

## गावाचे नाव : घारीवली

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	6141600
3) बाजारभाव(भाडेपट्टयाच्या वास्तवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4413500
4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं. 47/151/1, मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुग्णवाल गार्डन्स फेज 4 प्रोजेक्ट, सदनिका नं. 2703, सत्ताविसावा मजला, विल्डिग नं. 36, क्षेत्रफळ 54.77 चौ.मी. कार्पेट + 2.31 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिकृत नगर वग्राहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास 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), रेरा क्रमांक पी51700031319 ( ( 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 उमरघर 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) 54.77 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	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 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
8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-नपस भंडारी - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: ई-805, रोड नं: सचिन निवास समोर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ARMPB9176B 2) नाव:-रिंकी भंडारी - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: ई-805, रोड नं: सचिन निवास समोर, दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CBZPD1843G
9) दस्तगवेज करून दिल्याचा दिनांक	09/01/2025
10) दस्त नोंदणी केल्याचा दिनांक	09/01/2025
11) अनुक्रमांक, खंड व पृष्ठ	756/2025
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	276380
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

72/756

पावती

Original/Duplicate

Thursday, January 09, 2025

नोंदणी क्र.: 39म

5:08 PM

Regn.: 39M

पावती क्र.: 797 दिनांक: 09/01/2025

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-756-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: तपस भंडारी -

नोंदणी फी

₹. 30000.00

दस्त द्याताळणी फी

₹. 2140.00

पृष्ठांची संख्या: 107

एकूण:

₹. 32140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:26 PM ह्या वेळेस मिळेल.

*K. S. Kulkarni*

Joint Sub Registrar Kalyan 3

वाजार मूल्य: ₹. 4413500/-

मोवदला ₹. 6141600/-

भरलेले मुद्रांक शुल्क: ₹. 276380/-

सह. दुय्यम जिवंधक कर्ष २ कल्याण क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125092913887 दिनांक: 09/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125090213771 दिनांक: 09/01/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014070776202425E दिनांक: 09/01/2025

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क: माफी असल्यास तपशिल :-

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

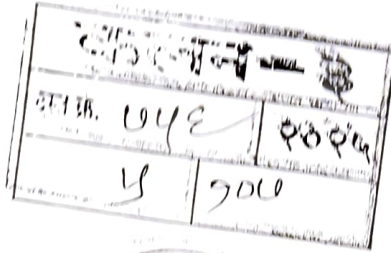
Dated 20th Jun 2023

मुळ बरबोयज परत मिळाला.

*T. S. Shandari*

लिपीद

सह. दुय्यम जिवंधक कर्ष-३.



Rinki Bhandari

- Tapas Bhandari

#### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 9<sup>th</sup> day of JAN, 2025

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, 4<sup>th</sup> 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

Tapas Bhandari And Rinki Bhandari having his/her/their address at E-805, Subhadra Anant Complex, Opp. Sachin Niwas, Diva (East), Thane-400612, 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**

Tapas Bhandari Rinki Bhandari

**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 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, issued by Advocate S V Dubey, 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**").

कस्ता - 3	
क्र.सं. ७५२	२०२४
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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) 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 further 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.

\$ *Tarun Bhandari* *Rinki Bhandari*

49. Construction of this Agreement:

- a. Any reference to any statute or statutory provision shall include:-
- i. all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and,
  - ii. any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- b. Any reference to the singular shall include the plural and vice-versa;
- c. Any references to the masculine, the feminine and/or the neuter shall include each other;
- d. 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;
- e. 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;
- f. 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;
- g. 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 places and parcels of land bearing Survey 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, 13/1, 13/2, 13/3, 13/4, 13/5, 13/6, 13/7, 13/8, 13/9, 13/10, 13/11, 13/12, 14/1, 14/2, 14/3, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10, 14/11, 14/12, 14/13, 14/14, 14/15, 14/16, 14/17, 14/18, 14/19, 14/20, 14/21, 14/22, 14/23, 14/24, 14/25, 14/26, 14/27, 14/28, 14/29, 14/30, 14/31, 14/32, 14/33, 14/34, 14/35, 14/36, 14/37, 14/38, 14/39, 14/40, 14/41, 14/42, 14/43, 14/44, 14/45, 14/46, 14/47, 14/48, 14/49, 14/50, 14/51, 14/52, 14/53, 14/54, 14/55, 14/56, 14/57, 14/58, 14/59, 14/60, 14/61, 14/62, 14/63, 14/64, 14/65, 14/66, 14/67, 14/68, 14/69, 14/70, 14/71, 14/72, 14/73, 14/74, 14/75, 14/76, 14/77, 14/78, 14/79, 14/80, 14/81, 14/82, 14/83, 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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)**

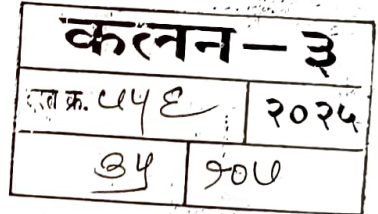
These proposed facilities (subject to approval from authorities) are planned under proposed central garden and are handed over to authorities after completion of ITP and are open to general public.

- 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. 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



**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
 (Description of "the Project" viz. "RUNWAL GARDENS PHASE 4 Bldg. No. 35-36, comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 35 and Building No. 36, each having basement plus 1<sup>st</sup> to 32 upper floors, to be constructed in the Project on a portion of the Promoter's Larger Land measuring 15.77 Sq. mtrs. bearing nos. 44/5APT, 44/5B PT, 44/8PT, 44/9PT, 44/12PT, 50/2PT, 50/3PT more particularly described in the First Schedule hereinabove written



**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

\$

TAPAS Bhandari

Rimki Bhandari

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

Building Nos.	Total No. of Flats/Units	Floors
35	282	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors.
36	282	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors.

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

Phase 3 & 4 facilities

These facilities are planned for the Phase 3 & 4 residences and are exclusively for the use of Phase 3 & proposed Phase 4 residents

- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Outdoor Gym

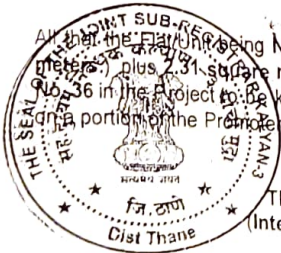
Common Area Facilities

These facilities are planned for the Phase 3 & 4 residents and are exclusively for the use of Phase 3 & proposed Phase 4 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Landscaping & Tree Planting
- 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
- Street lighting
- Water Conservation, Rain water Harvesting
- Common Parking, P Bldg, 2
- Open Parking

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



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

Specifications

\$

Tarun Bhandari

Rimmi Bhandari

- 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
- Concealed fire-retardant wiring with circuit breakers
- Provision of telephone, cable TV points & intercom
- Geyser of reputed brand & exhaust fan in bathrooms and kitchen
- CP fittings & sanitary wares of Jaguar or equivalent
- Polished granite parallel kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine
- External walls painted with texture paint
- Ecommerce drop off zone in each building lobby

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

SIGNED AND DELIVERED )  
By the within named PROMOTER )  
RUNWAL RESIDENCY PVT. LTD. )

For RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

Authorized Signatory

Mr. Sachin Patil

Director/Authorised Signatory

in the presence of ..... )

1. Paras Kanki

2. [Signature]

SIGNED AND DELIVERED )  
By the within named ALLOTTEE/S )

Tapas Bhandari

Tapas Bhandari

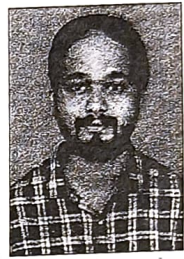
Rinki Bhandari

Rinki Bhandari

in the presence of )

1. Deep Bhandari

2. Deep Bhandari



कॉपी - ३	
दस्तावेज क्र. ८५६	२०२५
३०	१०६







## 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 (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 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	
दस्ता क्र. ५५६	२०२५
Signature valid Digitally Signed by Dr. Vasan Pramanand Prabhu (Secretary, MahaRERA) Date: 25-05-2022 17:59:12	१०६

Dated: 15/10/2021

Place: Mumbai

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



## 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/F१६४५१७७९५४५४७/२२

दि.०२/०५/२०२२

प्रति,

रुणवाल रेसिडेन्सी प्रा.लि. तर्फे

श्री. सुबोध सु. रुणवाल

पत्ता - रुणवाल अँड आमकार इस्वेअर, ५वा मजला,

सायन चुनावट्टी 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 करुन 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/ F१५६३३४६४७५८०६/१९ 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 क) अन्वये मान्यता दिलेली आहे.

त्याअनुषंगाने शासन, नगर विकास विभागाकडील अधिसूचना क्रमांक/टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२, दि.१२/०७/२०१९ अन्वये मौजे घारीवली, उसरघर व सणीक 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 प्रकल्पस या कार्यालयाकडील क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५८०६/१९ दि.०९/०८/२०१९ अन्वये इरादापत्र (Letter of Intent) देण्यात आलेले आहे.

