

2/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 16715/2024

नोंदणी :

Regn.63m

गावाचे नाव : घारिवली

1) विवेकाचा प्रकार
2) मोबदला
3) बाजारभाव (भाडेपट्ट्याच्या
वित्तपट्टाकार आकारणी देतो की पट्टेदार ते
मुद करावे)
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

कारारनामा

4935698

3269600

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/15/1, मुख्यदर 63900/- मौजे घारिवली स.नं. 4/1 व इतर वरील रुग्णवाला गार्डन्स फेज 2 प्रोजेक्ट, मदनिका नं. 1806, अठरावा मजला, विल्डिंग नं. 15, क्षेत्रफळ 41.06 चौ.मी. कार्पेट + 2.21 चौ.मी. डेक पगिया दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% सबलत (मुद्रांक 2006/युओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), रैरा क्रमांक पी51700025677 ((Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, मौजे उतरघर 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). :))

1) 41.06 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या/लिहून ठेवणा-या
शाखाचे नाव किंवा दिवाणी न्यायालयाचा
मनामा किंवा आदेश असल्यास, प्रतिवादिचे
व पत्ता.

1) नाव:- रुग्णवाल 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:- रुग्णवाल अॅल्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं:- सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई. महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H

दस्तावेज करून घेणा-या पक्षकाराचे व किंवा
द्वितीय न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- धरमजीत - वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- हाऊस नं. 74. गेट नं:- भोमिया दादा मंदिराजवळ, गोरीवाला, सिरसा, हरयाणा, हरियाणा, मी.सा. पिन कोड:-125103 पॅन नं:- BFIPD6555H

दस्तावेज करून दिल्याचा दिनांक

22/11/2024

दस्त नोंदणी केल्याचा दिनांक

22/11/2024

अनुक्रमांक, खंड व पृष्ठ

16715/2024

बाजारभावाप्रमाणे मुद्रांक शुल्क

222120

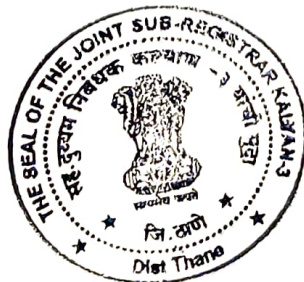
बाजारभावाप्रमाणे नोंदणी शुल्क

30C00

धोरण

राजनामार्ती विचारात घेतलेला तपशील:-
शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



U. S. M. K. K.
सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

करणा - ३	
दस्ता क्र. ५०९	२०२४
५	१०६



Dharamjeet

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 22nd day of NOV, 2024

BETWEEN

RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwa & Omkar Esquare, 4th Floor, Opposite Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Sachin Patil 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

Dharamjeet having his/her/their address at House No.74 , Near Bhomiya Dada Mandir , Goriwala , Sirsa, Haryana-125103, 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 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 coparcenary 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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Dharamjeet

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., as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. 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.
- C. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Promoters Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") dated 25.06.2020 amended on 09.05.2023 copy whereof is annexed hereto and marked as Annexure "B".
- D. 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: -

- (a) Subject to the receipt of approvals/sanctions from the Mumbai 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 from time to time upon 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").

कलन - ३
दस्त क्र. १६६३/२०१९
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- (b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising:-



- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;
- (iv) Electrical 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 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

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

Township utilities

There are shops on the ground floor of the 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

कलम 3

दस्तावेज क्र. 38/90E

THE THIRD SCHEDULE ABOVE REFERRED TO:

Description of "the Project" viz. "RUNWAL GARDENS PHASE 2 Bldg. No. 13-17", comprising 5 Residential Buildings)

5 (five) residential buildings being Building No. 13, Building No. 14, Building No. 15, Building No. 16 and Building No. 17, each having stilt plus 23 upper floors, to be constructed in the Project on a portion of the Promoter's larger land measuring 2168.48 sq. mtrs. bearing survey nos. 9/1 to 9/8Pt, 12/7Pt, 12/8Pt, 12/9Pt, 12/10Pt, 12/11Pt, 12/12Pt, 12/13Pt, 14/2APt, 14/2BPt, 14/4Pt, 38/1Pt, 38/2Pt, 41/1APt and 41/2Pt, particularly described in the First Schedule hereinabove written



THE FOURTH SCHEDULE ABOVE REFERRED TO:

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

Building Nos.	Total No. of Flats/Units	Floors
13	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors

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14	179	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
15	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
16	180	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
17	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors

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

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

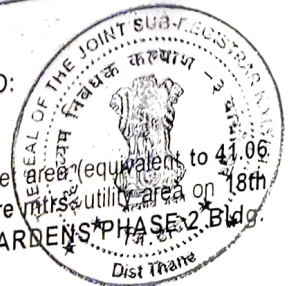
These facilities are planned for the phase I residents and are exclusively for the use of Phase I & Phase 2 residents

- 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

करणा - ३	
दस्तावेज क्र. २०२४	२०२४
०५	१०६

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

All that the Flat/Unit being No. 1806 admeasuring 441.97 square ft. carpet area (equivalent to 41.06 square meters.) plus 2.21 square meters. deck area and 0.00 square meters utility area on 18th Floor in Building No. 15 in the Project to be known as "RUNWAL GARDENS PHASE 2 Bldg.



Handwritten signature: R. Narayana

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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:-

- 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;

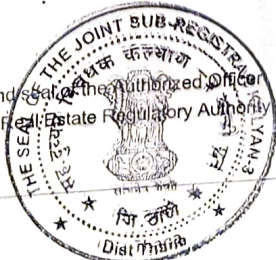
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 **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.
- 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.

कलम - ३	
दस्तावेज Signature valid	२०२४
Digitally Signed by Dr. Vasant K. Keshavnand Phadnis (Secretary, MahaRERA) Date: 26-06-2022 17:53:21	

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



Dated: 01/07/2020
Place: Mumbai

जिल्हाधिकारी व जिल्हादंडाधिकारी यांचे कार्यालय, ठाणे

(महसूल शाखा)

पत्रव्यवहाराचा पत्ता :- महसूल शाखा,
जिल्हाधिकारी कार्यालय ठाणे,
पहिला माळा, कोर्टनाका, ठाणे (प.)

दूरध्वनी क्र. ०२२-२५३४३६३६
फॅक्स क्र.- ०२२-२५३४९२००

क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/११६४५१७७९५४५४७/२२

दि.०२/०५/२०२२

प्रति,

रुणवाल रेसिडेन्सी प्रा.लि. तर्फे

श्री. सुबोध सु. रुणवाल

पत्ता - रुणवाल अॅण्ड आमकार इस्वेअर, ५वा मजला,

सायन चुनाभट्टी सिग्नल समोर, सायन (पु.) मुंबई-२२

विषय:-मौजे घारीवली, ता.कल्याण, जि.ठाणे येथील स.नं.३७/२१, एकूण क्षेत्र ४६००.०० पैकी ८००.०० चौ.मी. ही जमीन एकात्मिकृत नगर वसाहत प्रकल्पामध्ये समाविष्ट करून इरादापत्र (Letter of Intent) मिळणेबाबत.

संदर्भ:- १) आपला अर्ज दि.१६/०२/२०२२

२) शासन नगर विकास विभाग यांचेकडील सूचना क्र. टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक) (ग)/ वियो/नवि-१३, दि.८/०३/२०१९

३) शासन, नगर विकास विभागाकडील अधिसूचना क्रमांक/टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२, दि.१२/०७/२०१९

४) या कार्यालयाकडील क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/११५६३३४६४७५८०६/१९ दि.०९/०८/२०१९

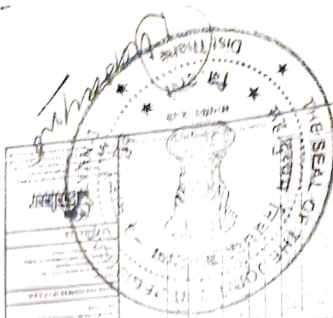
५) शासन, नगर विकास विभागाकडील अधिसूचना दि.२३/१२/२०२१

६) शासन, नगर विकास विभागाकडील अधिसूचना दि.२१/०१/२०२२

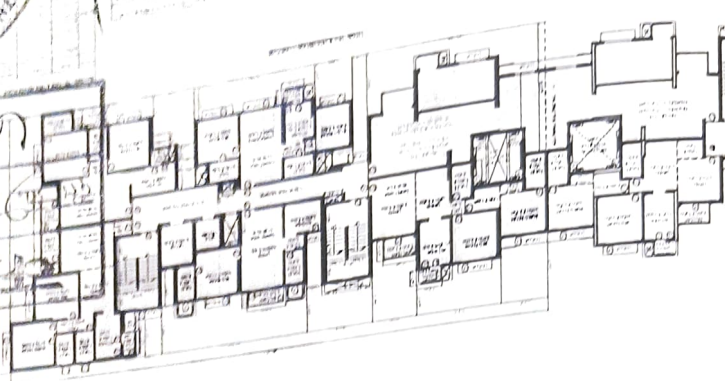
शासन नगर विकास विभाग यांचेकडील सूचना क्र. टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक) (ग)/वियो/नवि-१३, दि.८/०३/२०१९ नुसार विशेष नियोजन प्राधिकरण तसेच क्षेत्र विकास प्राधिकरण यांचे नियमावलीत एकात्मिक नगर वसाहत प्रकल्पासाठीचे सुधारीत विनियम समाविष्ट करण्यासाठी महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम ३७ (१) क व ३८(क) या मासुला दिलेली आहे.

त्याअनुषंगाने शासन, नगर विकास विभागाकडील अधिसूचना क्र.टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२, दि.१२/०७/२०१९ अन्वये मौजे घारीवली, तसेच सागाव, ता.कल्याण, जि.ठाणे येथील एकूण क्षेत्र ५३-३७-५० हे.आर. या जमिनीबाबत प्रदान करण्यात आलेल्या लोकेशन क्लिअरन्स (Location Clearance) चे अनुषंगाने एकात्मिकृत नगर वसाहत प्रकल्पामध्ये या कार्यालयाकडील क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/११५६३३४६४७५८०६/१९ दि.०९/०८/२०१९ अन्वये इरादापत्र (Letter of Intent) देण्यात आलेले आहे.

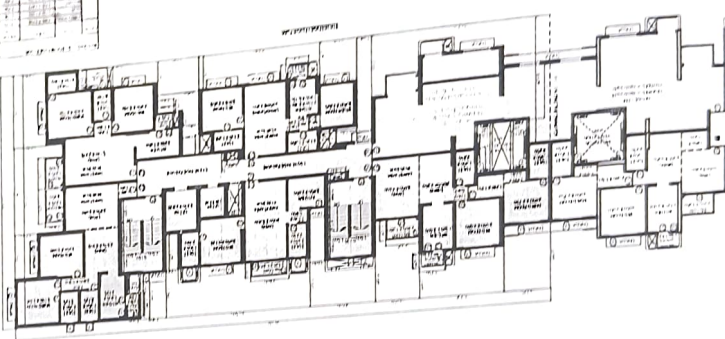




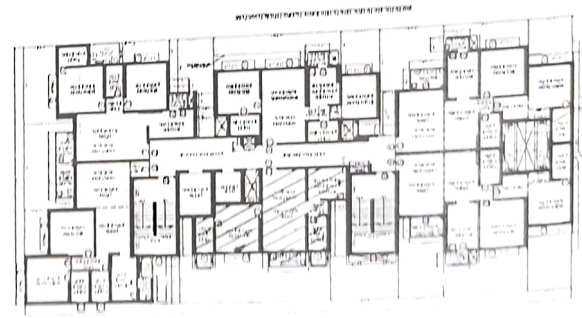
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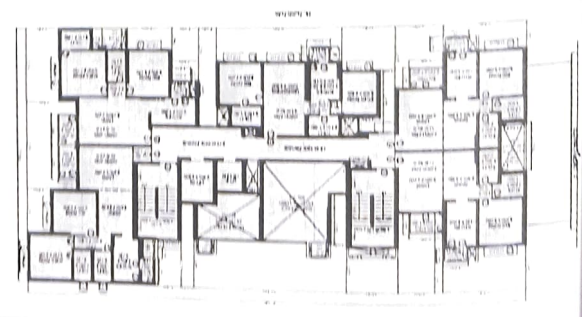
Room No.	Room Name	Area	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	



Room No.	Room Name	Area	Notes
201	Office	120	
202	Office	120	
203	Office	120	
204	Office	120	
205	Office	120	
206	Office	120	
207	Office	120	
208	Office	120	
209	Office	120	
210	Office	120	
211	Office	120	
212	Office	120	
213	Office	120	
214	Office	120	
215	Office	120	
216	Office	120	
217	Office	120	
218	Office	120	
219	Office	120	
220	Office	120	



Room No.	Room Name	Area	Notes
301	Office	120	
302	Office	120	
303	Office	120	
304	Office	120	
305	Office	120	
306	Office	120	
307	Office	120	
308	Office	120	
309	Office	120	
310	Office	120	
311	Office	120	
312	Office	120	
313	Office	120	
314	Office	120	
315	Office	120	
316	Office	120	
317	Office	120	
318	Office	120	
319	Office	120	
320	Office	120	



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