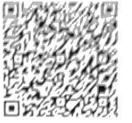




CHALLAN
MTR Form Number-6



GRN	MH01537577202425E	BARCODE			Date	31/01/2025-14:09:37	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAFCCR1016H					
Location	THANE			Full Name	RUNWAL RESIDENCY PVT LTD					
Year	2024-2025 One Time			Flat/Block No.	RUNWAL GARDENS, PHASE 2, FLAT NO 0403,					
Account Head Details		Amount In Rs.		Premises/Building	4TH FLOOR, BLDG NO 13					
0030046401	Stamp Duty	✓	261080.00	Road/Street	USARGHAR, GHARIVALI, DOMBIVLI EAST					
0030063301	Registration Fee	✓	30000.00	Area/Locality	44.99 SQ MTR					
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)	PAN2=BQBPK6821R~SecondPartyName=ROHIT KUMAR~CA=5801600					
				Amount In	Two Lakh Ninety One Thousand Eighty Rupees Only					
Total			2,91,080.00	Words						
Payment Details	IDBI BANK			<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>चलान - 3</p> <p>FOR USE IN RECEIVING BANK</p> <p>रकम 9163 2025</p> <p>Rel. No: 69103332025013117158 2912298904</p> <p>RBI Date 31/01/2025-14:10:16 Not Verified with RBI</p> </div>						
Cheque-DD Details										
Cheque/DD No.				Bank CIN	IDBI BANK					
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date						

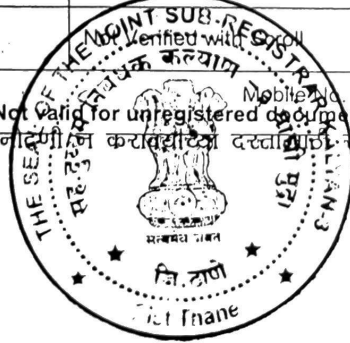
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

8108754343

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Rohit Kumar
Gum Jan Kumar



कलम -- ३	
दस्त क्र. १८८३	२०२५
५	१०५



*Rohit Kumar
Gunjan Kumari*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 31st 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, 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

Rohit Kumar And Gunjan Kumari having his/her/their address at A2/212, Second Floor, Sutej Lokgram CHS, kalyan East, Thane-421306, 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**

*Rohit Kumar
Gunjan Kumari*

M

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., 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.

कलन 3	
दस्त क्र. 7663	2036
ए	

(c) 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 accessible and available even to 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



Annexure "H"	Commencement Certificates
Annexure "I"	7/12 Extracts
Annexure "J"	Floor Plan
Annexure "K"	Payment Schedule

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

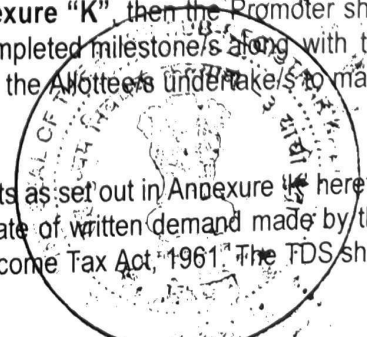
1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct in the Project comprising 5 (five) Residential Buildings to be known as Building No. 13, Building No. 14, Building No.15, Building No.16 and Building No. 17 each consisting of such floors as set out in Recital 'V (ii)' above respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMRDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee, jointly with all other allottees of the Phase I Project and/or the allottees of the remaining portion of Phase II, and are listed in the Fifth Schedule hereunder written.

PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

3. Purchase of the Premises and Sale Consideration:

- (i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No.0403 of the **2 BHK Prime-Deck** type admeasuring **44.99** square metres carpet area plus **2.18** square metres deck area and **1.34** square metres utility area as per RERA on the **04th Floor** of Building No. **13** of the said Project ("**the said Premises**") more particularly described in the **Sixth Schedule** hereunder written and shown in Red colour hatched lines on the floor plan annexed and marked as **Annexure "J"** hereto at and for the consideration of **Rs.5801600/- (Rupees Fifty Eight Lakhs One Thousand Six Hundred Only)**.
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to **1 (One)** car/s in the car parking space in the ~~Open/Basement/~~Commercial Building. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly.
- (iii) The total aggregate consideration amount for the said Premises is **Rs.5801600/- (Rupees Fifty Eight Lakhs One Thousand Six Hundred Only)** ("**the Sale Consideration**"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (Ten percent) of the Sale Consideration is earnest money and is referred to herein as the "**Earnest Money**".
- (iv) The Allottee has paid before execution of this Agreement, a sum of **Rs. 814600/- (Rupees Eight Lakhs Eleven Thousand Six Hundred Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 4990000/- (Rupees Forty Nine Lakhs Ninety Thousand Only)** in the manner and payment instalments more particularly set out in **Annexure "K"** hereto. The Allottee/s hereby agree/s and accepts that in the event the Promoter completes any milestone/s that is/are prior or subsequent to any other construction milestones as mentioned in the payment schedule annexed hereto at **Annexure "K"**, then the Promoter shall be entitled to raise demand for payment towards such completed milestone/s along with the architect's certificate certifying the completeness thereof, and the Allottee/s undertake/s to make payment of the same.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure ~~K~~ hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall

कमल - 3
2024



9
Kumar

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

All that the Flat/Unit being **No. 0403** admeasuring **484.27 square ft.** carpet area (equivalent to **44.99 square meters.**) plus **2.18 square meters.** deck area and **1.34 square mtrs.** utility area on **04th Floor** in **Building No. 13** in the Project to be known as "**RUNWAL GARDENS PHASE 2 Bldg. No. 13-17**", 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)

कलम - ३	
दस्ता क्र. १८८३	२०२५
३५	१००

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



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

SIGNED AND DELIVERED
By the within named **PROMOTER**
RUNWAL RESIDENCY PVT. LTD.
By the hand of its Director/
Authorized Signatory

For **RUNWAL RESIDENCY PVT. LTD.**

M. Ritesh Sawant



Mr. Ritesh Sawant

Director/Authorized Signatory

in the presence of)

1. Darshana Ladd)

2.)

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

Rohit Kumar

Rohit Kumar



OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/
ITP-Usarghar-Gharivali-01/11 S1/2024

Date: 14 NOV 2024

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 Building No. 13, 14, 22, 23 of phase 2 and part occupancy certificate from 4th to 5th floor of MLCP 1 - Building 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, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 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, dt. 23/12/2021 dt. 21/01/2022.
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, revised LOI dt. 01/05/2022.
 - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023.
 - 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, 08/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, dt. 10/04/2023, dt. 09/05/2023. Dt. 24/08/2023, dt. 14/05/2024 & 06/09/2024.
 - 5 MMRDA's OC dt. 11/10/2022, dt. 27/03/2023, dt. 28/08/2023, dt. 22/06/2023 & dt. 09/10/23, dt. 18/03/2024, dt. 02/08/2024 & dt. 30/09/2024.
 - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 7 M/s. Saakaar Architects letter dt. 27/09/2024, 18/10/2024
 - 8 Site visit dt. 15.10.2024

Sir,

The full development work of 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;



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 Wing	Total BUA in sqm	No. of Units
Phase 02	Building No 13	Residential	Stilt + 1 st to 23 rd Floors	69.90	01	9,417.38	134
	Building No 14	Residential	Stilt + 1 st to 23 rd Floors	69.90	01	13,344.57	179
	Building No 22	Residential	Stilt + 1 st to 23 rd Floors	69.90	01	7,488.48	134
	Building No 23	Residential	Stilt + 1 st to 23 rd Floors	69.90	01	12,637.26	180
MLCP-1 (4 th and 5 th floor)		Parking	4th to 5th floor	18.75	01	56.72	—

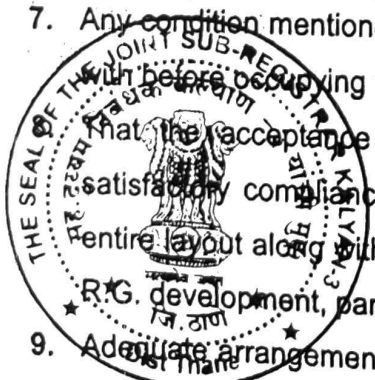
Viz:

- 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 confirming 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, amenity development etc;
- Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
- Applicant shall comply with all the conditions in CFO NOC from KDMC;

कमलन - ३

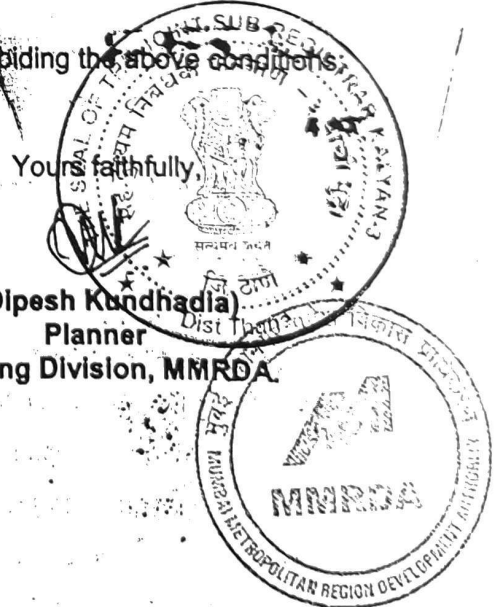
दस्तावेज नं. १६६३ / २०२५

३२/१०६



11. Applicant shall comply and abide with all the conditions mentioned in consent to operate for STP from MPCB prior to occupancy of flats;
12. Applicant shall make solar panels operational in all the buildings prior to occupancy of any units of buildings;
13. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
14. 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 & OC's issued by MMRDA with reference to the entire ITP prior to occupancy;
15. 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;
16. 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;
17. Applicant shall comply and abide with all the conditions mentioned in ~~the~~ **PFO-NOC issued by 3** competent authority time to time;
18. Applicant shall handover the fire station plot & fire station **26/03/2024** building along with all the necessary facilities required for fire station building as per approved plans & CC conditions mentioned for fire station building within 09 months from letter **20/09/2024** dt. 06.09.2024 submitted by applicant
19. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions. A set of certified completion plans is enclosed herewith.

the PFO-NOC issued by 3	
26/03/2024	20/09/2024
dt. 06.09.2024 submitted by	



Your faithfully,
(Dipesh Kundhadia)
 Planner
 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
 -----(with enclosure)
- 2) **The Commissioner,** -----
 Kalyan-Dombivli Municipal Corporation,
 Kalyan – 421 306.....With reference to letter dt 26/08/2016
 -----(without enclosure)
- 3) **The Collector, Thane District**-----



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

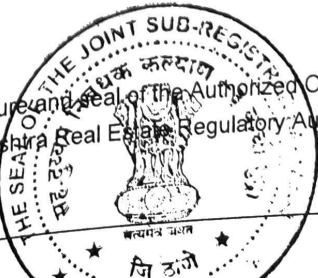
This registration is granted under section 5 of the Act to the following project under project registration number :
P51700025677

Project: **Runwal Gardens Phase 2 Bldg no 13-17, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS. 9/1 TO 9/8PT, 12/7PT, 12/8PT, 12/9PT, 12/10PT, 12/11PT, 12/12PT, 12/13PT, 14/2APT 14/2B PT 14/4PT, 38/1PT, 38/2PT, 41/1APT OF VILLAGE GHARIVALI at DOMBIVLI, Kalyan, Thane, 421201;**

1. **Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **01/07/2020** and ending with **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the Promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

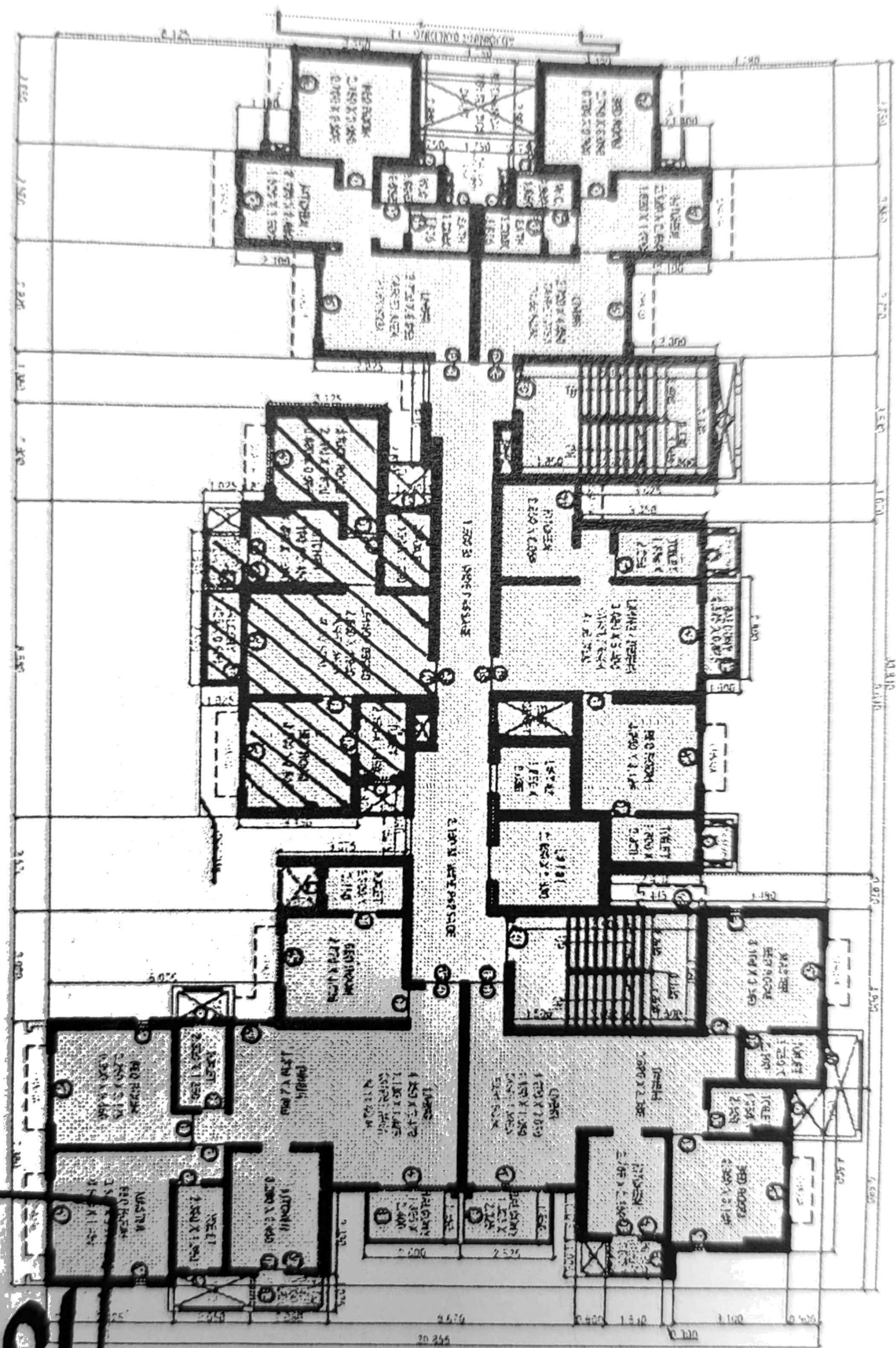
कलन - ३	
दस्त क्र. १६६३	२०२५
Digitally Signed by Dr. Vasant Premchand Prabhu (Secretary, MahaRERA) Date: 25-05-2022 17:53:21	

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



Dated: 01/07/2020
Place: Mumbai

2ND TO 7TH, 9TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD TYPICAL FLOOR PLAN



गावाचे नाव : घारीवली

(1) विनिष्ठाचा प्रकार	करारनामा
(2) मोबदला	5801600
(3) बाजारभाव(भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	3632500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं. 47/151/1, मूल्यदर 63900/-मौजे घारीवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 2 प्रोजेक्ट, सदनिका नं. 0403, चौथा मजला, बिल्डिंग नं. 13, क्षेत्रफळ 44.99 चौ.मी. कार्पेट + 2.18 चौ.मी. डेक एरिया + 1.34 चौ.मी. युटीलिटी एरिया + 1 कार्पेटिंग स्पेस(कमर्शियल बिल्डिंग)सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास 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 पी51700025677 ((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 उसरचर 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) 44.99 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हलुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रुणवाल 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: रुणवाल 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) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हलुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-रोहित कुमार वय:-37; पत्ता:-प्लॉट नं:-, माळा नं: दुसरा मजला, इमारतीचे नाव: सतलज लोकग्राम को.ऑप.हौ.सो., ब्लॉक नं: ए2/212, रोड नं: कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- BQBPK6821R

2): नाव:-गुंजन कुमारी वय:-37; पत्ता:-प्लॉट नं:-, माळा नं: दुसरा मजला, इमारतीचे नाव: सतलज लोकग्राम को.ऑप.हौ.सो., ब्लॉक नं: ए2/212, रोड नं: कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- EPMPK5168C

(9) दस्तऐवज करून दिल्याचा दिनांक

31/01/2025

(10) दस्त नोंदणी केल्याचा दिनांक

31/01/2025

(11) अनुक्रमांक, खंड व पृष्ठ

1883/2025

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

261080

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



V. S. Malkar

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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