



### Phase I & 2 facilities

These facilities are planned for the Phase I residences and are exclusively for the use of Phase I & Phase 2 residents

- Multipurpose Court
- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Basketball Court
- Temple
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Adult Outdoor Gym

### Common Area Facilities

These facilities are planned for the phase I residents and are exclusively for the use of Phase I & Phase 2 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber Lines, STP)
- Storm water drain
- Landscaping
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal

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

All that the Flat/Unit being No. 0801 admeasuring 625.39 square ft. carpet area (equivalent to 58.10 square meters.) plus 2.87 square meters. deck area and 1.32 square mtrs. utility area on 08th Floor in Building No. 15 in the Project to be known as "RUNWAL GARDENS PHASE 2 Bldg. No. 15-17", to be constructed on a portion of the Promoter Larger Land, more part cularly described in the First Schedule hereinabove.

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

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BY	१००

### Specifications

- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilets
- Acrylic paint with gypsum finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass





## OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/  
ITP-Usarghar-Gharivali-01/Vol-51/794/2024

Date: 02 AUG 2024

To,

Director, M/s. Runwal Residency Pvt. Ltd.,

4th Floor, Runwal & Omkar Esqaure,

Sion - Chunnabhaati Signal, Off. Eastern Express Highway, Sion (E),  
Mumbai - 400 022.

**Sub:** Occupancy Certificate to Residential Building Number 15,16,17 of Phase 2 in the proposed Integrated Townshp 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. 20/12/2023, dt. 03/05/2024, dt. 15/05/2024
  - 8 MMRDA's Deficiency Letter dt. 09/01/2024
  - 9 Site visit dt. 06/05/2024

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. CA/92/14860 and Structural Engineer Shri. Anand Kulkarni, Epicons Consultants Pvt. Ltd may be occupied on the following conditions;

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700025677  
Project: Runwal Gardens Phase 2 Bldg no 13-17, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS. 9/1 TO 9/8PT, 12/7PT, 12/8PT, 12/9PT, 12/10PT, 12/11PT, 12/12PT, 12/13PT, 14/2APT 14/2B PT 14/4PT, 38/1PT, 38/2PT, 41/1APT OF VILLAGE GHARIVALI 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:-
    - o The promoter shall enter into an agreement for sale with the allottees;
    - o 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;
    - o 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.
  - o The Registration shall be valid for a period commencing from 01/07/2020 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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	
दस्त क्र. १४४७९	२०२१
Signature valid	
Digitally Signed by	
D. Vasant Pramanand Prabhu	
(Secretary, MahaRERA)	
Date: 25-05-2022 17:53:21	







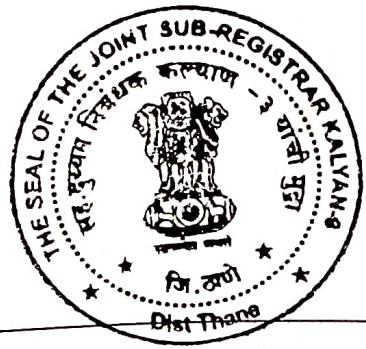
10/2024

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3  
दस्त क्रमांक : 14471/2024  
नोदणी :  
Regn:63m

### गावाचे नाव : घारीवली

1) विलेखाचा प्रकार	करारनामा	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र.47/151/1,मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 2 प्रोजेक्ट,सदनिका नं. 801,आठवा मजला,विलिंडिंग नं. 15,क्षेत्रफळ 58.10 चौ.मी. कार्पेट + 2.87 चौ.मी. डेक एरिया + 1.32 चौ.मी.युटीलिटी एरिया + 1 कमशियल कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसुचनेनुसार 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 पी51700025677(( 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, 35/1, 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). ; ) )
2) मोंबदला	7530000	2) नाव:-रुणवाल रेसिडेन्सी प्रा. लि. 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 ओनकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
3) बाजारभाव(भाडेपट्टयाच्या नावतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	4820500	3) नाव:-स्वाती बंदोपाध्याय - वय:-54; पत्ता:-प्लॉट नं: आरएच-14 , माळा नं: -, इमारतीचे नाव: प्रीती को.ऑप हौ. सोसायटी , ब्लॉक नं: -, रोड नं: नामदेव कृष्णा रोड सेक्टर 2 सी ऐरोली नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AKGPB1127M
4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)		4) नाव:-शीर्षा वंडोपाध्याय - वय:-32; पत्ता:-प्लॉट नं: आरएच-14 , माळा नं: -, इमारतीचे नाव: प्रीती को.ऑप हौ. सोसायटी , , ब्लॉक नं: -, रोड नं: नामदेव कृष्णा रोड, सेक्टर 2 सी, ऐरोली,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BAZPB1547F
5) क्षेत्रफळ		10/10/2024
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		10/10/2024
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या धारारचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		14471/2024
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		338860
9) दस्तऐवज करून दिल्याचा दिनांक		30000
10) दस्त नोंदणी केल्याचा दिनांक		
11) अनुक्रमांक, खंड व पृष्ठ		
12) बाजारभावाप्रमाणे मुद्रांक शुल्क		
13) बाजारभावाप्रमाणे नोंदणी शुल्क		
14) शेर		

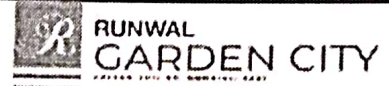


*Barmalkar*

सह दुय्यम निबंधक बर्म र कल्याण क्र.3



# RUNWAL GARDEN CITY



## Payment Schedule - Delayed Payment Plan

Configuration	T15-0801				01-Sep-24
Carpet Area In Sq Ft	2 BHK Luxe-Deck				
Area In Sq Ft	625.39		Deck	Yes	
Utility Area In Sq Ft	30.87		Utility	Yes	
Demanded Value	14.18		Total Carpet Area	670.44	sqft
	7530000		GST on AV	0	
			CGST+SGST	0	
			TDS	0	
			Final cheque		
<b>BOOKING TOKEN</b>	<b>Milestone %</b>	<b>Flat Cost</b>			
WITHIN 15 DAYS POST BOOKING	1.0%	75300	0	753	74547
WITHIN 30 DAYS POST BOOKING	4.0%	301200	0	3012	298188
COMPLETION OF EXCAVATION	5.0%	376500	0	3765	372735
COMPLETION OF PLINTH	20.0%	1506000	0	15060	1490940
INITIATION OF 3RD FLOOR	15.0%	1129500	0	11295	1118205
INITIATION OF 6TH FLOOR	5.0%	376500	0	3765	372735
INITIATION OF 9TH FLOOR	5.0%	376500	0	3765	372735
INITIATION OF 12TH FLOOR	5.0%	376500	0	3765	372735
INITIATION OF 15TH FLOOR	4.0%	301200	0	3012	298188
INITIATION OF 18TH FLOOR	4.0%	301200	0	3012	298188
INITIATION OF 21ST FLOOR	4.0%	301200	0	3012	298188
COMPLETION OF TOP FLOOR	4.0%	301200	0	3012	298188
COMPLETION OF BLOCKWORK OF THE UNIT	5.0%	376500	0	3765	372735
COMPLETION OF INTERNAL PLASTER, FLOORING AND TILING OF THE UNIT	5.0%	376500	0	3765	372735
COMPLETION OF THE EXTERNAL PLUMBING, ELECTRICAL FITTINGS, LIFT, DOORS AND WINDOWS UPTO THE FLOOR LEVEL OF THE APARTMENT	5.0%	376500	0	3765	372735
POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5.0%	376500	0	3765	372735
<b>Total</b>	<b>100%</b>	<b>7530000</b>	<b>0</b>	<b>75300</b>	<b>7454700</b>
<b>RGC Carnival offer</b>	<b>Discount In AV</b>	<b>52000</b>			
Stamp Duty (Approx)		339000			
Reg. & Scanning(Aprox)		40000			
<b>Stamp Duty Offer</b>		<b>-339000</b>			
<b>Reg. &amp; Scanning offer</b>		<b>-40000</b>			
Other Charges		40000			
GST On Agreement Value		0			
GST On Other Charges		7200			
<b>Grand Total</b>		<b>75,77,200</b>			
Bank Favouring	RRPL - RUNWAL GARDENS PHASE 2 BLDG NO 13-17 - COLLECTION A/C				
Bank A/C No.	256005600003				
NEFT Favouring	RRPL - RUNWAL GARDENS PHASE 2 BLDG NO 13-17 - COLLECTION A/C				
NEFT A/C No.	256005600003				

**Special Zero SDR Scheme**

*1 Car-Park Allotted	Type of Car Park	Car Park 1	Car Park 2
		MLCP	None

Note: \*Abatement of 1/3rd available towards land against demand value - effective rate thus will be 5%. For apartments less than (including other charges) less than or equal to 45 sqft GST on av will be @1%. GST on other charges (CGST + SGST) will be @ 18%.

(A) Areas, charges, figures, values are subject to change, as per applicable law.

(B) The promoter reserves the right to alter/change/enhance the above-mentioned additional expenses and payment schedule. The final price is subject to change, as per applicable law.

(C) Other charges include share application money, society formation charges, legal charges. These Charges are exclusive of GST. Share money + taxes on share money will be charged extra as per the number and type of applicants. Electricity And Water Meter Connection Charges Will Be Applicable At Actuals at the time of Possession. Other utility and services connection charges may be charged extra if required. All these charges are applicable in addition to the total consideration of the Shop/Unit or as may be applicable on or before the promoter hands over the said Shop/Unit to the Applicant for possession. Any other government charges will be extra and shall be paid in addition to the charges mentioned herein.

(D) The proportionate share of property taxes towards common areas shall be paid at actuals as and when called by the concerned authorities/the Promoter.

(E) Simultaneous to the handover of possession of the premises, the Applicant shall be liable to pay in advance Building Common Area Maintenance Charges (BCAM) @ Rs. 4.5/- (Rupees Four And Fifty Paise Only) per square feet per month on carpet area including deck and utility area, (plus applicable Gst thereon) for a collective period of 24 months from the Date of Occupation Certificate or part Occupation certificate, as the case may be, till the Society is formed and duly operationalized. These BCAM Charges are payable towards the services and amenities provided in the building in which the premises are situated. The Promoter shall be entitled to revise/increase the BCAM Charges upon expiry of the aforesaid period of 24 (Twenty four) months.

(F) Simultaneous to the handover of possession of the premises, the Applicant shall be liable to pay in advance Complex Common Area Maintenance Charges (CCAM) @ Rs. 5.60/- (Five Rupees And Sixty Paise Only) per square feet per month on carpet area including deck and utility area, (plus applicable Gst thereon) for a collective period of 48 months from the Date of Occupation Certificate or part Occupation certificate, as the case may be. These CCAM Charges are payable towards the common amenities of the Project. The Promoter shall be entitled to revise/increase the CCAM Charges upon expiry of the aforesaid period of 48 (Forty Eight) months.

(G) It is clarified that the BCAM and CCAM charges payable by the applicant shall be as per the respective estimated amounts mentioned hereinabove or at actuals, whichever is higher.

(H) Township maintenance charges to be borne by the Promoter till the formation of the Federation or Handover of the Township amenities to the authorities, whichever is higher.

(I) Registration of the Premises is mandatory as per section 13 of the RERA. At the time of booking and registration of the Premises, please carry original and photocopy of pan card and any one of the documents from among adhaar card/ latest electricity bill/ valid passport/ bank passbook with latest transactions / registered leave and license agreement.

(J) Applicable stamp duty & registration charges to be paid via RTGS / NEFT to designated account shared by the Promoter.

(K) Security deposit of Rs. 25000/- shall be paid at the time of possession which shall be refunded as per the terms of agreement to be entered into.

(L) All statutory payments with applicable rates be borne by the applicant with respect to the Premises.

(M) Tds Is Calculated At The On-Going Rates And Is Subject To Revision As Notified By The Government. Current Payment Shall Be Subject To Tds @1% As Per Section 194 Ia Of Income Tax Act, 1961 For All Apartments With Av (Including Other Charges) 50 Lakhs And Above Kindly Submit Copy Of Payment/Bank Challan, Form 26QB And Duly Signed Form 16B Hard Copy Within 10 Days From The End Of Month In Which Tax Is Deductible, Failing Which It Will Be Treated As Delay/Default In Payment, Interest (As Applicable) Shall Be Levied Until Submission Of Respective Documents. We Have Appointed An Agency To Manage All Your Tds Payment Related Matters With Respect To Your Apartment (If You Choose To Avail The Said Facility) We Are Sure This Will Significantly Ease The Process Of Calculation And Payment Of Tds, Thereby Reducing Your Time And Effort On The Same. This Will Also Eliminate The Probability Of Levy Of Interest/ Penalty On Account Of Delay In Tds Payment Which Is Time Bound As Per Statute To Avail Of The Tds Services, Kindly Get In Touch With The Recommended Agency - Gyaata Consultancy Services Pvt. Ltd. You May Contact Mr. Gourav Mardia On Tel. +91 9977277029 / +91 9920150272.

Gourav@gyaata.in

The Above Mentioned Agency Will Handle All Matters Pertaining To Payment of Tds.