

72/18064

Monday, December 16, 2024

4:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19961 दिनांक: 16/12/2024

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-18064-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दिलीप प्रभाकर कारंढे

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2120.00

पृष्ठांची संख्या: 106

एकूण: रु. 32120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:46 PM ह्या वेळेस मिळेल.

U. Bhamalkar

Joint Sub Registrar Kalyan 3

बाजार मुल्य: रु. 4636500/-

मोबदला रु. 6807500/-

भरलेले मुद्रांक शुल्क : रु. 306350/-

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

1) देयकाचा प्रकार: DHC रक्कम: रु. 120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224146407128 दिनांक: 16/12/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224140307187 दिनांक: 16/12/2024

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012652002202425E दिनांक: 16/12/2024

वॅकेचे नाव व पत्ता:

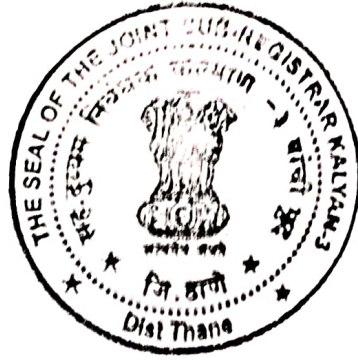
मुद्रांक शुल्क माफी असल्यास तपशिल :- मुळ दस्तऐवज परत मिळाला.

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

पश्कारायी सही

दिलीप
सह. दुय्यम निबंधक कल्याण-३.

4020 | 5050
4 | 90E



Shubhangi

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 16th 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. 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

Dilip Prabhakar Karande And Anjali Dilip Karande And Shubhangi Dilip Karande having his/her/their address at B-03, Indraprastha Anushakti Nagar, Mumbai-400094, 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**

\$ *Karande*
A. D. Karande 1

Shubhangi



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 :
P51700031319

Project: **Runwal Gardens Phase 4 Bldg No. 35-36 Plot Bearing / CTS / Survey / Final Plot No. : SURVEY NOS. 44/5APT, 44/5B PT, 44/8PT, 44/9PT, 44/12PT, 50/2PT, 50/3PT OF VILLAGE GHARIVALI at 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 **15/10/2021** and ending with **06/03/2026** 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	
Digitally Signed by Dr. Vasant Prasad and Pradip	
दस्तावेज नं. २०२४	२०२४
(Seal of MREDA)	
Date: 15/10/2021 17:55:12	
००	१०९

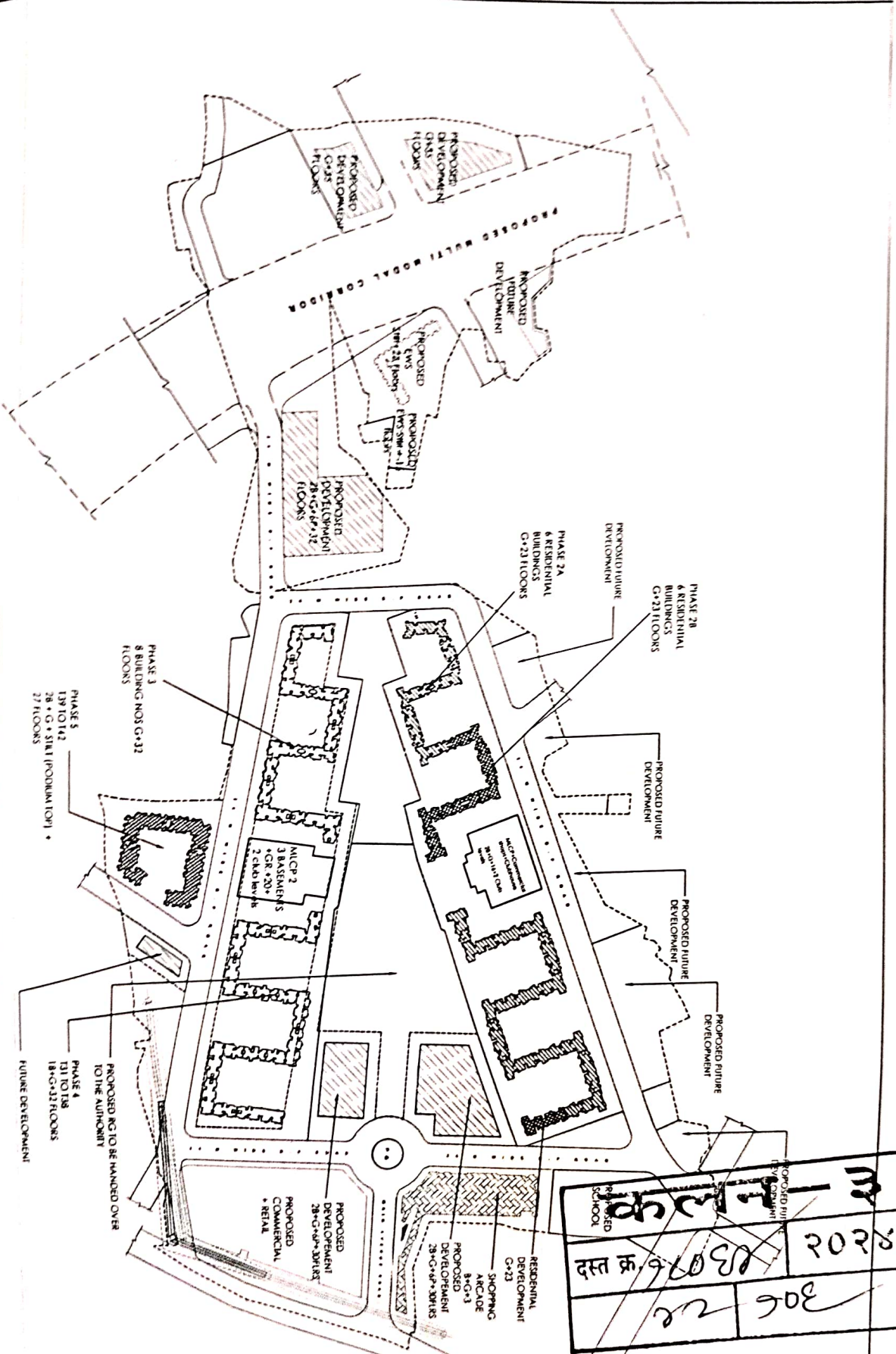
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Dated: 15/10/2021
Place: Mumbai

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

PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 1:7.51



कलना ३
 दस्त क्र. १६०९० २०२४
 २२ १०८

