



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 1311/2025

नोंदणी :

Regn:63m

21/01/2025

गावाचे नाव : घारीवली

- (1) विलेखांचा प्रकार करारनामा
 (2) मोबदला 7921500
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 5101500
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली 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. 0907,नववा मजला,बिल्डिंग नं. 38,क्षेत्रफळ 62.29 चौ.मी. कार्पेट + 2.36 चौ.मी. डेक एरिया + 1.45 चौ.मी. युटीलिटी एरिया + 1(कमशियल बिल्डिंग)कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकारारनाम्यास 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 क्रमांक पी51700046550((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 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). :)

- (5) क्षेत्रफळ
 (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.
 (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
 (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) 62.29 चौ.मीटर
 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:-AAFRCR1016H
 2): नाव:-नीरज कुमार वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शुभम उत्सव हॉल च्या समोर, प्रगती नगर, आय.ओ.सी. रोड, सिपारा, पटना, बिहार, पटना. पिन कोड:-800020 पॅन नं:-EGGPK9767N
 2): नाव:-अनुकृति कुमारी वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शुभम उत्सव हॉल च्या समोर, प्रगती नगर, आय.ओ.सी. रोड, सिपारा, पटना, बिहार, पटना. पिन कोड:-800020 पॅन नं:-EXIPK8170C

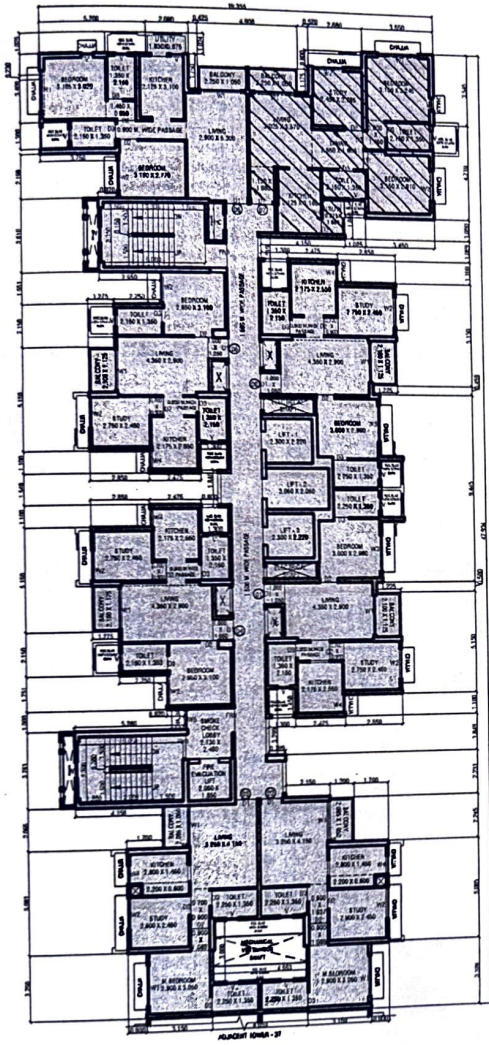
- (9) दस्तऐवज करून दिल्याचा दिनांक 21/01/2025
 (10)दस्त नोंदणी केल्याचा दिनांक 21/01/2025
 (11)अनुक्रमांक,खंड व पृष्ठ 1311/2025
 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 356470
 (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000
 (14)शेअर



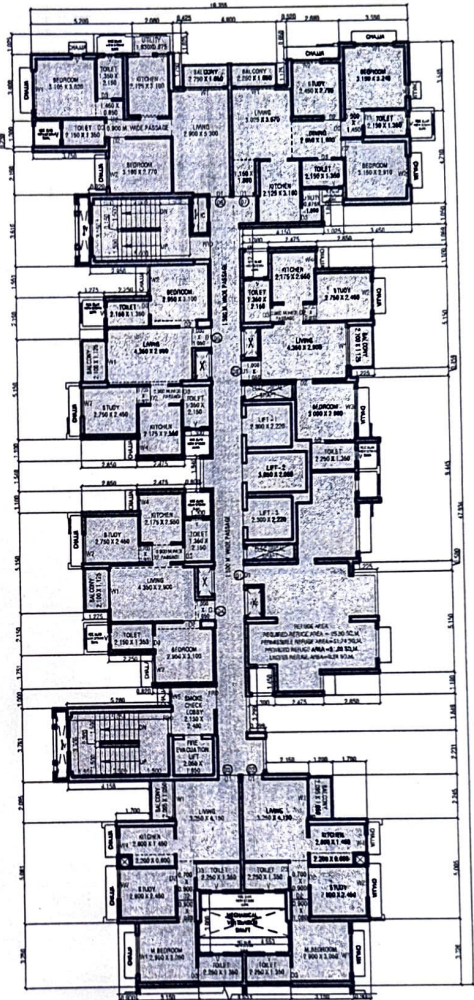
परीभाए

व्यापकनासाठी विचारात घेतलेला तपशील:-
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३
 (j) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



TYPICAL 100 TO 120 FT X 120 FT 1ST FLOOR PLAN



TYPICAL 100 TO 120 FT X 120 FT 2ND FLOOR PLAN

कमली - ३	
दस्ता क्र. 9399	२०२४
५६	-८८

\$ Shikhar

Anukothi Kumari



BUILDING - 38
(BASEMENT + 87.1% + 1ST TO 2ND FLOOR)

CONTENTS OF SHEET

2ND TO 27.47% TO 137% & 147% TYPICAL FLOOR PLAN & 67% & 147% PREPARED FLOOR PLAN

DESCRIPTION OF PROPOSAL

PROPOSED INTEGRATED TOWNSHIP PROJECT ON VILLAGE GRAM, CHANDOLI & VANDANAR, DIST. THANE

NAME AND ADDRESS OF P.R.A.

DATE FOR

M/S. KAMALI ARCHITECTS PVT. LTD.
KAMALI & CHANDOLI ROAD,
137% FLOOR, OFF. 500, CHANDOLI TRUST BLDG.,
137% GRAM & VANDANAR - THANE

ARCHITECT

Kamali ARCHITECTS

2ND FLOOR, NAGBHALA & WING
NAGBHALA TRUST, NAGBHALA ROAD
PANCHAPUR, THANE (W), 400 007
PHONE - 882 8761, 882 8762 - 882 8763
& MAIL - kamaliarchitects@gmail.com

* PLANS ARE AS PER SANCTIONED DATED 11.07.2022



ANNEXURE - D

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
1700046550

Project: **Runwal Gardens Phase 4 Bldg No. 38** , Plot Bearing / CTS / Survey / Final Plot No.: **Village Gharivai S No. 5pt, 44/8pt, 44/9pt 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.

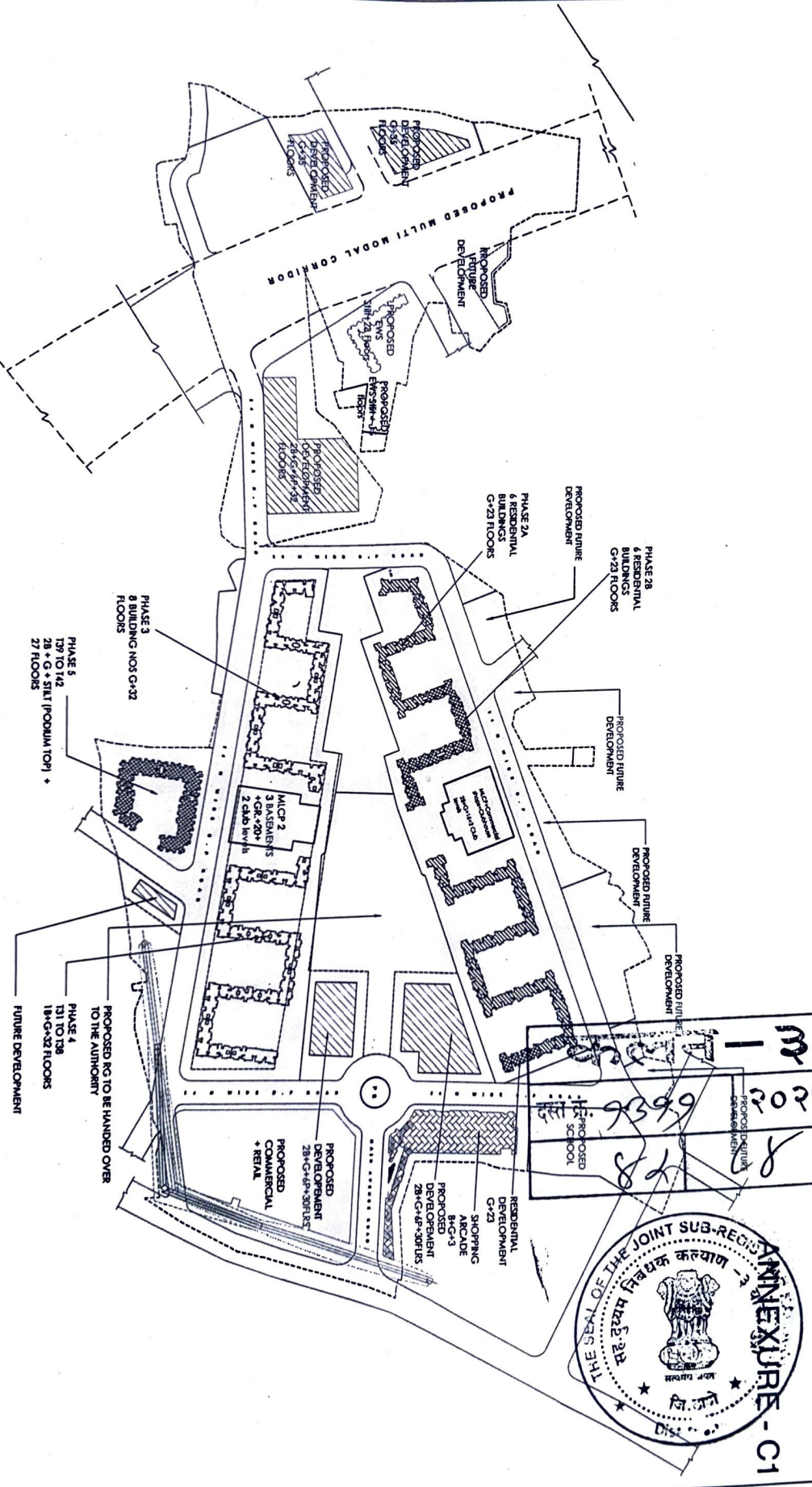
- ◊ The Registration shall be valid for a period commencing from **12/08/2022** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and 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	
दस्त क्र. ✓ 399	२०२५
८८	८८

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



Dated: 12/08/2022
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 FSI

822	9399
ANNEXURE - C1	822

PROPOSED SCHOOL



PHASE 3
8 BUILDING NOS G-2/2
FLOORS

PHASE 4
131 TO 138
18+G+2 FLOORS
FUTURE DEVELOPMENT

PROPOSED R/O TO BE HANDED OVER
TO THE AUTHORITY

PROPOSED DEVELOPMENT
28+G+4*30FULT
PROPOSED COMMERCIAL
+ RETAIL

RESIDENTIAL DEVELOPMENT
G+2/3
SHOPPING ARCADE
R/C+3
PROPOSED DEVELOPMENT
28+G+4*30FULTS

PHASE 2A
6 RESIDENTIAL
BUILDINGS
G+2/3 FLOORS

PROPOSED FUTURE
DEVELOPMENT
PHASE 2B
6 RESIDENTIAL
BUILDINGS
G+2/3 FLOORS

PROPOSED FUTURE
DEVELOPMENT

PROPOSED FUTURE
DEVELOPMENT

PROPOSED FUTURE
DEVELOPMENT

PROPOSED FUTURE
DEVELOPMENT

PROPOSED MULTI MODAL CORRIDOR

PROPOSED DEVELOPMENT
G-3/4 FLOORS

PROPOSED DEVELOPMENT
G-4/5 FLOORS

PROPOSED DEVELOPMENT
WITH 22 FLOORS
PROPOSED DEV. E/FY=24*3
28+G+4*23
FLOORS

PROPOSED DEVELOPMENT
28+G+4*23
FLOORS

PHASE 5
139 TO 142
27+G+3
27 FLOORS

PHASE 6
143 TO 146
27+G+3
27 FLOORS

- 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 at MLCP Bldg. 2
- Open Parking

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

All that the Flat/Unit being No. 0907 admeasuring 670.49 square ft. carpet area (equivalent to 62.29 square meters.) plus 2.36 square meters. deck area and 1.45 square mtrs. utility area on 09th Floor in Building No. 38 in the Project to be known as "RUNWAL GARDENS PHASE 4 Bldg. No. 38", to be constructed on land a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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

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
- 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

कलम - ३	
दस्ता क्र. १३११	२०२५
३६	२४



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.

By the hand of its Director/

Authorized Signatory

Mr. Sachin Patil

in the presence of

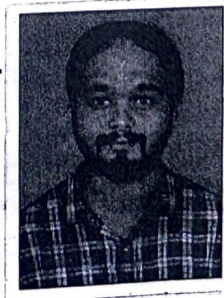
1. ALOK KUMAR SINGH

2. [Signature]

For RUNWAL RESIDENCY PVT. LTD.



Director/Authorized Signatory



[Signature]

[Signature]

कलम - ३	
दस्त क्र. १३११	२०२५
४	८४



Anukriti Kumari

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 21st 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, 4th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorized Signatory Mr. Scenir pati) authorized under Board Resolution/POA dated 28.8.2019, 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

Neeraj Kumar And Anukriti Kumari having his/her/their address at In Front Of Shubham Utsav Hall, Pragati Nagar, I.O.C. Road, Spara, Patna-800020, 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

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Anukriti Kumari

Neeraj Kumar