

72/1560

Tuesday, January 28, 2025

3:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1696 दिनांक: 28/01/2025

गावाचे नाव: घारीवली
दस्तऐवजाचा अनुक्रमांक: कलन3-1560-2025
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: किरण महेंद्र मोरे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2120.00
पृष्ठांची संख्या: 106

एकूण: रु. 32120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह. दुय्यम निबंधक कल्याण-३

बाजार मुल्य: रु. 3617900/-
मोबदला रु. 5874000/-
भरलेले मुद्रांक शुल्क: रु. 264330/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125231721975 दिनांक: 28/01/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125238121919 दिनांक: 28/01/2025
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015143232202425E दिनांक: 28/01/2025
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 2020 परत मिळाले.

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

सूची क्र.2

दुग्धम निबंधक : सह.दु.नि. कल्याण 3

28/01/2025

दस्त क्रमांक : 1560/2025

नोंदणी :

Regn.63m

गावाचे नाव : घारिवली

(1)विवेखाचा प्रकार	करारनामा
(2)मोबदला	5874000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3617900
(4) भू-मापन,पोटहिन्मा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:कल्याण-डोंचिवली इतर वर्णन , इतर माहिती , इतर माहिती विभाग क्र. 47/15/1/1,मुल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वर्गील रुग्णवाल गार्डन्स फेज 4 प्रोजेक्ट,सदनिका नं 0205 दुमरा मजला,विल्डिंग नं. 32,क्षेत्रफळ 49.29 चौ.मी. कार्पेट + 2.18 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसुचनेनुसार एकात्मिक नगर वसाहत 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 पी51700029155((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, 7/2डी, 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) 49.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तगैवज करून देणा-या/लिहून ठेवणा-या अकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	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
8)दस्तगैवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण महेंद्र मोरे वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं 53/2190, मीजीएम कॉलनी, सेक्टर-7, अर्न्टाप हिल, मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं - BIXPM0922K
9) दस्तगैवज करून दिल्याचा दिनांक	28/01/2025
10)दस्त नोंदणी केल्याचा दिनांक	28/01/2025
1)अनुक्रमांक,खंड व पृष्ठ	1560/2025
2)बाजारभावाप्रमाणे मुद्रांक शुल्क	264330
3)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4)शेरा	

USamalkor

सह.दुग्धम निबंधक वर्ग 2 कल्याण क.3

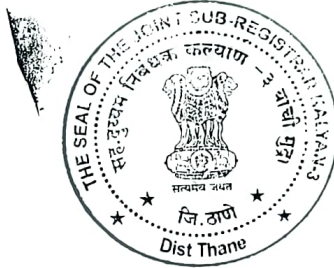
यांकनामाटी विचारात घेतलेला तपशील:-

यांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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



कलयाण - ३	
दस्तावेज क्र. १५६०	२०२३
५	१०६



Kirank

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 28th 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 Churabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Saunin patil authorized under Board Resolution/POA dated 28.8.2023), 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

Kiran Mahendra More having his/her/their address at 53/2190, CGS Colony, Sector-7, Antop Hill,, Mumbai-400037, 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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Kirank

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, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6th October, 2020, issued by Advocate S K 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").

दस्तावेज क्र. 9420	प्लान नं. 9420
E	



- 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 Substation;
 - (v) Mail;
 - (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 clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mail, 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



- 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.

कलन - 3 THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of "Promoter Larger Land")

ALL THOSE plots 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, 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, 10/1, 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, 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 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 at Village Gharivali and bearing S Nps. 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, 48, 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, amounting to 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

कलन - 3 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

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K. M. D.

- 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. 31-32", comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 31 and Building No. 32, each having stillt plus 32 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring 1324.67 sq. mtrs, bearing survey nos. 4/3Pt, 4/5Pt, 5/1Pt, 5/2Pt, 5/3Pt, 5/4Pt, 5/5Pt, 5/6Pt, 6/1Pt, 6/2Pt, 6/3Pt 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")

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34	906
Floors	

Building Nos.	Total No. of Flats/Units	Description
31	314	Stillt plus 33 Nos. of Slabs of super structure, viz. 32 Habitable floors
32	314	Stillt 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

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- 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 at MLCB Bldg. 2

कलन-३
 दस क्र. १५६० २०२५
 ३६ १०६

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

All that the Flat/Unit being No. 0205 measuring 530.54 square ft. carpet area (equivalent to 49.29 square meters.) plus 2.18 square meters. deck area and 0.00 square mtrs. utility area on 02nd Floor in Building No. 32 in the Project to be known as, "RUNWAL GARDENS PHASE 4 Bldg. No. 31-32", to be constructed on a portion of the Promotee's 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

Handwritten signature and initials at the bottom of the page.

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

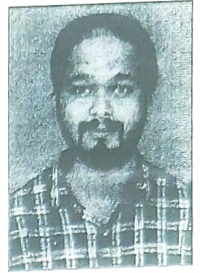
Mr. Sachin Patil

) Director/Authorised Signatory

in the presence of)

1. Shreyu Patel

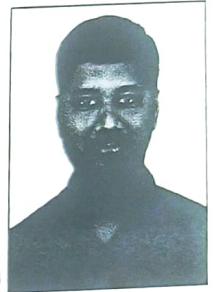
2. [Signature]



SIGNED AND DELIVERED
By the within named ALLOTTEE/S

Kiran Mahendra More

) K. More



in the presence of)

1. Vish B. Bhanekar

2. [Signature]

RECEIVED of and from the Flat/Unit
Allottee/s above named, the sum of)

Rs. 542855/-

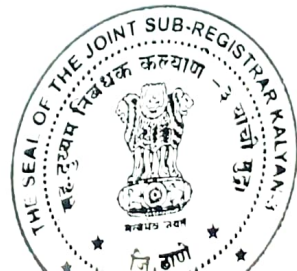
(Rupees Five Lakhs Forty Two Thousand Eight Hundred Fifty Five Only)

Towards advance payment or deposit
paid by the Allottee/s to the Promoter.)

) For RUNWAL RESIDENCY PVT. LTD.

) [Signature]
Director/Authorised Signatory

कलकत्ता - ३	
दस्ता क्र. १५६०	२०१५
३७	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:
PS1700029155

Project: Runwal Gardens Phase 4 Bldg No. 31-32 Plot Bearing / CTS / Survey / Final Plot No. SURVEY NOS. 4/3PT, 4/SPT, 5/1PT, 5/2PT, 5/3PT, 5/4PT, 5/5PT, 5/6PT, 6/1PT, 6/2PT 6/3PT OF VILLAGE GHARIVAD DONBIVLI, 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:-
 - o The promoter shall enter into an agreement for sale with the allottees.
 - o 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) Rules, 2017.
 - o 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.
- o The Registration shall be valid for a period commencing from 29/04/2021 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o 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 under.

Signature valid	
Digital Signature of the promoter	900
Signature of the Authority	900
The promoter hereby declares that the project is in accordance with the rules and regulations made there under.	

Signature of the Authority
Seal of the Maharashtra Real Estate Regulatory Authority
Dist Thane

Dated: 29/04/2021

Place: Mumbai

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 अॅण्ड आमेकार इस्वेअर, ५वा मजला,
सायन चुनाभट्टी 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 करून 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/F१५६३३४६४७५५८०६/१९ दि.०९/०८/२०१९

५) शासन, नगर विकास

दि.२३/१२/२०२१

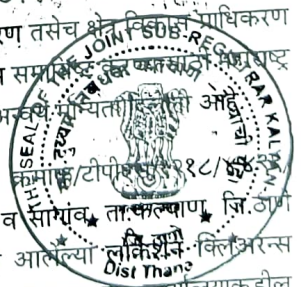
६) शासन, नगर विकास

दि.२१/०१/२०२२

क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५५८०६/१९ दि.०९/०८/२०१९	अधिसूचना
क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५५८०६/१९ दि.०९/०८/२०१९	अधिसूचना
क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५५८०६/१९ दि.०९/०८/२०१९	अधिसूचना

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 समारंभ २०१९ व २०२० प्रारंभिक प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम ३७ (१ क क) अन्वये मूळ जमीनी बाबत आलेल्या नवि-१३ व नवि-१२ या अधिसूचना क्रमांक/टीपीएस/१२१८/४४९९/प्र.क्र.५४/१९/नवि-१२ दि.१२/०७/२०१९ अन्वये इरादापत्र (Letter of Intent) देण्यात आलेले आहे.

त्याअनुषंगाने शासन, नगर विकास विभागाकडील अधिसूचना क्र.महसूल/कक्ष-१/टे-७/ए.न.व.प्र./इरादापत्र/F१५६३३४६४७५५८०६/१९ दि.०९/०८/२०१९ अन्वये इरादापत्र (Letter of Intent) देण्यात आलेले आहे.



ANNEXURE - G



35017 Growth Centre/2401/8P/TP-Usarghar-Gharivali 01
/Amended Layout & CC No. 53.5A/Vol-407/CC/2023

Date 09 MAY 2023

AMENDED LAYOUT APPROVAL LETTER

To,
The Director,
M/s. Runwal Residency Pvt. Ltd.,
Karnal & Dinkar E Square, 4th Floor,
Opp. San - Chunarbhathi Signal, Sion (E), Mumbai 400 022

Subject: Proposal for issuance of Amended Layout Approval 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, 46/1/1, 46/2/A, 46/2/B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 53/3C, 53/3D, 53/3E, 53/3F, 53/3G, 53/3H, 53/3I, 53/3J, 53/3K, 53/3L, 53/3M, 53/3N, 53/3O, 53/3P, 53/3Q, 53/3R, 53/3S, 53/3T, 53/3U, 53/3V, 53/3W, 53/3X, 53/3Y, 53/3Z, 53/3AA, 53/3AB, 53/3AC, 53/3AD, 53/3AE, 53/3AF, 53/3AG, 53/3AH, 53/3AI, 53/3AJ, 53/3AK, 53/3AL, 53/3AM, 53/3AN, 53/3AO, 53/3AP, 53/3AQ, 53/3AR, 53/3AS, 53/3AT, 53/3AU, 53/3AV, 53/3AW, 53/3AX, 53/3AY, 53/3AZ, 53/3BA, 53/3BB, 53/3BC, 53/3BD, 53/3BE, 53/3BF, 53/3BG, 53/3BH, 53/3BI, 53/3BJ, 53/3BK, 53/3BL, 53/3BM, 53/3BN, 53/3BO, 53/3BP, 53/3BQ, 53/3BR, 53/3BS, 53/3BT, 53/3BU, 53/3BV, 53/3BW, 53/3BX, 53/3BY, 53/3BZ, 53/3CA, 53/3CB, 53/3CC, 53/3CD, 53/3CE, 53/3CF, 53/3CG, 53/3CH, 53/3CI, 53/3CJ, 53/3CK, 53/3CL, 53/3CM, 53/3CN, 53/3CO, 53/3CP, 53/3CQ, 53/3CR, 53/3CS, 53/3CT, 53/3CU, 53/3CV, 53/3CW, 53/3CX, 53/3CY, 53/3CZ, 53/3DA, 53/3DB, 53/3DC, 53/3DD, 53/3DE, 53/3DF, 53/3DG, 53/3DH, 53/3DI, 53/3DJ, 53/3DK, 53/3DL, 53/3DM, 53/3DN, 53/3DO, 53/3DP, 53/3DQ, 53/3DR, 53/3DS, 53/3DT, 53/3DU, 53/3DV, 53/3DW, 53/3DX, 53/3DY, 53/3DZ, 53/3EA, 53/3EB, 53/3EC, 53/3ED, 53/3EE, 53/3EF, 53/3EG, 53/3EH, 53/3EI, 53/3EJ, 53/3EK, 53/3EL, 53/3EM, 53/3EN, 53/3EO, 53/3EP, 53/3EQ, 53/3ER, 53/3ES, 53/3ET, 53/3EU, 53/3EV, 53/3EW, 53/3EX, 53/3EY, 53/3EZ, 53/3FA, 53/3FB, 53/3FC, 53/3FD, 53/3FE, 53/3FF, 53/3FG, 53/3FH, 53/3FI, 53/3FJ, 53/3FK, 53/3FL, 53/3FM, 53/3FN, 53/3FO, 53/3FP, 53/3FQ, 53/3FR, 53/3FS, 53/3FT, 53/3FU, 53/3FV, 53/3FW, 53/3FX, 53/3FY, 53/3FZ, 53/3GA, 53/3GB, 53/3GC, 53/3GD, 53/3GE, 53/3GF, 53/3GG, 53/3GH, 53/3GI, 53/3GJ, 53/3GK, 53/3GL, 53/3GM, 53/3GN, 53/3GO, 53/3GP, 53/3GQ, 53/3GR, 53/3GS, 53/3GT, 53/3GU, 53/3GV, 53/3GW, 53/3GX, 53/3GY, 53/3GZ, 53/3HA, 53/3HB, 53/3HC, 53/3HD, 53/3HE, 53/3HF, 53/3HG, 53/3HH, 53/3HI, 53/3HJ, 53/3HK, 53/3HL, 53/3HM, 53/3HN, 53/3HO, 53/3HP, 53/3HQ, 53/3HR, 53/3HS, 53/3HT, 53/3HU, 53/3HV, 53/3HW, 53/3HX, 53/3HY, 53/3HZ, 53/3IA, 53/3IB, 53/3IC, 53/3ID, 53/3IE, 53/3IF, 53/3IG, 53/3IH, 53/3II, 53/3IJ, 53/3IK, 53/3IL, 53/3IM, 53/3IN, 53/3IO, 53/3IP, 53/3IQ, 53/3IR, 53/3IS, 53/3IT, 53/3IU, 53/3IV, 53/3IW, 53/3IX, 53/3IY, 53/3IZ, 53/3JA, 53/3JB, 53/3JC, 53/3JD, 53/3JE, 53/3JF, 53/3JG, 53/3JH, 53/3JI, 53/3JJ, 53/3JK, 53/3JL, 53/3JM, 53/3JN, 53/3JO, 53/3JP, 53/3JQ, 53/3JR, 53/3JS, 53/3JT, 53/3JU, 53/3JV, 53/3JW, 53/3JX, 53/3JY, 53/3JZ, 53/3KA, 53/3KB, 53/3KC, 53/3KD, 53/3KE, 53/3KF, 53/3KG, 53/3KH, 53/3KI, 53/3KJ, 53/3KK, 53/3KL, 53/3KM, 53/3KN, 53/3KO, 53/3KP, 53/3KQ, 53/3KR, 53/3KS, 53/3KT, 53/3KU, 53/3KV, 53/3KW, 53/3KX, 53/3KY, 53/3KZ, 53/3LA, 53/3LB, 53/3LC, 53/3LD, 53/3LE, 53/3LF, 53/3LG, 53/3LH, 53/3LI, 53/3LJ, 53/3LK, 53/3LL, 53/3LM, 53/3LN, 53/3LO, 53/3LP, 53/3LQ, 53/3LR, 53/3LS, 53/3LT, 53/3LU, 53/3LV, 53/3LW, 53/3LX, 53/3LY, 53/3LZ, 53/3MA, 53/3MB, 53/3MC, 53/3MD, 53/3ME, 53/3MF, 53/3MG, 53/3MH, 53/3MI, 53/3MJ, 53/3MK, 53/3ML, 53/3MN, 53/3MO, 53/3MP, 53/3MQ, 53/3MR, 53/3MS, 53/3MT, 53/3MU, 53/3MV, 53/3MW, 53/3MX, 53/3MY, 53/3MZ, 53/3NA, 53/3NB, 53/3NC, 53/3ND, 53/3NE, 53/3NF, 53/3NG, 53/3NH, 53/3NI, 53/3NJ, 53/3NK, 53/3NL, 53/3NM, 53/3NO, 53/3NP, 53/3NQ, 53/3NR, 53/3NS, 53/3NT, 53/3NU, 53/3NV, 53/3NW, 53/3NX, 53/3NY, 53/3NZ, 53/3OA, 53/3OB, 53/3OC, 53/3OD, 53/3OE, 53/3OF, 53/3OG, 53/3OH, 53/3OI, 53/3OJ, 53/3OK, 53/3OL, 53/3OM, 53/3ON, 53/3OO, 53/3OP, 53/3OQ, 53/3OR, 53/3OS, 53/3OT, 53/3OU, 53/3OV, 53/3OW, 53/3OX, 53/3OY, 53/3OZ, 53/3PA, 53/3PB, 53/3PC, 53/3PD, 53/3PE, 53/3PF, 53/3PG, 53/3PH, 53/3PI, 53/3PJ, 53/3PK, 53/3PL, 53/3PM, 53/3PN, 53/3PO, 53/3PP, 53/3PQ, 53/3PR, 53/3PS, 53/3PT, 53/3PU, 53/3PV, 53/3PW, 53/3PX, 53/3PY, 53/3PZ, 53/3QA, 53/3QB, 53/3QC, 53/3QD, 53/3QE, 53/3QF, 53/3QG, 53/3QH, 53/3QI, 53/3QJ, 53/3QK, 53/3QL, 53/3QM, 53/3QN, 53/3QO, 53/3QP, 53/3QQ, 53/3QR, 53/3QS, 53/3QT, 53/3QU, 53/3QV, 53/3QW, 53/3QX, 53/3QY, 53/3QZ, 53/3RA, 53/3RB, 53/3RC, 53/3RD, 53/3RE, 53/3RF, 53/3RG, 53/3RH, 53/3RI, 53/3RJ, 53/3RK, 53/3RL, 53/3RM, 53/3RN, 53/3RO, 53/3RP, 53/3RQ, 53/3RR, 53/3RS, 53/3RT, 53/3RU, 53/3RV, 53/3RW, 53/3RX, 53/3RY, 53/3RZ, 53/3SA, 53/3SB, 53/3SC, 53/3SD, 53/3SE, 53/3SF, 53/3SG, 53/3SH, 53/3SI, 53/3SJ, 53/3SK, 53/3SL, 53/3SM, 53/3SN, 53/3SO, 53/3SP, 53/3SQ, 53/3SR, 53/3SS, 53/3ST, 53/3SU, 53/3SV, 53/3SW, 53/3SX, 53/3SY, 53/3SZ, 53/3TA, 53/3TB, 53/3TC, 53/3TD, 53/3TE, 53/3TF, 53/3TG, 53/3TH, 53/3TI, 53/3TJ, 53/3TK, 53/3TL, 53/3TM, 53/3TN, 53/3TO, 53/3TP, 53/3TQ, 53/3TR, 53/3TS, 53/3TT, 53/3TU, 53/3TV, 53/3TW, 53/3TX, 53/3TY, 53/3TZ, 53/3UA, 53/3UB, 53/3UC, 53/3UD, 53/3UE, 53/3UF, 53/3UG, 53/3UH, 53/3UI, 53/3UJ, 53/3UK, 53/3UL, 53/3UM, 53/3UN, 53/3UO, 53/3UP, 53/3UQ, 53/3UR, 53/3US, 53/3UT, 53/3UU, 53/3UV, 53/3UW, 53/3UX, 53/3UY, 53/3UZ, 53/3VA, 53/3VB, 53/3VC, 53/3VD, 53/3VE, 53/3VF, 53/3VG, 53/3VH, 53/3VI, 53/3VJ, 53/3VK, 53/3VL, 53/3VM, 53/3VN, 53/3VO, 53/3VP, 53/3VQ, 53/3VR, 53/3VS, 53/3VT, 53/3VU, 53/3VV, 53/3VW, 53/3VX, 53/3VY, 53/3VZ, 53/3WA, 53/3WB, 53/3WC, 53/3WD, 53/3WE, 53/3WF, 53/3WG, 53/3WH, 53/3WI, 53/3WJ, 53/3WK, 53/3WL, 53/3WM, 53/3WN, 53/3WO, 53/3WP, 53/3WQ, 53/3WR, 53/3WS, 53/3WT, 53/3WU, 53/3WV, 53/3WW, 53/3WX, 53/3WY, 53/3WZ, 53/3XA, 53/3XB, 53/3XC, 53/3XD, 53/3XE, 53/3XF, 53/3XG, 53/3XH, 53/3XI, 53/3XJ, 53/3XK, 53/3XL, 53/3XM, 53/3XN, 53/3XO, 53/3XP, 53/3XQ, 53/3XR, 53/3XS, 53/3XT, 53/3XU, 53/3XV, 53/3XW, 53/3XX, 53/3XY, 53/3XZ, 53/3YA, 53/3YB, 53/3YC, 53/3YD, 53/3YE, 53/3YF, 53/3YG, 53/3YH, 53/3YI, 53/3YJ, 53/3YK, 53/3YL, 53/3YM, 53/3YN, 53/3YO, 53/3YP, 53/3YQ, 53/3YR, 53/3YS, 53/3YT, 53/3YU, 53/3YV, 53/3YW, 53/3YX, 53/3YY, 53/3YZ, 53/3ZA, 53/3ZB, 53/3ZC, 53/3ZD, 53/3ZE, 53/3ZG, 53/3ZH, 53/3ZI, 53/3ZJ, 53/3ZK, 53/3ZL, 53/3ZM, 53/3ZN, 53/3ZO, 53/3ZP, 53/3ZQ, 53/3ZR, 53/3ZS, 53/3ZT, 53/3ZU, 53/3ZV, 53/3ZW, 53/3ZX, 53/3ZY, 53/3ZZ

1. Location Clearance issued by UDD, GoM dt. 12/07/2019, Revised Locational Clearance notification dt. 23/12/2021, Revised Location Clearance Notification dt. 21/01/2022.
2. Letter of Intent from Collector, Thane dt. 09/08/2019 dt. 01/05/2022.
3. MMRDA's Layout Approval for the subject ITP dt. 24/09/2019, 25/06/2020, Amended Layout Approval dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023.
4. MMRDA's CC dt. 24/09/2019, 03/10/2020, 16/01/2020, 27/03/2020, 15/06/2020, 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, 30/09/2021, 29/10/2021, 15/12/2021, 06/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, 10/04/2023.
5. Application by Architect vide letter dt. 27/03/2023 for Amended Layout Approval & CC for Phase-B (D2 Residential Buildings) dt. 18/04/2023.
6. NOC from CFO for Phase-B (D2 Residential Buildings) dt. 18/04/2023.
7. NDC from MSRODC regarding alignment Remarks with respect to Multi Modal Corridor (Proposed Vikramnagar MMCG) dt. 05/01/2023.
8. Application by M/s. Runwal Residency Pvt. Ltd dt. 20/04/2023, dt. 24/04/2023 dt. 25/04/2023 & dt. 28/04/2023.

The Government of Maharashtra vide Notification dated 12/07/2019 has granted Locational Clearance to the Integrated Township Project situated at, Usarghar, Gharivali & Sagun, Talukalyan, Dist - Thane on land admeasuring 53.3750 Ha. to you. Accordingly, MMRDA has granted

Mumbai Metropolitan Region Development Authority

Sub Regional Office: Multipurpose Hall, End Floor, Heer-Darval Park, Park Road, Heer-Darval, Thane (W) - 400 001
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Layout Approval for the subject ITP dt. 24/09/2019, and Amended Layout Approval dt. 25/06/2020. Further, MMRDA vide in Principle Approval letter dt. 19/05/2021 has granted approval to develop the D.P. Reservations PG-21 and G-33 as per Accommodation Reservation Policy as per UDCPK. Thereafter, the Government of Maharashtra vide Notification dated 23/12/2021 has deleted the land owned by M/s. Out-N-Out Infotech (India) LLP (Site-B) admeasuring 69,322.00 sqm from subject ITP, the revised plot area of ITP becomes 4,64,428.00 sqm (46.44 Ha). Accordingly, MMRDA has granted Amended Layout Approval dt. 17/10/2022 & dt. 30/11/2022 for the subject ITP.

The Government of Maharashtra vide Revised Location Clearance Notification dt. 21/01/2022 & the Collector, Thane vide revised Letter of Intent dt. 01/05/2022 granted approval to add additional plot area of 600.00 sqm. of the land bearing S. No. 37/21 of Village Gharivali in subject ITP. Accordingly, MMRDA has granted Amended Layout Approval dt. 10/04/2023 with inclusion of additional land (i.e. 600.00 Sqm) in the layout and with revised alignment of the proposed Aibag Vihar Multi-Modal Corridor (MMCG) as per MSRODC NOC dt. 05/01/2023, the total plot area of ITP has increased from 4,64,428.00 sqm. (46.44 Ha) to 4,65,228.00 sqm (46.52 Ha).

Further, with reference to your application dt. 27/03/2023 regarding Amended Layout Approval of the Non-Metropolitan Commissioner, MMRDA hereby grants Amended Layout Approval to the Master Layout as indicated on duly authenticated drawing nos. 01 to 05 (Total 05 No of Drawing sheet) which is enclosed herewith. The total gross plot area of the land use admeasures 4,65,228.00 sqm (46.52 Ha). Accordingly, Permissible BUA potential of subject ITP as per UDCPK is as follows

Sr. No.	Description	Area in Sqm
1	Gross Plot Area (Least considered) for the ITP	4,65,228.00
2	Area not in possession	0.00
3	Balance Plot Area = [1] - [2]	4,65,228.00
4	Permissible BUA as per base 75 (U) 1.00 as per ITP Notification (1.00 x Gross Plot Area)	2,32,614.00
5	Permissible additional 15% BUA on payment of premium as per ITP Notification is 0.70 Premium 15 is not applicable on an area @ 2% of gross area (i.e. share of Local Planning Authority = 9304.56 Sqm). hence plot area applicable for premium 15 = 0.70 x (4,65,228.00 - 9304.56)	7,04,374.43
6	Total Permissible BUA as per ITP Notification = [4] + [5]	6,25,008.43
7	BUA for Residential Activity	1,55,217.52
8	BUA for Non-Residential Activity	3,13,008.13
9	Ancillary BUA for Residential Activity as per UDCPK on payment of premium- 80% BUA for Residential Activity	1,23,422.07
10	Ancillary BUA for Non-Residential Activity as per UDCPK on payment of premium- 80% BUA for Non-Residential Activity	1,23,422.07
11	Total Entitlement of the Project including base, premium and ancillary BUA = [8] + [9] + [10]	32,85,854.54

10	Ancillary BUA for Non-Residential Activity as per UDCPK on payment of premium- 80% BUA for Non-Residential Activity	1,23,422.07
11	Total Entitlement of the Project including base, premium and ancillary BUA = [8] + [9] + [10]	32,85,854.54

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

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

S.N.	Description	Total Required Area (In Sqm.)	Total Proposed Area (In Sqm.)
1.	Spaces for Recreation		
a	Garden & Parks considering reduction in area of reservation as per AM Policy	23,293.40	20,915.04*
Note- *10% area of G-33 (i.e. 2,357.70 Sqm) is reduced per AM Policy & the same area is carried out for development. Accordingly, proposed area of Garden & Parks is reduced. However, it is approveable as per AM Policy. Hence OK.			
b.	Playgrounds considering reduction in area of reservation as per AM Policy	34,892.10	29,279.70**
Note- **30% area of PG-21 (i.e. 10,521.30 Sqm) is reduced per AM Policy & the same area is carried out for development. Accordingly, proposed area of Playground is reduced. However, it is approveable as per AM Policy. Hence OK.			
c.	Additional Sector Level Open Space (10%)	24,749.11	18,035.54
2	Spaces for Combined Schools including PG (Primary Schools + Secondary School)	5,815.35	8,141.50
3	Community Health Care Facilities	1,463.07	1,165.36
4	Community Market	3,000.00	2,019.44
5	Public Assembly Facilities (Town Hall and/or Auditorium including Library)	5,000.00	5,023.88
6	Economic Activities (Commercial Plot)	46,522.90	69,564.90
7	Public Utilities:	3,000.00	3,139.59
a.	Fire Brigade Station	4,000.00	4,982.16
b.	Sewage Waste management project (SWMTP)		
c.	Crematorium Ground		
Applicant has submitted NDC issued by Executive Engineer, MUMC dt. 18/02/2022 to use Crematorium Ground located at Sonawadi, Don-Dewal (E) for residence of Runwal Residency.			
d.	Burial Ground		
e.	Bus Station/Transport Hub	3,000.00	3,025.62

Stamp and signature area containing a circular stamp of the Joint Sub-Registrar, Thane, and a signature. The stamp includes the text 'THE JOINT SUB-REGISTRAR, THANE' and 'Dist Thane'. There are handwritten numbers '3' and '2024' on the stamp.

- The Amended Layout Approval is subject to the following conditions:
1. Applicant shall comply with all the provisions of the UDCPK dt. 22/07/2019 and all the provisions of the Master Layout and the conditions of the Letter of Intent and the conditions of the Location Clearance and the conditions of the Amended Layout Approval.
 2. The applicant shall comply with all the provisions of the UDCPK dt. 22/07/2019 and all the provisions of the Master Layout and the conditions of the Letter of Intent and the conditions of the Location Clearance and the conditions of the Amended Layout Approval.
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