



19/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 2627/2020

मोबंणी :

Regn.63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4271386
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2737000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मौजे घारीवली स.नं. 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, मौजेउसरघर 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) वरील रुणवाल गार्डन फेज 1 प्रोजेक्ट, सदनिका न . 703, सातवा मजला, बिल्डींग न . 8, क्षेत्रफळ 45.57 चौ मी कार्पेट +1.21 चौ मी युटिलिटी एरिया सोबत एक कार पार्किंग .दि .12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्प, अंतर्गत विक्रीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% सबलत (टीपीएस-1218/4499/सीआर-54/19/युडी-12 दि .09/08/2019) ( Survey Number : 4/1, 4/2, 4/3 व इतर ; ) )
(5) क्षेत्रफळ	1) 490.52 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रुणवाल रेसिडेन्सी प्रा.लि तर्फे डायरेक्टर याचे तर्फे अधिकृत स्वाक्षरीकर्ता एड्रियन फ्रान्सिस डीसोझा तर्फे कुलमुखत्यार म्हणुन कमलेश शंकर चौगुले वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:- चौथा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार, ब्लॉक नं:-, रोड नं:- सायन चुनाभट्टी सिग्नल, ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - रामसिंह शेखावत वय:-35; पत्ता:-, फ्लॅट न-बी/108, रजनीगंधा, -, संघवी गार्डन, मानपाडा रोड डोंबिवली ईस्ट, डोंबिवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421201 पॅन नं:-CGZPS4769K
(9) दस्तऐवज करून दिल्याचा दिनांक	19/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	19/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2627/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह-दुय्यम निबंधक कल्याण 4





क ल न - ४
दस्तक्र. २६२०/२०२०
८ / १२५

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 19 day of FEB, 2020

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, 5<sup>th</sup> Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Adrian D Souza authorized under Board Resolution/POA dated 10-02-2020, 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

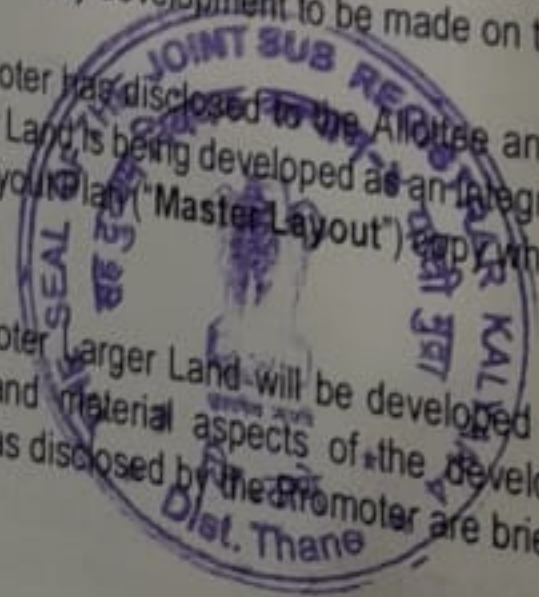


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AND  
 RAMSINGH B SEKHAWAT having his/her/their address at FLAT NO.B-108, RAGNIGHADA SANGHAVI GARDEN, MANPADA ROAD, DOMBIVLI EAST, hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof 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 HUF and the 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

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 4,60,628 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 as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. One Out-n-Out Infotech (India) LLP has represented to the Promoter that it is the owner of the adjoining and adjacent piece and parcel of land admeasuring 69,328 square metres lying and situate and Villages Sagaon, Gharivali and Usarghar Taluka Kalyan District, Thane ("Out-n-Out Land"). No representation is being made by the Promoter on the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land and the Promoter has not investigated the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land.
- C. 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.
- D. Pursuant to the representations made by Out-n-Out Infotech (India) LLP, the Promoter has included the Out-n-Out Land as part of the proposal submitted by the Promoter for development of an ITP on the Promoter Larger Land, since the Promoter Larger Land and the Out-n-Out Land are contiguous to each other, without receiving any consideration or other benefit from Out-n-Out Infotech (India) LLP. It is the express understanding that the Promoter Larger Land will be developed by the Promoter while the Out-n-Out Land will be developed by Out-n-Out Infotech (India) LLP. The Promoter Larger Land and the Out-n-Out Land are collectively referred to as "the Larger Land". It is, however, clarified that although the Out-n-Out Land forms part of the same layout, the development to be undertaken on the Out-n-Out Land shall be registered as a separate real estate project. It is further clarified that no part of the FSI from the Out-n-Out Land shall be utilised on the Promoter Larger Land neither shall any FSI from the Promoter Larger Land be utilised on the Out-n-Out Land. Further, no representation is being made by the Promoter in respect of any development to be made on the Out-n-Out Land.
- E. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") copy thereof is annexed hereto and marked as Annexure "B".
- F. 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 a Development Authority ("MahaRERA") proposes to carry out construction may be available from time to time applicable law or policy of MahaRERA Promoter Larger Land, as the amend, modify and/or substitute permissible under the applicable the Allottee has perused the (collectively referred to as annexed hereto and collect inter alia, specify the terms Whole Project, the services amenities, recreation statements specifying the Larger Land in each case
- (b) The Promoter is developing:
  - (i) Several residential
  - (ii) Several commercial
  - (iii) Sewage Waste M
  - (iv) Electric Sub-station
  - (v) Mall;
  - (vi) School;
  - (vii) Community health
  - (viii) Town Hall;
  - (ix) Community Market
  - (x) Public Parking U
  - (xi) Other Public Util
- (c) It is clarified that the Promoter will manage and otherwise the Allottee will have may accessible and a allottees of the Whole formulate such rules necessary for the use proper.
- (d) In addition to the aforesaid Land, the following "Reservations": -
  - (i) 1 (one) bus station
  - (ii) 1 (one) police station
  - (iii) 1 (one) fire station
  - (iv) Recreation ground
  - (v) Playground
  - (vi) Garden
 It is clarified that the Promoter will manage and otherwise the Allottee will have may accessible and a allottees of the Whole formulate such rules necessary for the use proper. It is further clarified that the time may change, the nature of the reservations may be different by the Promoter, the Allottee may be entitled to also clarified that



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४०/१२५

- 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 & proposed Phase II 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

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

All that the Flat/Unit being No. 0703 admeasuring 490.52 sq. ft. carpet area (equivalent to 45.57 sq. mtrs.) plus 0.00 sq. mtrs. deck area and 1.21 square mtrs. utility area on 7th floor in Building No. 8 in the Project to be known as "RUNWAL GARDENS PHASE I", to be constructed on 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





No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivall-01/Vol-35/1313/2022

Date: 11 OCT 2022

To,

Director, M/s. Runwal Residency Pvt. Ltd.,

4th Floor, Runwal & Omkar Esqaure,

Sion - Chunnabhaatl Signal, Off. Eastern Express Highway, Sion (E),

Mumbai - 400 022.

Sub: Occupancy Certificate to Residential Buildings in Phase 1 - Building No 4, 7, 8, 10 and Part Occupancy Certificate to Residential Building No 2 in Phase 1 & Part Occupancy Certificate to EWS LIG Building No 1 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 (Pt), 46/2A, 46/2B, 46/3, 47(Pt), 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94 (Pt) of Village Usarghar, Taluka Kalyan, S. 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, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 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, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/2, 44/5A, 44/5B, 44/6A, 44/6B, 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 of Village Gharivall, Taluka-Kalyan, Dist-Thane

- Ref
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019
  - 2 Letter of Intent from Collector, Thane dt. 09/08/2019
  - 3 MMRDA's Layout approval (LA) for the subject ITP dt. 24/09/2019, 25/06/2020
  - 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, 23/11/2020, 08/12/2020, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 8/7/2022, 15/7/2022
  - 5 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout
  - 6 GoM notification dt. 23/12/2021
  - 7 Application of Owner by letter dt 25/07/2022
  - 8 MMRDA's deficiency letter dt. 02/08/2022
  - 9 Architect Saakar letter dt. 11/08/2022

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri.. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions;

मुंबई महानगर प्रदेश विकास प्राधिकरण

उप प्रादेशिक कार्यालय : मल्लिपर्ण हॉल, दुसरा मजला, ओसवाल पार्क जवळ, पोखरण रोड नंबर २, माजिबडा, ठाणे (प) - ४०० ६०९.  
दूरध्वनी : (०२२) २९७९२९९५ / २९७९२९९७ फॅक्स : (०२२) २९७९२९९७ ई-मेल : sro.thane@mailmmrda.maharashtra.gov.in



Development work on land u/r with the total built-up area as mentioned in the table below:

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
Phase - 01	Building No 2 (Part)	Residential	Stilt + 1st to 23rd Floors	69.90	01	9,987.47	91
	Building No 4	Residential		69.90	01	10,582.88	134
	Building No 7	Residential		69.90	01	13,301.72	179
	Building No 8	Residential		69.90	01	10,582.88	134
	Building No 10	Residential		69.90	01	10,582.88	134
<b>TOTAL</b>						<b>55,037.83</b>	<b>672</b>

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
Social Housing	ESW LIG Building No 1 (Part)	Residential	Stilt + 1st to 4th Floors	14.80	01	2,417.19	40
<b>TOTAL</b>						<b>2,417.19</b>	<b>40</b>

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc;

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9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
10. Applicant shall comply with all the conditions in CFO NOC from KDMC;
11. Applicant shall submit consent to operate for STP from MPCB for residential buildings 2,4,7,8,10 of Phase 1 and EWS LIG 1 (Stilt + 1st to 4th floors) prior to occupancy of flats;
12. Applicant shall install solar panels in all the buildings prior to occupancy of any units of buildings;
13. Applicant shall install all the lifts and thereafter submit lift license for all the lifts in the EWS LIG Building No 1 and shall make it operational prior to requesting for full occupancy certificate of EWS LIG Building No 1;
14. Social housing units in EWS LIG Building No 1 up to Stilt + 04 floors shall be occupied only after obtaining final CFO NOC & by installing all the lifts along with lift license for entire building;
15. Applicant shall apply and obtain occupancy certificate for entire EWS LIG Building No 1 within 03 months from issuance of part occupancy certificate of EWS LIG Building No 1. If applicant fails to obtain occupancy certificate for entire EWS LIG Building No 1 within 03 months from issuance of part occupancy certificate of EWS LIG Building No 1 then it shall be binding on applicant to first obtain the occupancy certificate for entire EWS LIG Building No 1 and thereafter further development approvals shall be issued in the ITP;
16. Applicant shall apply and obtain occupancy certificate for MLCP-1 parking building considering required numbers of parking as per UDCPR for Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 within 03 months from issuance of occupancy certificate of Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 and thereafter parking to be provided in MLCP-1 parking building. If applicant fails to obtain occupancy certificate for MLCP-1 parking building considering required numbers of parking as per UDCPR for Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 within 03 months from issuance of occupancy certificate then it shall be binding on applicant to first obtain the occupancy certificate for MLCP-1 parking building as mentioned above and thereafter further development approvals shall be issued in the ITP
17. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
18. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP issued by GoM, Letter of Intent (LOI) issued by MMRDA, Layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy;
19. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;



20. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
21. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;

A set of certified completion plans is enclosed herewith.

Yours faithfully,

*(Handwritten Signature)*

(Monika Sunchey)  
Planner (A/E)

Planning Division, MMRDA.

Encl: One Set of approved drawings

Copy to:

- 1) Architect Sandeep Prabhu,  
Saakaar Architects,  
2nd floor, Nakshatra, A wing, Near TMC,  
Almeida Road, Panchpakhadi, Thane (W) - 400 602
- 2) The Commissioner, \_\_\_\_\_(with enclosure)  
Kalyan-Dombivali Municipal Corporation,  
Kalyan - 421 306.....With reference to letter dt 26/08/2016
- 3) The Collector, Thane District \_\_\_\_\_(without enclosure)

