

72/1833

पावती

Original/Duplicate

Thursday, January 30, 2025

नोंदणी क्र.: 39M

7:18 PM

Regn.: 39M

पावती क्र.: 1990 दिनांक: 30/01/2025

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-1833-2025

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: शैलेंद्र सिंह गेहलोत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2120.00

पृथांची संख्या: 106

एकूण:

रु. 32120.00

B. S. Kulkarni

Joint Sub Registrar Kalyan-3
सह. दुय्यम निबंधक कल्याण-३

वाजार मूल्य: रु.4557500/-

मोवदला रु.7012000/-

भरलेले मुद्रांक शुल्क : रु. 315540/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125302621121 दिनांक: 30/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125307921266 दिनांक: 30/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015329305202425E दिनांक: 30/01/2025

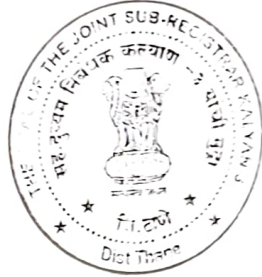
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

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

सह. दुय्यम निबंधक कल्याण-३,
लिपीक
सह. दुय्यम निबंधक कल्याण-३,

३	
कल. क्र. १८३३	२०२५
५	१०६



Singh *Bingh*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 30th 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 Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28/08/23 here nafter 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

Shailendra Singh Gehlot And Lalti Singh Gehlot having his/her/their address at 541-B,B-Sector, Sarvadharam Colony, Kolar Road, Bhopal., Madhya Pradesh-462042 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-parcenersy 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**

Singh
Bingh

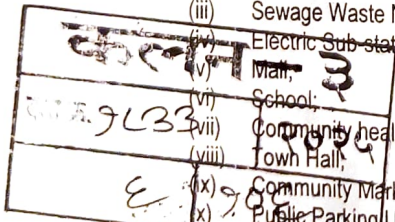
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WHEREAS:

- 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 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**").
- (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.



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, 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 be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.

Handwritten signatures and initials at the bottom of the page.

Shailendra Singh Gehlot	AHYPG1124A
Lalti Singh Gehlot	CGYPS6736D

51 Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (a) 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;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) 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;
- (v) 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;
- (vi) 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;
- (vii) 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.

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THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of "Promoter Larger Land")

ALL THOSE JOINT SUB-RECORDS AND PARCELS of land bearing Survey 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, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/31, 5/32, 5/33, 5/34, 5/35, 5/36, 5/37, 5/38, 5/39, 5/40, 5/41, 5/42, 5/43, 5/44, 5/45, 5/46, 5/47, 5/48, 5/49, 5/50, 5/51, 5/52, 5/53, 5/54, 5/55, 5/56, 5/57, 5/58, 5/59, 5/60, 5/61, 5/62, 5/63, 5/64, 5/65, 5/66, 5/67, 5/68, 5/69, 5/70, 5/71, 5/72, 5/73, 5/74, 5/75, 5/76, 5/77, 5/78, 5/79, 5/80, 5/81, 5/82, 5/83, 5/84, 5/85, 5/86, 5/87, 5/88, 5/89, 5/90, 5/91, 5/92, 5/93, 5/94, 5/95, 5/96, 5/97, 5/98, 5/99, 5/100, 5/101, 5/102, 5/103, 5/104, 5/105, 5/106, 5/107, 5/108, 5/109, 5/110, 5/111, 5/112, 5/113, 5/114, 5/115, 5/116, 5/117, 5/118, 5/119, 5/120, 5/121, 5/122, 5/123, 5/124, 5/125, 5/126, 5/127, 5/128, 5/129, 5/130, 5/131, 5/132, 5/133, 5/134, 5/135, 5/136, 5/137, 5/138, 5/139, 5/140, 5/141, 5/142, 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5/1000.

Shard

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), at Village Usarghar, 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 facilities 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 Commercial Building. The shops will be leased/sold so as to inter alia provide the following services/utilities

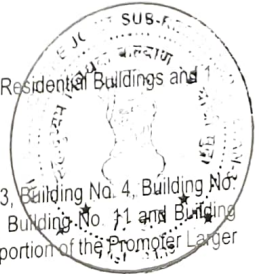
- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

दस्ता क्र. १८३३		२०२२
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THE THIRD SCHEDULE ABOVE REFERRED TO:
 (Description of "the Project" viz. "RUNWAL GARDENS PHASE I", comprising 12 Residential Buildings and Commercial Building)

Residential Buildings:

12 (Twelve) residential buildings being Building No.1, Building No. 2, Building No. 3, Building No. 4, Building No. 5, Building No. 6, Building No. 7, Building No. 8, Building No. 9, Building No. 10, Building No. 11 and Building No. 12, each having still plus 23 upper floors, to be constructed in the Project on a portion of the Promoter's Larger



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Land, admeasuring 10,674 18 sq.mts bearing survey nos. 17/3P1, 17/4P1, 17/5P1, 17/6P1, 17/7P1, 4/12P1, 4/13P1, 4/14P1, 4/1/1P1, 4/1/2P1, 14/1P1, 14/2, 14/5P1, 44/15P1, 44/17P1, 44/19P1, 44/19P1, 44/19P1, more particularly described in the First Schedule hereinabove written

Commercial Building:
1 (one) multi-level car parking building having 2 (two) level Basements, Ground and 15 upper Floors, (and additionally proposed 3 more floors) with shops on the ground floor and the Club House on the topmost two floors, to be constructed in the Project on a portion of the Promoter Larger Land more particularly described in the First Schedule hereinabove written

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of "Units and Premises/Flats and Tenements in the Project")

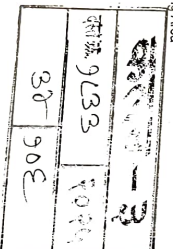
Building Nos.	Total No. of Flats/Units	Floors	
1	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
2	134 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
3	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
4	134 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
5	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
6	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
7	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
8	134 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
9	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
10	134 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
11	179 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
12	134 Units	Silt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors	
Commercial Building	15 Shops (Proposed) and Club House	Shops at Ground Level and Club House on topmost 2 floors (Proposed)	

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

Phase I & II facilities

These facilities are planned for the Phase I residences and are exclusively for the use of phase I & proposed Phase II residents

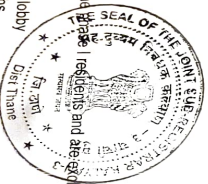
- Multipurpose Court
- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Basketball Court
- Temple
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Adult Outdoor Gym



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



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- 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")

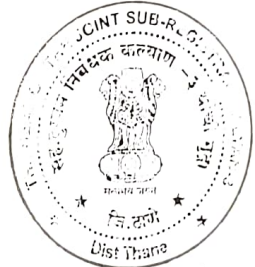
All that the Flat/Unit being No. 0805 admeasuring 618.73 square ft. carpet area (equivalent to 57.48 square meters.) plus 0.00 square meters. deck area and 1.25 square mtrs. utility area on 08th Floor in Building No. 10 in the Project to be known as "RUNWAL GARDENS PHASE I", to be constructed on a portion 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

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३५	१०६



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. Ritesh Sawant

) Director/Authorised Signatory

in the presence of

1. Ganesh Jadhav

2. [Signature]

[Handwritten mark]

OCCUPANCY CERTIFICATE

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

Date: 11 OCT 2022

To,

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

4th Floor, Runwal & Omkar Esqaure,

Sion - Chunnabhaati 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 EVS 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), 44/4, 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 Gharivali, 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

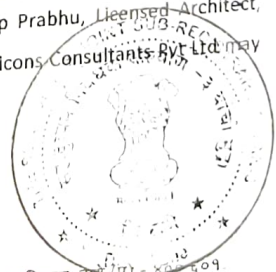
Sir,

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 : मल्टिपर्वज हॉल, दुसरा मजला, ओसवाल पार्क जवळ, पोखरण रोड नंबर २, माजिबडा, ठाणे - ४०० ००९
दूरध्वनी : (०२२) २९७९२९५५ / २९७९२९९७ फॅक्स : (०२२) २९७९२९९७ ई-मेल : sro.thane@mailmmrda.maharashtra.gov.in

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30/90E	



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
TOTAL						55,037.83	672

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
TOTAL						2,417.19	40

Viz:

- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - 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.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
- This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
- The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
- 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.
- That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.

- This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
- Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
- 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, etc.



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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Runwal Gardens Phase I Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS. 17/3PT 17/4PT 17/5PT 17/6PT 17/7PT 41/2PT 41/3PT 41/4PT 41/11PT 41/12PT 14/1PT 14/2 14/5PT 44/16PT 44/17PT 44/18PT 44/19PT OF VILLAGE GHARIVALI at DOMBIVLI, Kalyan, Thane, 421204* registered with the regulatory authority vide project registration certificate bearing No P51700022699 of

1. **Runwal Residency Private Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/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 up to 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.

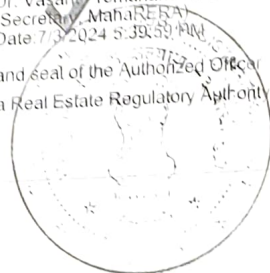


Dated: 03/07/2024

Place: Mumbai

9633 7099	
Signature Valid	90E
Digitally Signed by Dr. Vasant Premchand Prabhu (Secretary, MahaRERA) Date: 7/3/2024 5:39:59 PM	

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



ANNEXURE - G



08 MAY 2023

ANNEXED LAYOUT APPROVAL LETTER

Subject: Request for Annexe of Amended Layout Approval of the Proposed Integrated Township Project of 1700 Acres at Village Chakrabarti, Ghazipur, District Ghazipur, Bihar, India. The project is located at the intersection of NH-30 and NH-30A, near the village of Chakrabarti, Ghazipur, Bihar, India. The project area is approximately 1700 acres. The project is being developed by M/s. Ghazipur Development Authority (GDA).

1. The Government of Bihar vide Notification dated 17/07/2018 has granted locational clearance for the Integrated Township Project situated at Village Chakrabarti, Ghazipur, District Ghazipur, Bihar, India.
2. The Government of Bihar vide Notification dated 17/07/2018 has granted locational clearance for the Integrated Township Project situated at Village Chakrabarti, Ghazipur, District Ghazipur, Bihar, India.
3. The Government of Bihar vide Notification dated 17/07/2018 has granted locational clearance for the Integrated Township Project situated at Village Chakrabarti, Ghazipur, District Ghazipur, Bihar, India.

The Government of Bihar vide Notification dated 17/07/2018 has granted locational clearance for the Integrated Township Project situated at Village Chakrabarti, Ghazipur, District Ghazipur, Bihar, India.

Metropolitan Region Development Authority

Metropolitan Region Development Authority

10	Accessory BUA for Non-Residential Activity as per UDCPR (payment of premium) BUA for Non-Residential Activity	1,41,841.00
11	Total Built-up area of the Project including basic, premium and auxiliary BUA = (10) + (9) + (10)	1,46,854.56

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

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

S. No.	Description	Total Proposed Area (In Sqm)	Total Proposed Area (In Sars)
1	Open Space for Recreation	19,24,00	20,925.68
a	Green & Park considering reduction in area of excavation as per AB Policy	19,24,00	20,925.68
Note	* 10% area of (19.24) Hectare is reduced per AB Policy & the same area is carried out for development. Accordingly, proposed area of Green & Park is reduced. However, it is applicable as per AB Policy. Hence OK.		
b	Playgrounds considering reduction in area of excavation as per AB Policy	18,000.00	19,170.00
Note	** 10% area of (18.00) Hectare is reduced per AB Policy & the same area is carried out for development. Accordingly, proposed area of Playgrounds is reduced. However, it is applicable as per AB Policy. Hence OK.		
2	Additional Sector for Open Space (BOK)	24,166.11	25,625.28
3	Spacious for Combined School including High Primary School & Secondary School	5,815.35	6,141.50
4	Community Health Care Facilities	3,165.07	3,365.16
5	Community Market	1,000.00	1,061.85
6	Public Assembly Facilities (Town Hall and/or Auditorium including Library)	5,000.00	5,313.85
7	Economic Activities (Commercial Plot)	46,518.89	49,354.96
8	Public Utilities	3,000.00	3,188.56
a	Fire Brigade Station	4,000.00	4,286.16
b	Waste Management project (SWMP)		
c	Crematorium Ground		
d	Burial Ground		
e	Bus Station/Transport Hub	3,000.00	3,188.56

f	Police Station	3,000.00	3,188.56
g	Electric Sub Station	1,000.00	1,061.85
h	Other Public Utilities		
i	Public Parking Facilities	As per prevailing BCP	6,422.06
j	Solid Waste Management (Biogas/Plant)	As per requirement	4,000.00
k	Handpump & Communication	As per requirement	1,20,348.77
l	EP Roads, Existing Roads (16,325.57 Sqm) and Multi-lane Road Corridor (MNC) (16,223.16 Sqm)		
9	Residential Activities		
a	Land area for Residential Activities	The land including the land required for Mandatory Town Level Amenities.	1,22,556.51
b	BUA for Residential Activities	Remaining BUA subject to minimum 60% of total proposed basic Residential PSI	3,71,062.47

The Amended Layout Approval (H) to the above project when approved subject to the following conditions:

1. Applicant shall comply with all the conditions of the location Clearance issued by UDD, Govt. of Bihar dated 12/07/2018 & Revised Location Clearance Notification of 23/11/2021.
2. The applicant shall obtain permission approval for any other activity as per the rules and regulations of the Government of Bihar.
3. The applicant shall submit fresh amalgamated drawing of the project.
4. For any change in the plan, the approval of the Government of Bihar shall be obtained.
5. The work of the project shall be completed within the stipulated time frame. If any delay is done unless the due intimation is given to concerned Authority and the permission is obtained for processing with the work.
6. This permission / approval shall not be valid if the ownership in any way.

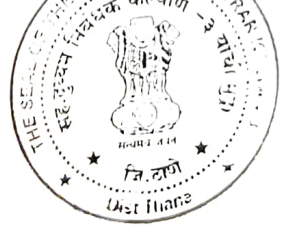


TABLE C: Permissible BUA potential of subject ITP as per UDCPR

Sr. No.	Description	Area in Sqm
1	Basic Plot Area (BUA) considered for the ITP	4,65,228.00
2	Area used in excavation	0.00
3	Balance Plot Area = (1) - (2)	4,65,228.00
4	Permissible BUA as per Basic PSI of 1.00 as per ITP Notification	4,65,228.00
5	Permissible additional 3% BUA (payment of premium as per ITP Notification @ 0.70 Premium PSI is not applicable on an area @ 2% of gross area i.e. Share of Public Planning Authority = 9368.56 Sqm). Hence plot area applicable for premium PSI = (2) x 1.1 = 5,12,750.80	3,19,146.81
6	40.70 x 3.5 = 143.245 Sqm	7,84,374.41
7	1.1 x Permissible BUA as per ITP Notification = (4) + (5)	6,25,008.89
8	BUA for Residential Activity	1,59,277.52
9	Auxiliary BUA for Residential Activity as per UDCPR (payment of premium) 60% BUA for Residential Activity	3,75,059.13

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 1833/2025

नोदणी :

Regn.63m

गावाचे नाव : घारीवली

(1) विवेकाचा प्रकार
(2) मोदरता
(3) बाजारभाव(भाडेपट्ट्याच्या
निमित्तपट्टाकार आकारणी देतो की पट्टेदार ते
सुद्ध करावे)
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

करारनामा

7012000

4557500

1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/151/1,मूल्यादर
63900/-मौजे घारीवली स.नं. 4/1 व इतर वरील रुग्णवाल गार्डन्स फेज 1 प्रोजेक्ट,सदनिका नं. C805,आठवा
मजला,बिल्डिंग नं. 10,क्षेत्रफळ 57.48 चौ.मी. कार्पेट + 1.25 चौ.मी. युटीलिटी एरिया + 1 कार्पेटिंग स्पॅन
सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्याम
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 पी51700022699((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 उमरग्वर 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). ;))

1) 57.48 चौ.मीटर

(5) क्षेत्रफळ

(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

(7) दम्नगंज करून देणा-या/निहून ठेवणा-या
अकाराचे नाव किंवा दिवाणी न्यायालयाचा
हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे
नाव व पत्ता.

(8)दम्नगंज करून घेणा-या पक्षकाराचे व किंवा
दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दम्नगंज करून दिल्याचा दिनांक

(10)दम्न नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

1): नाव:-रुग्णवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रितेश सावंत तर्फे कुलमुखत्यार
म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुग्णवाल अँड ओम्कार
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:-शैलेंद्र सिंह गेहलोत वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 541-
बी, बी-सेक्टर, सर्वधरम कॉलनी, कोलार रोड, भोपाळ, मध्यप्रदेश, आर्द्धा प्रदेश, भोपाल. पिन कोड:-462042

पॅन नं:-AHYPG1124A

2): नाव:-लालती सिंह गेहलोत वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-
541-बी, बी-सेक्टर, सर्वधरम कॉलनी, कोलार रोड, भोपाळ, मध्यप्रदेश, आर्द्धा प्रदेश, भोपाल. पिन
कोड:-462042 पॅन नं:-CGYPS6736D

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मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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



U.S. Malkar
सह.दुय्यम निबंधक क्र 2 कल्याण क्र.3