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Monday, December 02, 2024

5:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18935 दिनांक: 02/12/2024

गावाचे नाव: घारीवली  
दम्तऐवजाचा अनुक्रमांक: कलन3-17105-2024  
दम्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: प्रियांका प्रशांत कदम

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 87

रु. 30000.00  
रु. 1740.00

एकूण:

रु. 31740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:42 PM ह्या वेळेस मिळेल.

*Kalyan Kadam*  
Joint Sub Registrar Kalyan 3

सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

बाजार मुल्य: रु. 3569500 /-  
मोबदला रु. 5088750/-  
भरलेले मुद्रांक शुल्क : रु. 229000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1740/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124275307409 दिनांक: 02/12/2024  
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011925535202425E दिनांक: 02/12/2024  
वॅकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- 1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy),  
Dated 20th Jun 2023

मुख. द. क. ए. क. ज. परत मिळाला.

*Kalyan Kadam*  
घटकाराची सही

लिपीक  
सह. दुय्यम निबंधक कल्याण-३.

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दस्त क्र. १७१०५	२०२४
४	७७



P. P. Kadam

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli, this 2<sup>nd</sup> day of DEC., 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 Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28/08/23), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART

AND

Priyanka Prashant Kadam And Kadam Prashant Pratap having his/her/their address at Room No.02, Kiroli Gao, Sakhubai Mohite Chawl, Ghatkopar West, Mumbai-400086 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 co-parcenership 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

P. P. Kadam

Priyanka

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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 & 19.08.2021 issued by Advocate S K. Dubey and updated title certificate dated 10.05.2023 issued by Adv. Vaibhav Gosavi 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") 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").

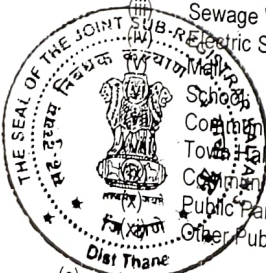
The Promoter is developing the Promoter Larger Land in a phase wise manner comprising:

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

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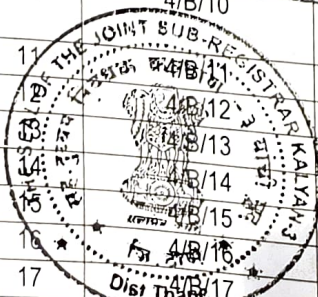


- e. The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- f. References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- g. Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (ii) 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 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), of Village Usarghar, and all those pieces and parcels of land bearing New Survey Nos. and Corresponding old Survey Nos. of village Gharivali as mentioned herein below:

Sr.No.	New Survey Nos.	Corresponding Old Survey Nos.
1	4/B/1	11 pt, 37/1 pt, 38/1 pt
2	4/B/2	38/2pt, 12/4pt, 12/3pt
3	4/B/3	15pt, 17/1pt, 17/2, 17/3pt, 41/2pt
4	4/B/4	44/18pt, 19pt
5	4/B/5	19pt, 44/1pt
6	4/B/6	19pt, 44/1pt, 49pt
7	4/B/7	22pt, 44/5pt
8	4/B/8	37/1 pt, 37/21pt, 37/2pt, 11 pt, 10/pt, 38/1, 12/6, 12/5, 12/7pt, 41/1A pt, 41/2pt, 17/1pt, 17/3pt, 44/17pt, 44/18pt, 19pt, 44/1pt, 49pt, 44/6pt, 44/5pt, 23/1pt, 23/10pt, 4/6pt, 44/10pt, 4/5pt, 4/3, 7/3AB pt, 7/2ABC pt, 8/77pt, 9/1 to 8
9	4/B/9	12/14pt, 13pt, 40, 8/5pt, 39/1pt, 14/2AB pt, 14/3, 6/1pt, 5/1pt, 17/11, 17/10, 17/9, 17/7pt, 17/8, 44/15pt, 44/14, 44/13, 44/7, 50/1, 44/8, 44/6pt
10	4/B/10	39/1pt, 8/4pt, 8/3pt, 8/2pt, 8/1pt, 8/9, 37/4, 37/3pt, 37/2pt, 8/6pt
11	4/B/11	4/11pt, 4/6pt, 4/10pt, 4/9pt, 23/10pt, 23/1pt
12	4/B/12	38/1pt
13	4/B/13	15pt, 41/2pt, 12/5pt, 12/1, 12/2, , 41/1A pt
14	4/B/14	19pt, 44/1pt
15	4/B/15	44/1pt
16	4/B/16	44/6pt, 44/1pt, 49pt, 44/4, 44/5pt
17	4/B/17	23/1pt, 23/2, 23/3, 44/6pt, 44/5pt, 22pt
18	4/B/18	7/2 ABC pt, 7/3 AB pt, 4/2, 4/9pt, 4/1
19	4/B/19	8/6



20	4/B/20	37/2BCD pt, 37/1pt, 11pt, 37/3pt, 9/1to8pt, 10pt, 8/1pt 8/2pt, 33/2 12/7pt, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 41/1A pt, 41/1B, 41/2pt, 41/4, 41/3, 50/1, 44/7pt, 14/5, 14/4, 14/1, 14/2AB pt, 17/4pt, 17/3pt, 17/6 17/7pt, 17/5, 49pt, 18, 44/16, 44/17pt, 44/19pt, 44/15pt, 44/6pt, 44/1p:
21	4/B/21	23/1pt
22	4/B/22	23/10pt

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 proposed facilities (subject to approval from authorities) are planned under proposed central garden and are to be 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
- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre

Township utilities

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

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

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The shops will be leased	sold
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THE THIRD SCHEDULE ABOVE REFERRED TO:  
 Description of "the Project" i.e. "R. UNVAL GARDENS - PHASE 6A - BLDG NO. 53-54", comprising single Residential Building)

Two residential buildings being Building No. 53 and 54 having basement plus ground /stilt plus 1<sup>st</sup> to 3<sup>rd</sup> podium plus 4<sup>th</sup> to 29 floors (32 habitable floors) to be constructed, sanctioned till date, in the Project to be constructed on 9 and measuring 1273.41 square meters bearing survey nos. 52/1 (pt) and 52 (2)pt of village Usarghar a portion of the Promoter's 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/Shops/Units sanctioned till date	Revised total No. of Flats/Shops/Units as per amendment proposed	Floors sanctioned as on date	Revised no. Floors as per amendment proposed
Blg. no. 53-	445	474	basement plus ground /stilt plus 1 <sup>st</sup> (pt) to 4 <sup>th</sup> (pt) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors),	Ground /stilt plus 1 <sup>st</sup> (pt) to 3 <sup>rd</sup> (pt) podium plus 4 <sup>th</sup> to 29 floors (32 habitable floors),
Blg. no. 54	515 including shops	492 (including 12 shops at ground floor)	basement plus ground /stilt plus 1 <sup>st</sup> (pt) to 4 <sup>th</sup> (pt) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors),	Ground /stilt plus 1 <sup>st</sup> (pt) to 3 <sup>rd</sup> (pt) podium plus 4 <sup>th</sup> to 29 floors (32 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 meter room, sub station, Receiving station
- Water supply
- Sewerage, Chamber Lines, Septic Tank, STP)
- Storm water drains
- Tree Planting
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal
- Rain water Harvesting

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 By: [Signature]  
 Project Manager  
 Landscape Garden  
 Creche



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

Plot No. 0913 measuring 488.9 square ft. carpet area (equivalent to 45.42 square meters, deck area and 0.00 square mtrs. utility area on 09th Floor in Building No. 54 on land a portion of the Promoter's Larger Land, more particularly described in the First Schedule hereinabove.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

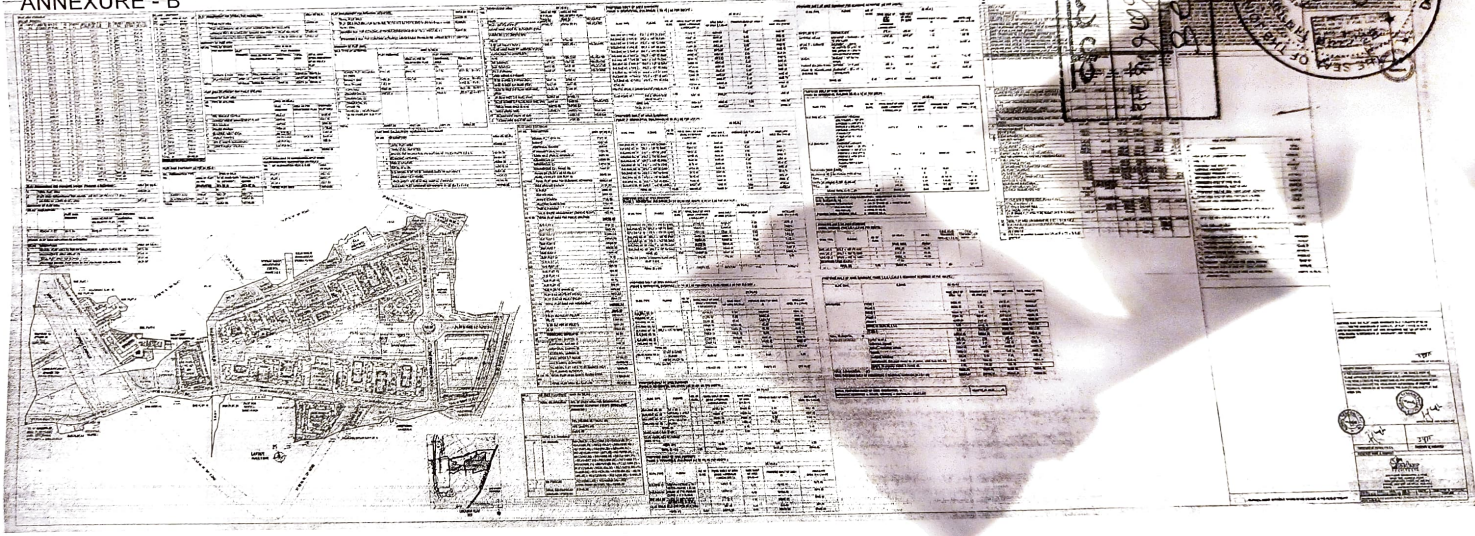
P.P. Kadam

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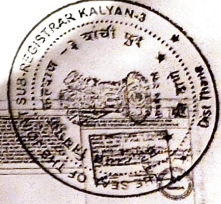
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ANNEXURE - B



2024-25  
2024  
2024





Annexure D

## 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 : P51700051346

Project: **Runwal Gardens Phase 6A Bldg No. 53-54** , Plot Bearing / CTS / Survey / Final Plot No.: 52/1 (P), 52/2 (P) at **Usarghar, Kalyan, Thane, 421204;**

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 (l) 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 08/06/2023 and ending with 30/09/2027 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.



Signature valid	
Digitally signed by	— 3
Dr. Vasant Pramanand Prabhu	
(Secretary, MahaRERA)	
Date: 08/06/2023 12:52	2028
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Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



Dated: 08/06/2023

Place: Mumbai



# ANNEXURE - G



Date: 09 MAY 2023

## AMENDED LAYOUT APPROVAL LETTER

To, The Director  
M/s. Sunwal Residency Pvt. Ltd.,  
Runwal & Omkar E-square, 4<sup>th</sup> Floor,  
Opp. Station - Chunarbhathi Signal, Sion E, Mumbai-400 022

Subject: Proposal for issuance of Amended Layout Approval 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, 46/2/A, 46/2/B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1/A, 53/1/B, 53/2/A, 53/2/B, 53/3/A, 53/3/B, 34/2 of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/8, 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, 7/2/A, 7/2/B, 7/2/C, 7/3/A, 7/3/B, 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, 14/2/A, 14/2/B, 14/3, 14/4, 14/5, 15, 12/1, 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, 37/20, 37/21, 37/22, 37/23, 37/4, 37/11, 37/12, 38/2, 39/1, 39/2, 39/3, 40, 41/3/A, 41/3/B, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10, 41/11, 41/12, 41/13, 41/14, 41/15, 41/16, 41/17, 41/18, 41/19, 41/20, 41/21, 41/22, 41/23, 41/24, 41/25, 41/26, 41/27, 41/28, 41/29, 41/30, 41/31, 41/32, 41/33, 41/34, 41/35, 41/36, 41/37, 41/38, 41/39, 41/40, 41/41, 41/42, 41/43, 41/44, 41/45, 41/46, 41/47, 41/48, 41/49, 41/50, 50/2, 50/3 of Village Gharivali, Taluka-Kalyan, Dist-Thane Applicant-M/s. Sunwal Residency Pvt. Ltd.

- Ref: 1. Location Clearance Issued by UDD, GoM dt. 12/07/2019, Revised Location Clearance notification dt. 23/12/2021, Revised Location Clearance Notification dt. 21/31/2022.  
2. Letter of Intent from Collector, Thane dt. 09/08/2019 dt. 01/05/2022.  
3. MMRDA's Layout Approval for the subject ITP dt. 24/09/2019, 25/06/2020, Amended Layout Approval dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023.  
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, 29/12/2020, 08/12/2022, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 15/12/2022, 08/07/2022, 15/07/2022, 31/10/2022, 30/11/2022, 10/04/2023  
5. Application by Architect vide letter dt. 27/03/2023 for Amended Layout Approval & CC for Phase-6 (02 Residential Buildings).  
6. NOC from CFO for Phase-6A (02 Residential Buildings) dt. 18/04/2023  
7. NOC from MSRDC regarding alignment Remarks with respect to Multi Modal Corridor [Proposed Virar-Ahliab MMCC] dt. 05/01/2023  
8. Application by M/s. Sunwal Residency Pvt. Ltd. dt. 20/04/2023, dt. 24/04/2023 & dt. 25/04/2023 & dt. 28/04/2023.

Sir,  
The Government of Maharashtra vide Notification dated 12/07/2019 has granted Location Clearance to the 'Integrated Township Project' situated at Village, Usarghar, Gharivali & Sagon, Taluka-Kalyan, Dist - Thane on land measuring 53.3750 Ha. to you. Accordingly, MMRDA has granted

Mumbai Metropolitan Region Development Authority  
Sub Regional Office: P-1, Purposive Hall, 2nd Floor, Near Oswal Park, Pokhron Road No. 2, Powdora, Thane (W) - 400 031  
Tel: (022) 21721915 / 21721917 Fax: (022) 21721917 E-mail: w.thane@mmrda.mahara.gov.in

Layout Approval for the subject ITP dt. 24/09/2019, and Amended Layout Approval dt. 25/06/2020. Further, MMRDA vide In-Principle Approval letter dt. 19/05/2021 has granted approval to develop the B.P. Reservations PG-21 and G-33 as per Accommodation Reservation Policy as per UDCPR. Thereafter, the Government of Maharashtra vide Notification dated 23/12/2021 has deeded the land owned by M/s. Out-Of-Infotec (India) LLP (Site-B) measuring 69,322.00 sqm from subject ITP. Accordingly, MMRDA has granted the revised plot area of ITP becomes 4,64,428.00 sqm (46.44 Ha). Accordingly, MMRDA has granted the revised plot area of ITP dt. 17/10/2022 & dt. 30/11/2022 for the subject ITP.

The Government of Maharashtra vide Revised Location Clearance Notification dt. 21/31/2022 & the Collector, Thane vide revised Letter of Intent dt. 01/05/2022 granted approval to add additional plot area of 800.00 sqm. of the land bearing S. No. 37/21 of village Gharivali as subject ITP. Accordingly, MMRDA has granted Amended Layout Approval dt. 10/04/2023 with inclusion of additional and (i.e. 800.00 Sqm.) in the layout and with revised alignment of the proposed All-Mode Virar Multi-Modal Corridor (MMCC) as per MSRDC NOC dt. 05/01/2023, the total plot area of ITP has increased from 4,64,428.00 sqm (46.44 Ha) to 4,65,228.00 Sqm (46.52 Ha).

Further, with reference to your application dt. 27/03/2023 regarding Amended Layout Approval, the Hon. Metropolitan Commissioner, MMRDA hereby grants 'Amended Layout Approval' to the Master Layout as indicated on duly authenticated drawing nos. 01 to 05 (Total 05 Nos of drawing sheet) which is enclosed herewith. The total gross plot area of the land of 43 measures 4,65,228.00 sqm (46.52 Ha). Accordingly, Permissible BUA percent of subject ITP as per UDCPR is as follows:

TABLE A: Permissible BUA potential of subject ITP as per UDCPR

Sr. No.	Description	Area in Sqm
1	Gross Plot Area (Less: Considered) for the ITP	4,65,228.00
2	Area not in possession	0.00
3	Balance Plot Area = (1) - (2)	4,65,228.00
4	Permissible BUA as per base FSI of 1.00 as per ITP Notification = (1.00 x Gross Plot Area)	2,18,364.01
5	Permissible additional FSI/BUA on payment of premium as per ITP Notification is 0.70 Premium FSI is not applicable on an area @ 2% of gross area of the Share of local/ Planning Authority - 9304.56 Sqm. hence plot area applicable for premium FSI = 0.70 x (1,65,228.00 - 9304.56) = 107.4 x 4,25,923.44 sqm	2,94,127.41 + 2,25,096.89 = 5,20,224.30
6	Total Permissible BUA as per ITP Notification = (4) + (5)	2,73,588.31
7	BUA for Residential Activity	2,73,588.31
8	BUA for Non-Residential Activity	2,73,588.31
9	Ancillary BUA for Residential Activity as per UDCPR on payment of premium= 60% x BUA for Residential Activity	1,64,153.00

10	Ancillary BUA for Non-Residential Activity as per UDCPR on payment of premium= 80% x BUA for Non-Residential Activity	1,27,422.32
11	Total Entitlement of the Project including base, premium and ancillary BUA = (6) + (9) + (10)	12,86,854.56

The details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is mentioned in the Table below:

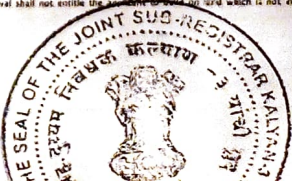
TABLE B: The Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project

S. No.	Description	Total Required Area (In Sqm.)	Total Proposed Area (In Sqm.)
1.	Spaces for Recreation:		
a.	Garden & Parks considering reduction in area of reservation as per AR Policy	23,261.40	20,915.64*
Note: *30% area of G-33 (i.e. 2,357.70 Sqm.) is reduced per AR Policy & the same area is carved out for development. Accordingly, proposed area of Gardens & Parks is reduced. However, it is approvable as per AR Policy. Hence OK.			
b.	Playgrounds considering reduction in area of reservation as per AR Policy	34,892.10	29,275.70**
Note: **30% area of PG-21 (i.e. 10,821.30 Sqm) is reduced per AR Policy & the same area is carved out for development. Accordingly, proposed area of Playground is reduced. However, it is approvable as per AR Policy. Hence OK.			
c.	Additional Sector Level Open Space (10%):	24,746.11	38,025.54
2.	Spaces for Combined Schools including PG (Primary School + Secondary School):	5,815.35	8,141.50
3.	Community Health Care Facilities:	1,163.27	1,168.36
4.	Community Market:	2,000.00	2,013.44
5.	Public Asseby Facilities (Town Hall and/or Auditorium including Library):	5,000.00	5,023.88
6.	Economic Activities (Commercial Plot):	46,522.80	39,564.60
7.	Public Utilities:		
a.	Fire Brigade Station	3,000.00	3,134.59
b.	Sewage Waste management project (SWMP)	4,000.00	4,982.16
c.	Cremation Ground		As per requirement 400.00
Applicant has submitted NOC issued by Executive Engineer, KCMC dt. 18/03/2022 to use Cremation Ground located at Shivmandir, Dombivli (E) for residence of Runwal Residency.			
d.	Burial Ground		As per requirement 1,20,348.74
e.	Bus Station/Transport Hub	3,000.00	3,006.63

f.	Police Station	1,000.00	1,116.86
g.	Electric Sub-Station	1000.00 Sqm required by MSEDCL	1,134.08
h.	Other Public Utilities	Applicant shall provide the required plot area for 'Other Public Utilities' as per the requirements as and when insisted by MMRDA.	
i.	Public Parking Facilities	As per prevailing DCN	5,400.00
j.	Solid Waste Management (Biogas Plant)	As per requirement	400.00
k.	Transport & Communication	As mentioned in the DP Roads, Existing Roads (74,125.57 Sqm) and Multi-Modal Corridor (MMCC) (46,221.14 Sqm) (ii) (b)	1,20,348.74
l.	Residential Activities		
a.	Land area for Residential Activities	The land excluding the land required for Mandatory Town Level Amenities.	1,93,588.31
b.	BUA for Residential Activities	Remaining BUA subject to minimum 50% of total approved base (as mentioned in Table A)	1,71,682.41

The Amended Layout Approval (ALA) to the Master Layout has been analyzed subject to the following conditions:

- Applicant shall comply and abide with all the conditions mentioned in Location Clearance issued by UDD/GM dt. 12/07/2019, revised Location Clearance Notification dt. 23/12/2021, revised Location Clearance Notification dt. 21/31/2022, Letter of Intent from Collector, Thane dt. 09/08/2019 dt. 01/05/2022, Layout approvals issued by MMRDA and Commencement Certificate issued by MMRDA for the Integrated Township Project shall be binding on applicant.
- The approved layout shall be implemented within the stipulated time frame as mentioned in the accompanying drawing.
- The applicant shall provide separate/ separated/ distinct extract.
- For any change and variation in the layout, the approval of MMRDA shall be obtained.
- The works of filling of low-lying land, retaining walls, laying power lines etc. if any, should not be done unless the due indication is given to concerned authority and their responsibility for proceeding with the work.
- This permission of approval shall not entitle the applicant to use any land which is not of his ownership to any way.





02/12/2024

### सूची क्र.2

द्वयम निबंधक : मह दु.नि. कल्याण 3

दस्त क्रमांक : 17105/2024

नोदणी :

Regn:63m

### गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5088750
(3) बाजारभाव (भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3569500
(4) भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोविवली इतर वर्गन : इतर माहिती : इतर माहिती: विभाग क्र.47/151/1, मूल्यदर 63900/- मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 6 ए प्रोजेक्ट, सदनिका नं. ९13, नववा मजला, विल्डिंग नं. 54, क्षेत्रफळ 45.42 चौ.मी. कार्पेट + 2.94 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (मुद्रांक 2006/सुओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015) रेरा क्र पी51700051346 ( Survey Number : मौजे घारिवली जुना स.नं. 11 पैकी, 37/1 पैकी, 38/1 पैकी, नवीन स.नं 4/बी/1, जुना स.नं.38/2 पैकी, 12/4 पैकी, 12/3 पैकी, नवीन स.नं. 4/बी/2, जुना स.नं.15 पैकी, 17/1 पैकी, 17/2, 17/3 पैकी, 4/1/2 पैकी, नवीन स.नं. 4/बी/3, जुना स.नं. 44/18 पैकी, 19 पैकी, नवीन स.नं. 4/बी/4, जुना स.नं.19 पैकी, 44/1 पैकी, नवीन स.नं.4/ बी/5, जुना स.नं.19 पैकी, 44/1 पैकी, 49 पैकी, नवीन स.नं.4/ बी/6, जुना स.नं.22 पैकी, 44/5 पैकी, नवीन स.नं. 4/ बी/7, जुना स.नं.37/1 पैकी, 37/21 पैकी, 37/2 पैकी, 11 पैकी, 10 पैकी, 38/1, 12/6, 2/5, 12/7 पैकी, 41/11 ए पैकी, 41/2 पैकी, 17/1 पैकी, 17/3 पैकी, 44/17 पैकी, 44/18 पैकी, 19 पैकी, 44/6 पैकी, 44/5 पैकी. 23/1 पैकी, 23/10 पैकी, 4/6 पैकी, 44/10 पैकी, 4/5 पैकी, 4/3 एबी पैकी, 7/2 एबीसी पैकी, 8/77 पैकी, 9/ ते 3, नवीन स.नं., 4/बी/8, जुना स.नं.12/14 पैकी, 13 पैकी, 40, 8/5 पैकी, 39/1 पैकी, 14/2 ए बी पैकी, 14/3, 6/1 पैकी, 5/1 पैकी, 17/11, 17/10, 17/9, 17/7 पैकी, 17/8, 44/15 पैकी, 44/14, 44/13, 44/7, 50/1, 44/8, 44/6 पैकी, नवीन स.नं. 4/बी/9, जुना स.नं.39/1 पैकी, 8/4 पैकी, 8/3 पैकी, 8/2 पैकी, 8/1 पैकी, 8/9, 37/4, 37/3 पैकी, 37/2 पैकी, 8/6 पैकी, नवीन स.नं. 4/बी/10, जुना स.नं. 4/11 पैकी, 4/6 पैकी, 4/10 पैकी, 4/9 पैकी, 23/10 पैकी, 23/1 पैकी, नवीन स.नं. 4/बी/11, नवीन स.नं. 38/1 पैकी, नवीन स.नं. 4/ बी/12, जुना स.नं.15 पैकी, 41/2 पैकी, 12/5 पैकी, 12/1, 12/2, 41/1 ए पैकी, नवीन स.नं. 4/ बी/13, जुना स.नं.19 पैकी, 44/1 पैकी, नवीन स.नं. 4/ बी/14, जुना स.नं. 44/1 पैकी, नवीन स.नं. 4/बी/15, जुना स.नं.44/6 पैकी, 44/1 पैकी, 49 पैकी, 44/4, 44/5 पैकी, नवीन स.नं. 4/ बी/16, जुना स.नं.23/1 पैकी, 23/2, 23/3, 44/6 पैकी, 44/5 पैकी, 22 पैकी, नवीन स.नं. 4/ बी/17, जुना स.नं. 7/2 ए बी सी पैकी, 7/3 ए बी पैकी, 4/2, 4/9 पैकी, 4/1. 4/3 8/2 पैकी, 8/3 पैकी, 7/1, 7/2 ए बी सी पैकी, 39/3, 39/2, 39/1 पैकी, 13 पैकी, 6/1 पैकी, 6/2, 6/3, 7/3 ए बी सी पैकी, 44/8 पैकी, 44/9. 44/5 पैकी, 23/1 पैकी, नवीन स.नं. 4/ बी/19, जुना स.नं. 37/2 बी सी डी पैकी, 37/1 पैकी, 11 पैकी, 37/3 पैकी, 9/1 ते 8 पैकी, 10 पैकी, 8/1 पैकी, 8/2 पैकी, 38/2, 12/7 पैकी, 12/8, 2/9, 12/10, 12/11, 12/12, 12/13, 41/1 ए पैकी, 41/1 बी, 41/2 पैकी, 41/4, 41/3, 50/1, 44/7 पैकी. 4/5, 14/4, 14/1, 14/2 ए बी पैकी, 17/4 पैकी, 17/3 पैकी, 17/6, 17/7 पैकी, 17/5, 49 पैकी, 18, 44/16, 44/17 पैकी, 44/19 पैकी, 44/15 पैकी, 44/6 पैकी, 44/1 पैकी, नवीन स.नं. 4/ बी/20, जुना स.नं. 23/1 पैकी, नवीन स.नं. 4/ बी/21, जुना स.नं. 23/10 पैकी, नवीन स.नं. 4/ बी/22, 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, 45/5 ए, 45/5 बी, 45/6, 46/1, 46/2 ए, 46/2 बी, 46/3, 47, 49, 50, 51 (पैकी), 52/1, 52/2, 53/1 ए, 53/1 बी, 53/2 ए, 53/2 बी, 53/3 ए, 53/3 बी, 94 (पैकी). ; )

- 5) क्षेत्रफळ
- 6) शासकीय किंवा जुडो देण्यात असेल तेव्हा.
- 7) दस्तावेज करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- 8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 9) दस्तावेज करून दिल्याचा दिनांक
- 10) दस्त नोंदणी केल्याचा दिनांक
- (1) अनुक्रमांक, खंड व पृष्ठ

1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुख्यार रितेश सवन तर्फे कुलमुख्यार 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

1): नाव:-प्रियंका प्रशांत कदम वय:-33; पत्ता:-प्लॉट नं :-, माळा नं: -, इमारतीचे नाव सच्चुबाई मोहिते चाळ, ब्लॉक नं: रूम नं. 02, रोड नं: किरोन गाव घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-DQCPK8943P

2): नाव:-कदम प्रशांत प्रताप वय:-40; पत्ता:-प्लॉट नं :-, माळा नं: -, इमारतीचे नाव सच्चुबाई मोहिते चाळ, ब्लॉक नं: रूम नं. 02, रोड नं: किरोन गाव घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AXFPK0198M

02/12/2024  
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