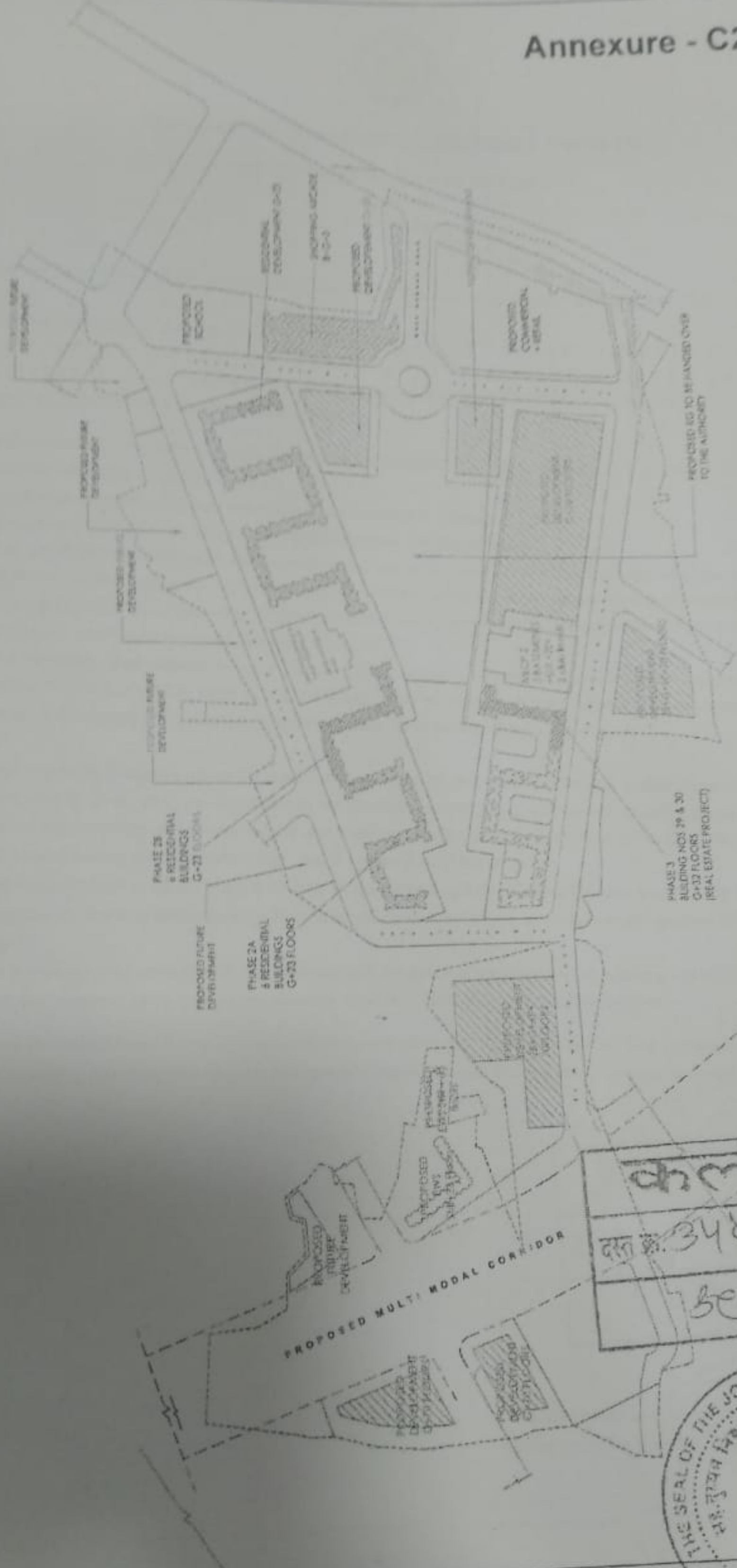


PROPOSED MASTER LAYOUT - RUHWAL GARDEN AS PER 1.7 FSI
 FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

कलन-३	
प्लान क्र. 3488	2022
BC	20



Annexure - C2



PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 4.0 FSI

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

कलन - 3	
दस्तावेज नं. 3488	2022
5C	900



- Detectors as per CFO NOC
- Sufficient LT power provision with isolation for each shop, food court.
- Each shop to have meters with 1ph or 3ph as per load requirement.
- Single point telephone, TV and data wires for each shop
- Water supply point with isolation valve and waste drain with cap, wherever applicable (not available for all units).
- No provision for soi line (toilets).
- No AC provision for shop/ F&B. Tenant to install AC Outdoor Unit at such location as may be designated by the Promoter.
- F & B and Shop to be installed by Allottee/s at their own cost
 - Electricity – own panels & extension of supply within shop
 - AC – Own AC ODU at planned location with 3 star plus rating
 - Drain – Scrubber system & grease trap

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

All that the Unit/Shop being No. F2-52 admeasuring 332.39 sq. ft. carpet area (equivalent to 30.88 sq. mtrs.) plus 0.00 sq. mtrs. deck area and 0.00 square mtrs. utility area on 2nd Floor in the Project to be known as "R GALLERIA", to be constructed on a portion of the Promote Larger Land, more particularly described in the First Schedule hereinabove.

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

SIGNED AND DELIVERED

For RUNWAL RESIDENCY PVT. LTD.

By the within named PROMOTER

RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Vikramditya Vardhneya

Director/Authorised Signatory

In the presence of

- [Signature]
- [Signature]



[Signature]

SIGNED AND DELIVERED

By the within named ALLOTTEE/S

Kunal Ankuash Patil

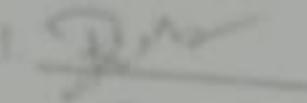

कलन - 3	
वस. क्र. 3488	2020
83	200



[Signature]



in the presence of

1. 
2. 

RECEIVED of and from the Unit/Shop
Allottee/s above named, the sum of

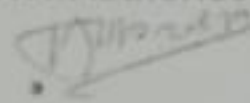
Rs. 697593/-

(Rupees Six Lakhs Ninety Seven Thousand Five Hundred Ninety Three Only)

Towards advance payment or deposit
paid by the Allottee/s to the Promoter.

For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory



कलन - ३	
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6. Phase 3 (Part III) Land comprising of 2 (two) residential buildings i.e. Building 29 and Building 30 each comprising still plus 34 nos. of slabs of super structure viz. 32 habitable floors (herein after collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 29-30") shown delineated in chocolate colour boundary lines on the plan annexed hereto and marked as Annexure "B" and to be identified as "Runwal Gardens Phase 3 Bldg. No. 29-30". Runwal Gardens Phase 3 Bldg. No. 29-30 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700028344 dated 18-02-2021.

T. The Promoter is now developing another phase on a portion of the Promoter Larger Land (to be known as "R Galleria") admeasuring 6730.18 square metres (plinth area) ("said Land") comprising of 1 (one) commercial/retail building ("Shopping Arcade") (more particularly described in the Third Schedule hereunder written and the Shopping Arcade is shown delineated in red colour boundary lines on the 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 Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026438 dated 22-09-2020 ("the RERA Certificate") for the Real Estate Project subsequently revised vide certificate dated 08.09.2021 and a copy of the RERA Certificate 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 RERA Certificate to be examined in detail by his/her/his 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:

(i) The name of the Project shall at all times be known as "R Galleria". The Project consists of 1 (one) building ("Shopping Arcade"). The Promoter has availed a Loan Facility from KOTAK MAHINDRA INVESTMENT LIMITED (KMIL) for "R Galleria" and the land on which "R Galleria" is being constructed is mortgaged with KMIL to secure the aforesaid Loan Facility.

(ii) The details of the Shopping Arcade is as follows:

कलन-3	Project comprising of 1 (one) commercial/retail building with basement plus ground floor plus 4 upper floors having 6 (six) nos. of slabs of super structures (5 (five) habitable floors) of which 4 (four) habitable floors have been sanctioned and 1 (one) habitable floor is proposed to be sanctioned.
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(iii) The Project shall comprise units/premises as per the details provided in the Fourth Schedule hereunder written.

(iv) Total FSI of 16225.22 square metres has been proposed for consumption in the construction and development of the Project of which FSI of 16208.53 square metres has been sanctioned.

The common areas and amenities provided in the Project for the exclusive benefit of the allottees of the said Project are listed in the Fifth Schedule hereunder written ("Project Common Areas and Amenities").

(v) The access to the Whole Project will be from the DP 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.

(vi) 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

(vi) 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, 44/4, 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 at Village Gharivali 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 4,65,228 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 juice kiosks
- Skating rink
- Cricket & football facility (Play ground)
- Toddler Park
- Children amusement zone
- Cycling track
- Wifi pillars
- Herb garden
- Pet creche / zone
- Gazebo with seating
- Secret garden
- Maze garden
- Bonsai garden
- Barbeque zone
- Cacti garden
- Sculpture park
- Reflexology zone

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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 as the Promoter may deem fit and proper. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

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 [14] 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 [15 and 16] 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 ~~number of phases~~ as it 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**"). The first part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2464.15 square metres (plinth area) ("**the said Phase II (Part 1) Land**"). The second part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2168.48 square metres (plinth area) ("**the said Phase II (Part 2) Land**"). The first part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1987.09 square metres (plinth area) ("**the said Phase III Land (Part I)**"). The second part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1297.85 square meters (plinth area) ("**the said Phase III Land (Part II)**"). The third part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1433.90 square meters (plinth area) ("**the said Phase III Land (Part III)**").

- (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 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 accruing 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 on 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).

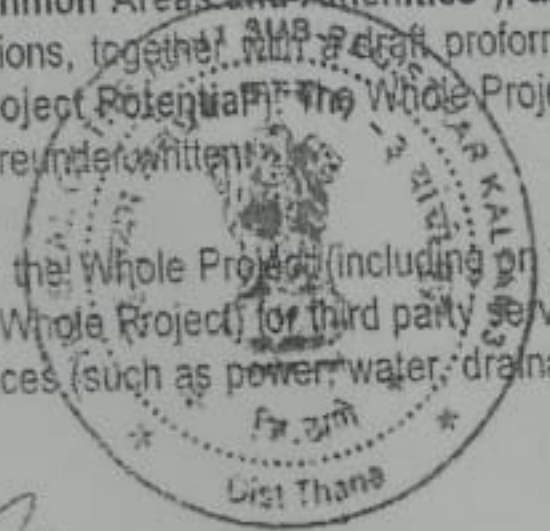
(f) As a part of the ITP Regulations, the Promoter is required to construct small tenements for persons from EWS and LIG categories ("Social Housing Component"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Promoter is entitled and/or permitted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

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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

[Handwritten signature]



S. The Promoter is already developing and/or proposes to develop in accordance with the sanctions and approvals obtained/to be obtained from MMRDA, the following buildings on the said Phase I Land, Phase II (Part 1) Land, Phase II (Part 2) Land, Phase 3 (Part I) Land, Phase 3 (Part II) Land and Phase 3 (Part III) Land comprising the following:-

1. Phase I Land comprising of 13 (thirteen) buildings as set out below:

(a) 12 residential buildings known as Building No.1, 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 (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");

(Phase I Residential Buildings are shown delineated in light blue colour boundary lines, and the Commercial Building is shown hatched in navy blue colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Phase I Project". The Phase I Project is registered by the Promoter as a "real estate 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, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51700022699 dated 12/10/2019 subsequently revised vide certificate dated 26th June, 2020.

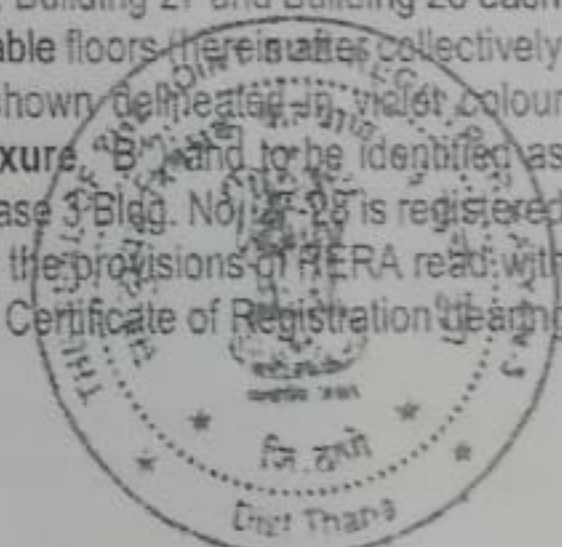
2. Phase II (Part 1) Land comprising of 6 (six) residential buildings i.e. Building 18, Building 19, Building 20, Building 21, Building 22 and Building 23 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 18-23") shown delineated in green colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Runwal Gardens Phase 2 Bldg. No. 18-23". Runwal Gardens Phase 2 Bldg. No. 18-23 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700024154 dated 23.01.2020 subsequently revised vide Certificate dated 28.06.2020.

3. Phase II (Part 2) Land comprising of 5 (five) residential buildings i.e. Building 13, Building 14, Building 15, Building 16 and Building 17 each comprising stilt plus 24 nos. of slabs of super structure viz. 23 habitable floors (herein after collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 13-17") shown delineated in pink colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Runwal Gardens Phase 2 Bldg. No. 13-17". Runwal Gardens Phase 2 Bldg. No. 13-17 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700025677 dated 01.07.2020.

4. Phase 3 (Part 1) Land comprising of 3 (three) residential buildings i.e. Building 24, Building 25, and Building 26 each comprising stilt plus 34 nos. of slabs of super structure viz. 32 habitable floors (herein after collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 24-26") shown delineated in orange colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 24-26". Runwal Gardens Phase 3 Bldg. No. 24-26 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026228 dated 30-08-2020.

5. Phase 3 (Part II) Land comprising of 2 (two) residential buildings i.e. Building 27 and Building 28 each comprising stilt plus 34 nos. of slabs of super structure viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 27-28") shown delineated in violet colour boundary lines on the plan annexed hereto and marked as Annexure "B") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 27-28". Runwal Gardens Phase 3 Bldg. No. 27-28 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026927 dated 03-11-2020.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dom this 21st day of May, 2022

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, 5th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorized Signatory Mr. Vikramditya Upadhyay authorized under Board Resolution/POA dated 09/09/21 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

Kunal Ankush Patil having his/her/their address at Muktai, Near Ganesh Mandir Gharivali Villageropp Premier Colony Kalyan Shil Road, Dom (E)Thane-421204., hereinafter referred to as the Attorney (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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CHALLAN
MTR Form Number-6



GRN	MH014881188202122E	BARCODE			Date	19/03/2022-18:42:57	Form ID	25.2		
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)	CVOPP6587L					
Location	THANE			Full Name	Kunal Ankush Patil					
Year	2021-2022 One Time			Flat/Block No.	R Galleria Runwal Shopping Arcade, 2nd Floor					
				Premises/Building	Shop No 52					
Account Head Details		Amount In Rs.								
0030046401 Stamp Duty		162780.00		Road/Street	KalyanShil Road					
0030063301 Registration Fee		30000.00		Area/Locality	Gharivali, Dombivli East					
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)	PAN2=AAFGR101EH-SecondPartyName=Runwal Residency Pvt Ltd-CA=4650628					
Total		1,92,780.00		Amount In Words	One Lakh Ninety Two Thousand Seven Hundred Eighty Rupees Only					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332022031917716		2735879824		
Cheque/DD No.				Bank Date	RBI Date	19/03/2022-18:45:16		Not Verified with RBI		
Name of Bank				Bank Branch	IDBI BANK					
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 दस्तावादी हात आदे. कोदणी न कडवासाच्या दस्तावादी सदर चलन लागू नाही.

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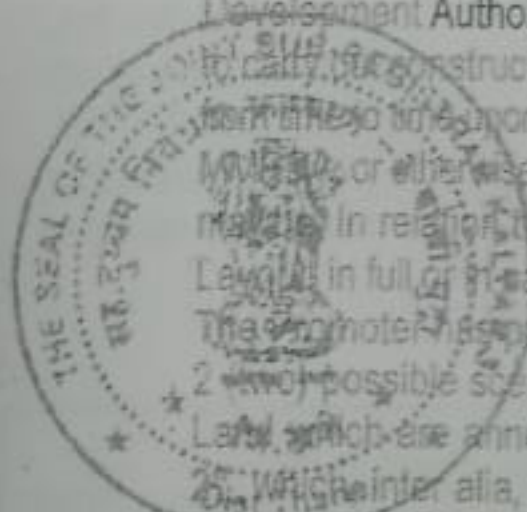


WHEREAS:

- 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 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6th October, 2020, issued by Advocate S K. Dubey, as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahonline.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 ("Sanctioned Layout") by whereof is annexed hereto and marked as Annexure "B".

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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:-	
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- (a) Subject to the receipt of approvals/sanctions from the Maharashtra 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 in the Sanctioned Layout on 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:
- Several residential phases;
 - Several commercial phases;



72/3544
Monday, March 21, 2022
6:00 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M


पावती क्र.: 3982 दिनांक: 21/03/2022

साधाचे नाव: घारीबली
दस्तऐवजाचा अनुक्रमांक: कलन3-3544-2022
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: कुणाल अंकुश पाटील

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	

एकूण:	रु. 32000.00
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आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:19 PM ह्या वेळेस मिळेल.


 Joint Sub Registrar Kalyan 3
 सह. दुय्यम निबंधक वर्ग ३ कल्याण क्र. ३

बाजार मूल्य: रु. 2653000 /-
मोबदला रु. 4650628/-
भरलेले मुद्रांक शुल्क : रु. 162780/-

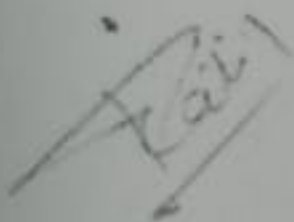
- 1) देयकाचा प्रकार: DHC रकम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2103202204065 दिनांक: 21/03/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014881188202122E दिनांक: 21/03/2022
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अगल्यास तपशिल :-

- 1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

सुद्ध करारऐवज परत मिळाला.

दस्तकायची सही



द्वितीयक
 सह. दुय्यम निबंधक कल्याण-३.

