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Monday, February 03, 2025
11:37 AM

पावती

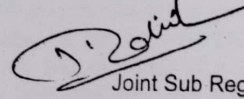
Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

गावाचे नाव: कोलशेत
दस्तऐवजाचा अनुक्रमांक: टनन2-3513-2025
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: धवल मोहन घाग

पावती क्र.: 3976 दिनांक: 03/02/2025

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2900.00
पृष्ठांची संख्या: 145	
एकूण:	रु. 32900.00

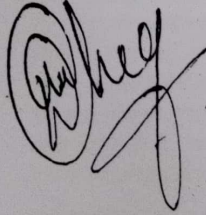
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:55 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

बाजार मूल्य: रु.4763196.88/-
मोबदला रु.6321840/-
भरलेले मुद्रांक शुल्क : रु. 442600/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

- 1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225014003677 दिनांक: 03/02/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225015104435 दिनांक: 03/02/2025
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014920108202425M दिनांक: 03/02/2025
बँकेचे नाव व पत्ता:





03/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 3513/2025

नोंदणी :

Regn.63m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6321840
(3) बाजारभाव (भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4763196.88
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे कोलशेत, सदनिका नं. 4110, 41 वा मजला, ई - विंग, विल्डींग ग्रीज, रणवाल लॅण्डम गॅंड प्रोजेक्ट, कोलशेत, ठाणे प, सदनिकेचे क्षेत्र 418.290 चौ. फुट कार्पेट म्हणजेच 38.86 चौ. मी. कार्पेट, वाल्कनी क्षेत्र 2.500 चौ. मी म्हणजेच 28.910 चौ. फुट कार्पेट, एक कार पार्किंग मह (शोन नं. 10/40/ 2 व) 92300/-((Survey Number : S. No. 1/1, 1/2A, 2/B. 1/3, 1/4A, 1/4B, 1/4C, 1/4D, 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, 1/15 S.No. 2/1A, 2/1B, 2/1C, 2/1D, 2/2, 2/3, 2/4, S. No. 3/1, 3/2, 3/3, 3/4, 3/5A, 3/5B, 3/5C, 3/6 S. No. 4/1A, 4/1B, 4/2, S. No. 5/1, 5/4, 5/5, 5/6, 5/7A, 5/7B, S. No. 6/1, 6/4, 6/5, 6/6, 18/1, 18/4, 18/6, 18/7, 18/8, 18/9, S. No. 19/2, 19/3A, 19/3B, 19/4A, 19/4B, 19/4C, 19/4D, 19/5, 19/6, 19/7, 19/8, 19/9, S. No. 20/1, 20/2, 20/3, 20/4, 20/5A, 20/6, 20/7A, S. No. 21/1A, 21/1C, 21/2, 21/3, 21/4, 21/6, 21/8A, S. No. 22/1, 22/2A, 22/3A, 22/4, 22/5, 22/6, 22/7A, 22/8A, 23/1, 23/2, S. No. 32/1, 32/2, 32/3A. ;))
(5) क्षेत्रफळ	1) 445.2 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रणवाल कन्स्ट्रक्शन प्रा लि चे संचालक/अधिकृत स्वाक्षरीकार सुजाता राव यांच्यातर्फे कु मु म्हणून रणवाल कन्स्ट्रक्शन प्रा लि तर्फे अधिकृत स्वाक्षरीकार मोनीका गुप्ते यांच्यातर्फे कु मु म्हणून सुधीर पालव वय:-; पत्ता:- प्लॉट नं:-, माळा नं: 5 वा मजला, इमारतीचे नाव: रणवाल अँड ओमकार स्केअर, ब्लॉक नं: सायन चुनाभट्टी मिग्रल समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: सायन पुर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAMCR8126K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- धवल मोहन घाग वय:-39; पत्ता:- प्लॉट नं: सदनिका नं.201, माळा नं:-, इमारतीचे नाव: मंगल म्मुती को ऑ हौ सो, ब्लॉक नं:-, रोड नं: इंदुलजी रोड, टेभी ताका, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AOC PG1765J 2): नाव:- स्वरा धवल घाग वय:-39; पत्ता:- प्लॉट नं: सदनिका नं.201, माळा नं:-, इमारतीचे नाव: मंगल म्मुती को ऑ हौ सो, ब्लॉक नं:-, रोड नं: इंदुलजी रोड, टेभी ताका, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ATMPM7624F 3): नाव:- मोहन दत्तात्रय घाग वय:-70; पत्ता:- प्लॉट नं: सदनिका नं.201, माळा नं:-, इमारतीचे नाव: मंगल म्मुती को ऑ हौ सो, ब्लॉक नं:-, रोड नं: इंदुलजी रोड, टेभी ताका, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACJPG3381R
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3513/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	442600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN
MTR Form Number-6



GRN	MH014920108202425M	BARCODE			Date	24/01/2025-07:43:15	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA			Full Name	DHAVAL MOHAN GHAG			
Location	THANE			Flat/Block No.	FLAT NO E-4110, 41ST FLOOR			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Remarks (If Any)					
0030046401	Stamp Duty	442600.00	SecondPartyName=RUNVAL CONSTRUCTION PVT.LTD					
0030063301	Registration Fee	30000.00	WING-E BLDG NAME=DWEE, RUNVAL LANDS END PROJECT					
			Area/Locality					
			Town/City/District					
			PIN					
			Amount In					
			Words					
Total		4,72,600.00	Four Lakh Seventy Two Thousand Six Hundred Rupees*					
Payment Details			FOR USE IN RECEIVING BANK					
PUNJAB NATIONAL BANK			Bank CIN					
Cheque-DD Details			Ref. No.					
Cheque/DD No.			Bank Date					
Name of Bank			Bank-Branch					
Name of Branch			Scroll No. , Date					

एनन-२
संक्र. ७१९३ / २०२५
५० ० / ६००५



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

(Handwritten signatures)

ट न न - २
क्र. ३५९३ / २०२५
३ / १४



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is executed at the place and on the date as mentioned in the **Second Schedule** hereunder written.

BETWEEN

RUNWAL CONSTRUCTION PRIVATE LIMITED (PAN NO. AAMCR8126K) a company incorporated under the provisions of the Companies Act 2013 and having its registered office at R: Shop-5, F- 5th Runwal & Omkar Esquire, Sion (East), Mumbai- 400 022 represented by its Director/Authorized Signatory as mentioned in the **Second Schedule** hereinafter referred to as the "**PROMOTER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **ONE PART**;



AND

Promoter

Page 1 of 109

Allottee



2024-2
 2493/2024
 266/2

THE ALLOTTEE (mentioned in the Second Schedule hereunder written)

which expression shall mean and include in case of an individual, 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-parcenary and survivors of them and their, executors, administrators and assigns of the last survivors of them and in case of a trust the trustees for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

WHEREAS:

A. Bombay Wire Ropes Limited is the owner of all those pieces and parcels of lands totality admeasuring around 1,55,697.71 Sq. Mtrs. lying, being and situated at Village Kolsher, District Thane as more particularly described in the First Schedule -Part I appearing hereunder (hereinafter referred to as the "said Larger Land").

B. By and under a Development Agreement dated 29th December 2005 ("the Development Agreement") executed between Bombay Wire Ropes ("BWR") as the Vendor of the First Part, Warden Synplast Pvt. Limited ("Warden") being the Confirming Party of the Second Part and Runwal Constructions (a partnership firm now converted into a private limited company known as Runwal Construction Private Limited vide Certificate of Incorporation dated 6th July 2023, the Promoter herein, as the Developer of the Third Part and registered with the office of the Sub-Registrar of Assurances at Thane-2 under Serial No. 3344/2006, BWR granted the irrevocable development rights in respect of the said Larger Land in favour of Runwal Constructions for the consideration and on the terms and conditions as more particularly mentioned therein.

Promoter

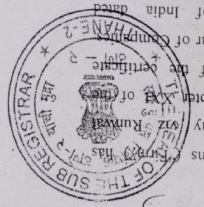
Page 2 of 109

Allottee

(Signatures)



2024-2
 2493/2024
 266/2



C. The partnership firm of M/s. Runwal Constructions (a partnership firm) has been converted into a private limited company (a company) under Chapter IX of the Companies Act, 2013 ("Act") in respect whereof the certificate of incorporation has been duly issued by the Registrar of Companies, Ministry of Corporate Affairs, Government of India dated 6th July 2023. Accordingly all the right and entitlement of the Firm under the said Development Agreement in respect of the said Larger Land, together with all the liabilities, obligations, approvals, permissions, orders, NOCs, benefits, claim, etc. in relation thereto including right to construct/develop the said Larger Land/ said Land/Project Land and the said Project till its completion under the provisions of RERA stands vested and transferred to Runwal Construction Private Limited, the Promoter herein, with effect from 6th July 2023.

D. Any or all references to the term Promoter/ Developer throughout this Agreement including Annexures/Schedules, shall be construed as reference being made to Runwal Construction Private Limited, which is the existing entity upon conversion from the Firm into company namely Runwal Construction Private Limited.

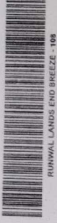
E. Pursuant to the above, the Promoter is presently in the process of getting the necessary changes updated in the name of the Promoter (upon its conversion from the Firm into the Company) on the website of the Maha RERA as required under the applicable provisions of the Real Estate (Regulation & Development) Act, 2016 and the rules made thereunder, including the applicable Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and such amendments, enactments, modification including orders, regulations, circulars and notifications issued from time to time (hereinafter referred to as "RERA") with the Maharashtra Real Estate Regulatory Authority, Mumbai ("MaharERA"). The said update shall reflect on the Website of MaharERA in due course.

Promoter

Page 3 of 109

Allottee

(Signatures)



उत्तर - 2
 क्र. 3993/2023
 01/09/24




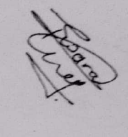
The Promoter is presently developing a portion of the Larger Land measuring around 69,595 square meters as more particularly described in the First Schedule-Part II appearing hereunder (hereinafter referred to as the "said Land") and as certified in the Title Register dated 7th February 2022, issued by INDIALAW LLP and uploaded on the website of the Authority (defined below) at <https://maharera.maharashtra.gov.in>.

G. By and under an Irrevocable Power of Attorney dated 28th February 2006, in favour of Promoter (acting through its Partners Subhash Runwal, Sandeep Runwal, Sunooh Runwal and Chandra Runwal) and registered with the Sub-Registrar of Assurances, Thane-2 under Serial No.633/2006, BWR inter alia granted several powers and authorities to the Promoter in pursuance of the Development Agreement for the development and construction of buildings on the Larger Land.

H. Thereafter, BWR, Warden and Runwal Constructions executed a Supplementary Agreement dated 21st June, 2006 recording certain alterations and changes in the terms of the said Development Agreement, as more particularly contained therein.

I. It is stated that as per the norms and regulations of the planning authority viz. Thane Municipal Corporation (TMC) and as per certain orders passed by the Government of Maharashtra some portions of the Larger Land (however excluding the said Land) are affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (ULC Act). Accordingly, portion of land admeasuring approximately 22,835 square meters of land has been handed over to MHAD/ Govt of Maharashtra in 1994 and another portion of land admeasuring approximately 50,333 square meters of land is under various reservations in the development plan including mangroves, ULC, reservations for the welfare of the public etc. ("Area under Reservation"). After deduction of the Area under Reservation, the Promoter is presently entitled to develop the said Land.

Pursuant to above, the Promoter is entitled to construct various buildings on the said Land. The Promoter is undertaking the development of the

Promoter: 
 Allottee: 

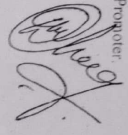
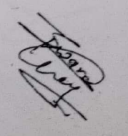
उत्तर - 2
 क्र. 3993/2023
 01/09/24

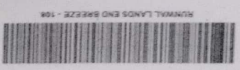


(i) The Promoter proposes to carry out construction on the said Land by consuming such FSI/TDR as may be available in any form, from time to time, upon the said Land/Larger Land if any, or due to change in the applicable law or policy of Thane Municipal Corporation (TMC), or otherwise, on any other portion of the land comprising the said Larger Land, as the case may be. The Promoter has prepared a proposed master layout showing the development proposed on the said Land ("Proposed Master Layout"). The Proposed Master Layout has been uploaded on <https://maharera.maharashtra.gov.in>. In relation to this, the Promoter is entitled to amend, alter, modify and/or substitute the Proposed Master Layout, in full or in part, as may be required/ permissible including due to any change in the applicable law from time to time.

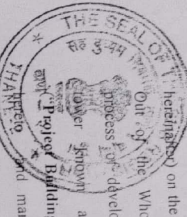
(ii) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the Project (as defined hereinafter) and other developments on the said Land in the manner it deems fit and proper and the Allottee will have no right to raise any objection/dispute with regard thereto. 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.

(iii) It is further clarified that the Area under Reservation may get altered/ changed/ revised as per the amendment in plans/ regulations from time to time. The Allottee shall not raise any dispute and/or objection with respect to the same against the Promoter.

Promoter: 
 Allottee: 



उत्तर क्र. २५९३/२०२५
१४५



K. The Promoter shall be developing the Whole Project (as defined hereinafter) on the said Land known as "RINWAL LANDS END". Out of the Whole Project, the Promoter is presently in the process of developing and constructing a residential building / tower shown as "RINWAL LANDS END - BREEZE and 'Project Building') more particularly shown on the plan annexed to the said Land admeasuring about 2095.11 sq. meters (plinth area) ("hereinafter referred to as the Project Land") and more particularly described in the First Schedule - Part III hereunder written.

L. In addition to the Project Building, the Promoter shall also be entitled to construct additional buildings for residential purposes on the said Land. The Project Building and the aforesaid additional buildings are hereinafter collectively referred to as the "Residential Buildings". The Residential Buildings including its amenities and open spaces will be constructed over a portion of the said Land (after deduction of reserved areas allotted to be allotted to various authorities). The Residential Buildings alongwith supporting commercials/shops on the said Land is hereinafter collectively referred to as "the Whole Project". The area of the said Land may undergo variation as per the amendment in plans to be determined by the Promoter and as may be approved by the concerned authority/ies from time to time. The Allottee undertakes not to raise any dispute and/or object to the same.

M. The Promoter shall be entitled to designate any spaces/areas in the Whole Project (including on the terrace and at basement levels of Residential Buildings comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.



Promoter

Allottee

उत्तर क्र. २५९३/२०२५
१४५



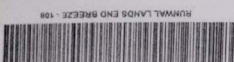
N. The scheme and scale of development proposed to be carried out by the Promoter on the said Land will be as set out in the Proposed Master Layout, as amended and approved by the concerned authority/ies from time to time.

O. The Promoter shall be entitled to put hoarding/boards of their Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and on the facade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottee confirm that they shall not object to the same.

P. The Promoter shall be entitled to confer title as mentioned at Clause 18 and 20 hereinbelow.

Q. The details of formation of the Society/Apex Body/ Federation to be formed by and consisting of the respective individual organizations formed in respect of various buildings constructed / to be constructed on the said Land to maintain, administer and manage the Residential Buildings on the said Land ("Federation") and conferment of title upon the Federation with respect to the said Land (subject to any variation with regard thereto) and/or other common areas and amenities, all common areas, facilities and amenities, basements, podiums and other spaces and areas on the said Land are mentioned at Clauses 19 and 20 herein below.

R. As per the statutory approvals the Promoter is required to hand over certain stipulated percentage of the said Land (in addition to Area under Reservation) to the concerned authorities as reservations and/or to develop the same as public amenities. The Promoter shall determine and identify the portion and location of the same on the said Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the said Land

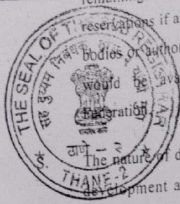


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remaining balance after handing over the stipulated percentage/ reservations if any, to the TMC or any other statutory, local or public bodies or authorities and/or after developing public amenities, alone would be available for transferring and/or conveying to the registration. The nature of development of the said Land will be residential use development as may be permissible under applicable law from time to time and shall be carried out in a phase wise manner.

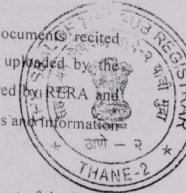
- T. The Promoter would be entitled to amalgamate/aggregate any contiguous land parcel with the said Land, as provided under the Prov.so to Rule 4(4) of the RERA Rules (defined below).
- U. The Promoter will be entitled to develop the said Land by itself or in joint venture with any other person and will also be entitled to mortgage and charge the said Land and the structures to be constructed thereon from time to time.
- V. The Project Building is proposed as a "real estate project" by the Promoter to be known as "RUNWAL LANDS END- BREEZE" and has been registered as a 'real estate project' ("the Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51700056121 dated 11/05/2024 ("RERA Certificate") and a copy of the RERA Certificate is annexed and marked as Annexure "B" here:o.
- W. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates, Planning and Architectural consultants, as deemed fit. The Allottee has agreed and consented to the development of the said Land in a phase-wise

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manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

- X. The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:
 - (i) The name of the Project shall at all times be known as "Runwal Lands End - Breeze". The Project shall consist of 1 residential building namely **Breeze (Project Building)**.
 - (ii) The details of the Project Building are as specified in the **Third Schedule** hereunder written and as set out in the sanctioned plan in Annexure- A hereto.
 - (iii) The Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided on RERA website;
 - (iv) The Promoter will develop certain common areas and amenities as part of the Project. The common areas and amenities provided in the Project for the benefit of the allottees of the Project are listed in the **Fourth Schedule- Part I** hereunder written ("Project Common Areas and Amenities").
 - (v) The Promoter may develop certain common areas and amenities on portions of the said Land which may be utilised by the Allottee as well as the other allottees of the Whole Project, more particularly listed in the **Fourth Schedule - Part II** hereunder written ("Whole Project Common Areas and Amenities").
 - (vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun

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Promoter on the said Land and/or the Project and on the terrace, terrace, compound wall or other part of the buildings/ towers/ wings as may be developed from time to time, at all times. The Promoter shall also be entitled to a full and free right of way and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottee confirm that they shall not object to the same.

(vii) The Promoter shall be entitled to designate any spaces/areas in the Project (including on the terrace and/or at the basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Project. Such designation may be undertaken by the Promoter on lease, leave and license basis and/or any other method as deemed fit and proper. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

(viii) The details of formation of the Society and conferment of title upon the Society with respect to the Project, are more particularly specified in Clauses 17 and 18 below.

(ix) The TMC has sanctioned/ approved the building plans of the Project dated 30/04/2024 and has also issued a Commencement Certificate ("CC") vide V.P. No. S05/0096/15 TMC/TDD/0127/P/C/2024 dated 30/04/2024. Copy of the CC is annexed hereto and marked Annexure "C" hereto. Approvals/ Commencement Certificate as and when sanctioned/amended by TMC from time to time with respect to the Project, shall be uploaded on RERA website.



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The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Registrar at <https://maharera.maharashtra.gov.in>. The Allottee's /sare desirous of purchasing the Premises, details whereof, are more particularly described in the Second Schedule hereunder written.

Z. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

AA. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.

BB. The Promoter has the right to sell the said Premises in the Project to be constructed by the Promoter and to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.

CC. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under RERA and the Rules and Regulations made thereunder, including *inter-alia* the following:-

(i) All approvals and sanctions issued by the competent authorities for the development of the Project and Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, MOEF EC, etc. and such other documents as required under Section 11 of RERA.



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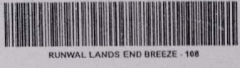
and entitlement to develop the said Land;
 and the documents mentioned in the Recitals hereinabove;

Further, the documents mentioned in the Recitals hereinabove, and the documents mentioned in the Recitals hereinabove, are annexed hereto and collectively marked as Annexure "D"; and

(v) The certified true copies of the 7/12 Extracts for the said Land are annexed hereto and collectively marked as Annexure "E".

DD. The copy of the approved floor plan of the said Premises ("the said Approved Floor Plan") is annexed and marked as Annexure "F" hereto. The copy of the proposed floor plan of the said Premises is also annexed and marked as Annexure "F.1" hereto ("the said Proposed Floor Plan"). The said Approved Floor Plan and Proposed Floor Plan are uploaded on RERA. The Allottee is aware that the Promoter is in the process of getting the Proposed Floor Plan sanctioned/approved, from the concerned authority. Upon such Proposed Floor Plan getting approved by the authority, the same shall be uploaded and updated as the Approved Floor Plan on RERA website and shall thereupon be deemed to form part and parcel of these presents. The Allottee has checked, confirmed and accepted the said Proposed Floor Plan and undertakes not to raise any dispute with regard thereto. The Allottee further agrees and confirms that the Promoter shall not be required to obtain any further consent of the Allottee in respect thereof.

EE. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.



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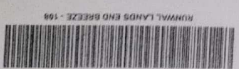
FF. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained, and (ii) all approvals and sanctions from the competent authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.

GG. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries hereon and is satisfied with respect to, (i) the title of the Promoter to develop the Project Land and the said Land, and such title being clear and marketable; (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoter's entitlement to develop the Project Land and the Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertake(s) that he/she/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.

HH. The carpet area of the said Premises as defined under the provisions of RERA, is mentioned in the Second Schedule hereunder written.

II. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

JJ. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises upon the terms and conditions mentioned in this Agreement and at or for the price more particularly mentioned in the Sixth Schedule hereunder written ("Sale Consideration") payable by the Allottee to



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The Promoter in the manner set out in the Sixth Schedule hereunder hereby writes to the Allottee that the execution of these presents, the Allottee has paid to the Promoter part payment of the Sale Consideration of the said Premises as more particularly mentioned in the Sixth Schedule hereunder written, (the payment and receipt whereof the Promoter does not hereby admit and acknowledge).

Order Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

L.L. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

M.M. The list of Annexures attached to this Agreement are stated hereinbelow:-

Annexure "A"	Project Building Plan
Annexure "B"	RERA Registration Certificate
Annexure "C"	Commencement Certificate No. V.P. No. S05/0096/15 TMC/TDD/0127/(P/C)/2024 dated 30/04/2024
Annexure "D"	Title Certificate 7 th February 2022 issue by INDIALAW LLP
Annexure "E"	Copies of 7/12 Extracts
Annexure "F"	Approved Floor Plan
Annexure "F-1"	Proposed Floor Plan

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

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2. The Promoter shall construct the Project comprising building being the Project Building to be known as "Residential End-Breeze" consisting of such floors as described in the Sixth Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the TMC from time to time. The Project shall have the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities that may be usable by the Allottee as listed in the Fourth Schedule Part I and Part II respectively 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 more particularly described in the Second Schedule hereunder written for the Sale Consideration (as more particularly mentioned in the Second Schedule hereunder written). The said Premises are marked in Red colour hatched lines on the floor plan annexed and marked as Annexure "F-1" hereto as mentioned in Recital DD above.

(ii) The Promoter shall allot to the Allottee parking spaces being constructed on the basement/podium/stilt as more particularly mentioned in the Second Schedule hereunder written and hereinafter referred to as the "Parking Space", the cost of which is included in the Sale Consideration. The exact location of the

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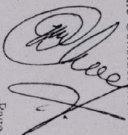
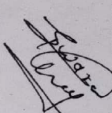



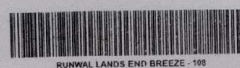
Parking Space will be finalized by the Promoter at the time of handing over Possession.

The Allottee has paid on or before the execution of this Agreement, the balance amount of the Sale Consideration of the said Premises as more particularly mentioned in the Sixth Schedule hereunder written and the Allottee agrees to pay to the Promoter the balance amount of the Sale Consideration as and by way of instalments in the manner more particularly mentioned in the Sixth Schedule hereunder written.

(iv) The Allottee agrees to pay the Sale Consideration in instalments as set out in Sixth Schedule hereon, along with applicable taxes within 15 (Fifteen) days from the date of written demand made by the Promoter in respect thereof, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.

(v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account more particularly mentioned in the Sixth Schedule hereunder written ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account

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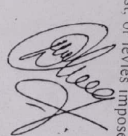
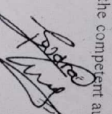
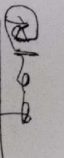
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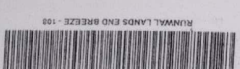


more particularly mentioned in the Sixth Schedule hereunder written ("the RERA Account").

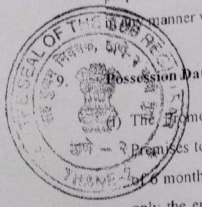
(vi) The Sale Consideration excludes taxes (consisting of tax payable on sale by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied in connection with the construction of the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, the proportionate share of property tax towards land under construction, duties and impositions applicable and/or levied by Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee's hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

(vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the

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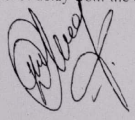
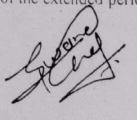
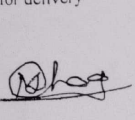


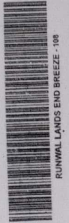
the Allottee shall not demand sub-division of the said Land in any manner whatsoever.

Possession Date, Delay and Termination:

The Promoter will endeavour to offer possession of the said Premises to the Allottee by 31/12/2029, subject to a grace period of 6 months. It is however clarified that the aforesaid date shall be only the endeavour possession date and for all claims of interest/delayed possession and legal purposes, the actual possession date shall be the project completion date declared by the Promoter in the RERA Registration Certificate of 30/04/2031 or as may be extended by RERA ("Possession Date"). Provided however, that the Promoter shall be entitled to such extension of time beyond the Possession Date for giving delivery of the Premises that is equivalent to the entire period of the delay caused due to any/all the event/s, beyond the control of the Promoter ("Extended Date"), as listed hereinafter:

- (a) War, civil commotion or act of God;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (ii) If the Promoter fails to offer possession of the said Premises to the Allottee on the project completion date as declared under RERA (subject to any extensions on account of any force majeure events), then the Allottee shall be entitled to exercise either of the following options: -
 - (a) call upon the Promoter by giving a written notice by Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the rate of interest specified in Rule 18 of the Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "RERA Rules") for every month of delay from the expiry of the extended period for delivery

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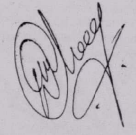
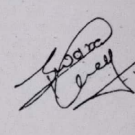
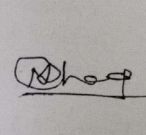


of possession till actual offer of possession ("the Interest Rate") on the amount of Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee at the time of the Promoter offering to hand over of the possession of the said Premises to the Allottee;

OR

(c) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand automatically and ipso facto terminated and cancelled. Within a period of 30 days from the date of receipt of the Allottee Termination Notice by the Promoter, the Allottee shall execute and register the formal Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque within 30 (thirty) days from the date of registration of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the Interest Rate, to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are repaid to the Allottee. On receipt by the Promoter of the Allottee Termination Notice, the Allottee shall have no claim of any nature whatsoever in respect of the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.

10. In case the Allottee elects its remedy under sub-clause 9 (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause 9 (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter, without claiming any further compensation or damages in that regard from the Promoter.

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FIRST SCHEDULE - PART II
 Description of the "said Land"

On or towards the North - Kolsneth Garthan
 On or towards the South - Village Road & Tank
 On or towards the East - Thane Creek
 On or towards the West - 40 mtrs Kolsneth Road

All that piece and parcel of land or ground aggregately admeasuring 69,595 sq. mtrs. forming a part of the said Larger Property hearing CTS No. 1/1, 1/2A, 1/2B, 1/3, 1/4A, 1/4B, 1/4C, 1/4D, 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, 1/15, 2/1A, 2/1B, 2/1C, 2/1D, 2/2, 2/3, 2/4, 3/1, 3/2, 3/3, 3/4, 3/5A, 3/5B, 3/5C, 3/6, 4/1(Part), 4/1A, 4/1B, 4/2, 5/1, 5/4, 5/5, 5/6, 5/7A, 5/7B, 6/1, 6/3, 6/4, 6/5, 6/6, 8/1, 8/2, 8/3, 8/4, 8/6, 8/7, 8/8, 8/9, 8/12A, 8/12B, 17/1, 17/4, 18/1, 18/4, 18/6, 18/7, 18/8, 18/9, 19/2, 19/3A, 19/3B, 19/4A, 19/4B, 19/4C, 19/5, 19/6, 19/7, 19/8, 19/9, 20/1, 20/2, 20/3, 20/4, 20/5A, 20/6, 20/7A, 21/1A, 21/1C, 21/2, 21/3, 21/4, 21/6, 21/8A, 22/1, 22/2A, 22/3A, 22/4, 22/5, 22/6, 22/7A, 22/8A, 23/1, 23/2, 24/1, 24/3, 24/10, 31/2, 31/4A, 32/1, 32/2, 32/3A.

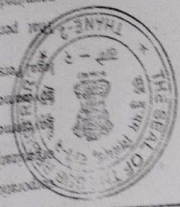
FIRST SCHEDULE - PART III
 Description of the "Project Land"

All that piece and parcel of land or ground aggregately admeasuring 2095.11 sq. mtrs. forming a part of the said Larger Property hearing CTS No. 20/2, 20/1(Part), 20/3(Part), 20/5B(Part), 2/1 A,B,C,D (part), 3/5 A,B,C (part), 20/4 part, situate lying and being at Village Kolsneth, Taluka and District Thane.



Handwritten signatures and stamps.

2019/2020
 3993/2020
 2019/2020



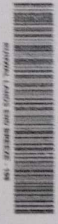
An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality separate legal entity); and that person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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

SCHEDULES REFERRED TO ABOVE:
FIRST SCHEDULE - PART I
 Description of the "said Larger Land"

All that piece and parcel of ascertained and demarcated lands admeasuring about 1,55,697.71 bearing sited and possessed of and well and sufficiently entitled to all those pieces and parcels of lands bearing Survey Nos. 1/1, 1/2 (Part), 1/3, 1/4 (Part), 1/4(Part), 1/4(Part), 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 2/1(Part), 2/1(Part), 2/1(Part), 2/1(Part), 2/2, 2/3, 2/4, 2/5, 3/1, 3/2, 3/3, 3/4, 3/5 (Part), 3/5(Part), 3/5(Part), 3/6(Part), 4/1(Part), 4/1(Part), 4/2, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7(Part), 5/7(Part), 5/7(Part), 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 8/1, 8/2, 8/3, 8/4, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11, 8/12 (Part), 8/12(Part), 8/13, 8/15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 18/7, 18/8, 18/9, 19/1, 19/2, 19/3(Part), 19/3(Part), 19/4(Part), 19/4(Part), 19/4(Part), 19/5, 19/6, 19/7, 19/8, 19/9, 20/1, 20/2, 20/3, 20/4, 20/5, 20/6, 20/7, 20/8, 20/9, 20/10, 21/1 (Part), 21/1(Part), 21/2, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8, 22/1, 22/2, 22/3, 22/4, 22/5, 22/6, 22/7, 22/8, 23/1, 23/2, 24/1, 24/3, 24/5, 24/8, 24/9, 24/10, 24/11, 31/1 (Part), 31/1(Part), 31/2, 31/3, 31/4, 31/5, 31/6 (Part), 31/6(Part), 32/1, 32/2, 32/3, 32/4 (Part), 32/5 totally admeasuring 1,55,697.71 Sq. Mtrs. (as per the documents and physical possession) lying, being and situated at Village Kolsneth, Taluka and District Thane and bounded as follows:

Handwritten signatures and stamps.



Handwritten text.

729-2
3493/2024
28/924

SECOND SCHEDULE
Flat/Allottee's Details



Particulars		Details
1	Date & Place of Execution of agreement for Sales	THANE 03/02/2025
2	Name of the Authorized Signatory and date of Board Resolution	03.04.2024 MS SUJATA RAO MR. DHAVAL MOHAN GHAG, MRS. SWARA DHAVAL GHAG, MR. MOHAN DATTA RAVI GHAG
3	Name of Allottees	207 MANJALI SHARUJI CHS EDNAJI ROAD, OPP VARDANI HOSPITAL, LEMBU NAKA, THANE 400601
4	Address of Allottee's	1BHK
5	Description of the said Flat/Premises	RUNWAL LANDS END
6	Project	BREEZE
7	Building Name	E
8	Wing	41
9	Floor	4110
10	Flat No.	Carpet area of flat 418.290 Sq. feet equivalent to 38.86 Sq.mtr. Balcony Area - 2.500 Sq. mtr. equivalent to 26.910 Sq. feet. For which no additional consideration is payable.
11	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Allottee/s.	1
12	No. of Car Parks included in the Agreement	Rs. 63,21,840.00/-
13	Sale Consideration for said Flat/Premises @ Carpet Area	Rs. 2,10,787,200/-
14	Other charges and Deposits	AOC/P617651 AT/MPM/7624F ACJPG3381R
15	PAN No. of Allottees	As on date the said Land has been mortgaged to JVI Financial Credit Solutions Limited for the Project Finance availed by the Promoter.
16	Details of Mortgage/Charges as referred in the Agreement for Sale	1. To construct additional floors or reduce floors of the said Building /respective of whether such addition/reduction of floors is required per prevailing rules & regulations; however, without affecting the floor area of the said Flat/Premises in any manner; 2. To amend/revise the current approved layout as per the requirement of CTO.
17	Consent U/s 14 of the REBA Act 2016 (or any similar provision under prevailing law)	The consideration amount currently, is arrived at after considering benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.
18	Payment of GST	
19	Layout Approval of the Said Project	
20	Allottee Notified Email ID	dhavalgh@gmail.com
21	Promoter Notified Email ID	enchantedcustomercare@runwal.com

Promoter
Allottee



THIRD SCHEDULE
(Description of the Project Building)

- Tower - E comprising of
 - Two Basements
 - Ground floor plus 5 Podiums plus Upper still plus 1st to 49 upper habitable floors.

729-2
3493/2024
28/924



Promoter
Allottee

८७७ - २
 ३५१३ / २०२५
 १०० / ११५

FOURTH SCHEDULE PART I
WHOLE PROJECT COMMON AMENITIES



List of Recreational Amenities
 Club House Amenities
 Gymnasium
 Steam, SPA
 Party Hall
 Indoor Games Room
 Swimming pool with Deck
 Badminton court

B. Common Amenities on Stilt/ Ground floor

- 1) Convenience store
- 2) Launderette
- 3) Health Clinic
- 4) Aerobics/dance area

C. Outdoor Common Amenities in Recreational Garden

- 1) Banquet Lawns
- 2) Multipurpose Court
- 3) Podium sit outs
- 4) Children Play area
- 5) Large Garden
- 6) Senior Citizen Seating
- 7) Amphitheatre
- 8) Yoga / Meditation Zone
- 9) Gazabo Seating
- 10) Jogging Track
- 11) Cricket pitch
- 12) Youth Zone sit Outs
- 13) Pet Trail
- 14) Picnic Corner



Promoter
 Allottee
 Page 68 of 109

FOURTH SCHEDULE PART II
PROJECT COMMON AMENITIES

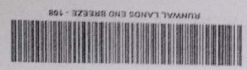


List of Common Amenities

- 1) Parking at basement and podium floors
- 2) High-speed elevators
- 3) Society office- common to all towers
- 4) Meter room and service room
- 5) Emergency DG power supply to essential services
- 6) Grand entrance lobby at ground level
- 7) Vitrified flooring at Typical floor lobby
- 8) Wall finish- Acrylic Emulsion paint on gypsum Plaster

B. Recreational amenities

- 1) Library/Reading Area
- 2) Chess and Carrom play area



Promoter
 Allottee
 Page 69 of 109

उत्तर - 2
क्र. 3493/2024
05/09/24



FIFTH SCHEDULE
INTERNAL AMENITIES:

- Tower with RCC frame structure
- Flooring - Vitrified tiles of a renowned brand
- Wall Finish- Acrylic Emulsion paint on Gypsum Plaster
- Ceiling finish- Acrylic Emulsion paint on gypsum Plaster
- Main door- Solid core flush door with laminate on both sides
- Internal doors- solid core flush door with laminate on both sides
- Quality hardware for all doors
- Windows- Aluminum Sections with powder coating/ anodizing
- Railing - M.S Railing with oil paint
- Kitchen-
 - a) Platform- Granite kitchen platform
 - b) Single Bowl Sink of a good brand
 - c) 600mm ceramic/vitrified Tile Dado above platform
 - d) Ceiling- Acrylic Emulsion paint
- Toilets-
 - a) Wall and floor- Vitrified Tiles
 - b) Ceiling-PVC false ceiling
 - c) CP fittings- Jaguar/Equivalent
 - d) Sanitary fittings- Jaguar or equivalent
- Electrical fittings of a renowned brand
- Video Door Phone and intercom system
- Fire safety- sprinkler points as per norms



RUNWAL LANDS END BREEZE - 108

Promoter
Allottee

SIXTH SCHEDULE
(Payment Schedule)

उत्तर - 2
क्र. 3493/2024
05/09/24



Project : RUNWAL LANDS END
Flat No 4110 On 41 Floor in "E" Wing of "BREEZE"
RS 63,21,840.00/- (Sixty Three Lakh Twenty One Thousand Eight Hundred Forty Rupees Only)

Payment Terms:

Sr.No	Particulars	Amount
01	BOOKING	1,02,857.00
02	WITHIN 21 DAYS FROM DOB	5,29,327.00
03	WITHIN 60 DAYS FROM DOB	6,32,184.00
04	WITHIN 90 DAYS FROM DOB	6,32,184.00
05	ON INITIATION OF 5TH TYPICAL FLOOR	6,32,184.00
06	ON INITIATION OF 10TH TYPICAL FLOOR	6,32,184.00
07	ON INITIATION OF 15TH TYPICAL FLOOR	6,32,184.00
08	ON INITIATION OF 20TH TYPICAL FLOOR	6,32,184.00
09	ON INITIATION OF 25TH TYPICAL FLOOR	3,16,092.00
10	ON INITIATION OF 30TH TYPICAL FLOOR	3,16,092.00
11	ON INITIATION OF 35TH TYPICAL FLOOR	3,16,092.00
12	ON INITIATION OF 40TH TYPICAL FLOOR	3,16,092.00
13	ON INITIATION OF 45TH TYPICAL FLOOR	3,16,092.00
14	ON COMMENCEMENT OF TERRACE SLAB	3,16,092.00
	Total	63,21,840.00

* Plus GST and any other taxes as applicable



RUNWAL LANDS END BREEZE - 108

Promoter
Allottee

77-2
 W. 3493/2024
 02/02



SEVENTH SCHEDULE
 OTHER CHARGES

Sr.No	Society and Other Charges Particulars	Amount in Rs.
01	Soc Formation & Legal Charges	30,200.00
02	Maintenance Charges	80,136.00
03	PROP SHARE OF TAXES - LUC	25,000.00
04	CLUB HOUSE USAGE CHARGES	25,000.00
05	Refundable Flout Deposit	25,000.00
06	Non Refundable DEBRIS MANAGEMENT	651.00
07	SHARE APPLICATION MONEY	2,10,787.00
	Total	2,10,787.00

- Towards water, Electricity, Drainage and Sewage Charges.
- Plus GST and any other taxes as applicable
- Proportionate share of taxes and other charges includes proportionate property taxes for land under construction, water taxes, electric and meter transfer.
- Society Formation and registration charges also includes legal charges which consists expenses incurred for application and entrance and share money charges.
- The above charges are estimated & actual charges will be communicated at the time of possession.
- Monthly Club House / Fitness Centre / GYM maintenance usage charges shall be charged extra at the time of possession.
- Maintenance charges estimated @ Rs. 1500/- on Carpet Area for 12/24 months. Actual charges will be communicated at the time of possession. For next 12 months, PDC will be collected at the time of possession on actuals if applicable.



RUNWAL LANDS END BREEZE - 108

Promoter:

Allottee:

77-2
 W. 3493/2024
 02/02



EIGHTH SCHEDULE
 DETAILS OF NOMINEE

Name of the Nominee's _____

Age _____

Date of Birth if the Nominee is Minor : _____

Address _____

Relationship with the Allottee's : _____



RUNWAL LANDS END BREEZE - 108

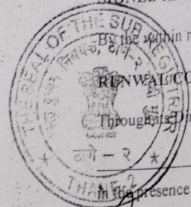
Promoter:

Allottee:

टनल - २

दस्ता क्र. ३५९३ / २०२५

०६ / १४



SIGNED AND DELIVERED
By the within named PROMOTER
RUNWAL CONSTRUCTION PVT. LTD.
Through its Director / Authorized Signatory



RUNWAL CONSTRUCTION PRIVATE LIMITED

Authorized Signatory

- in the presence of
1. Rajesh. V. Shetkar
 2. Harshal Vairagi

SIGNED SEALED AND DELIVERED

By the within named ALLOTTEE

Mr. Dhaval Mohan Ghag.

Mrs. Sneha Dhaval Ghag.

Mr. Mohan Dattatray Ghag.

in the presence of

1. Rajesh. V. Shetkar
2. Harshal Vairagi



RECEIVED of and from the Flat Allottee
above named the sum of Rs. 6,32,183 / -
(RUPEES Six lakh Thirty Two Thousand
One Hundred Eighty Three. ONLY)
as advance/part payment paid by the Allottee to
the Promoter

We say received
For Runwal Construction Pvt. Ltd.
Director / Authorized Signatory

Promoter

Page 74 of 109

Allottee

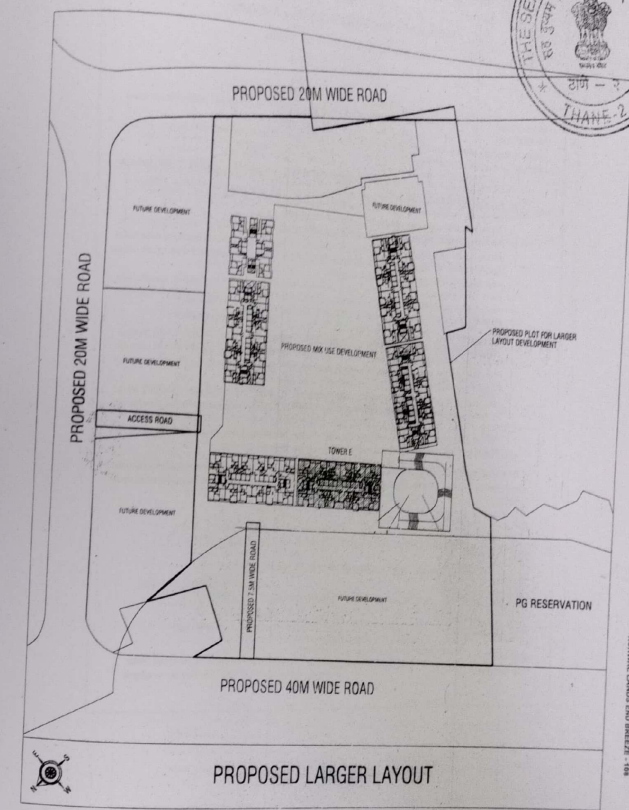
टनल - २

दस्ता क्र. ३५९३ / २०२५

०६ / १४



ANNEXURE "A"
PROJECT BUILDING PLAN



Promoter

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Allottee

तज्ञ न - २
 दिनांक. ३५१३ / २०२५
 ०५१९४५

ANNEXURE "B"
 RERA CERTIFICATE



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 :

PS1700056121
 Project: **RUNWAL LANDS END - BREEZE, Plot Bearing / CTS / Survey / Final Plot No. 20/2, 20/1(P), 20/3 (P), 20/5B(P), 2/1 A, B, C, D(P), 3/5 ABC(P), 20/4 at Thane (M Corp), Thane, Thane, 400607.**

Tehsil: Mumbai

1. Runwal Construction Private Limited having its registered office / principal place of business at 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 of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest) and Disclosures on Website) 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 (i) 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 11/05/2024 and ending with 30/04/2031 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 Act and the rules and regulations made there under.



Signature valid
 Digitally Signed by
 Dr. Vasant Premchand Prabhu
 (Secretary, MahaRERA)
 Date: 11-05-2024 13:32:47

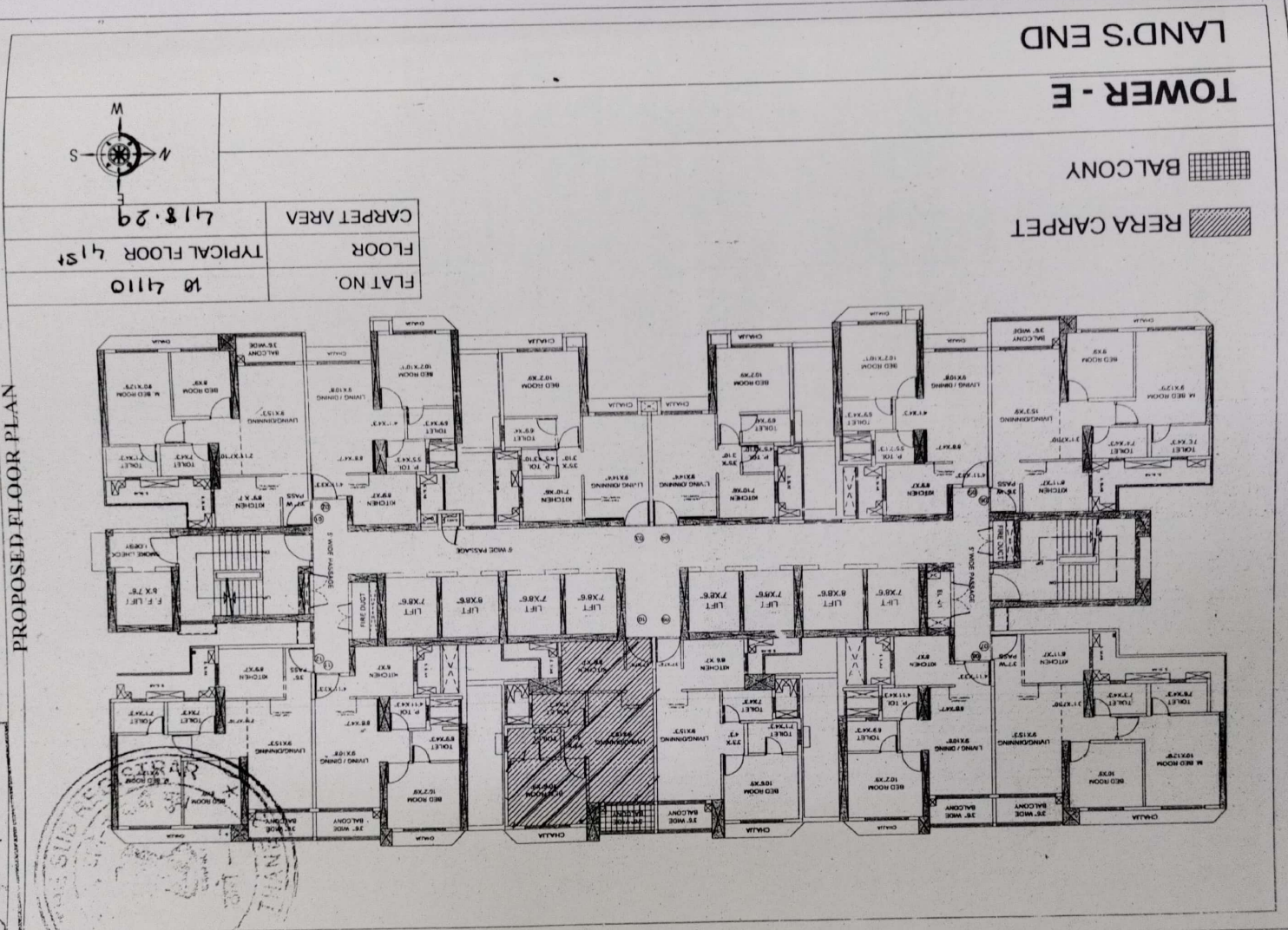
Dated: 11/05/2024
 Place: Mumbai

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



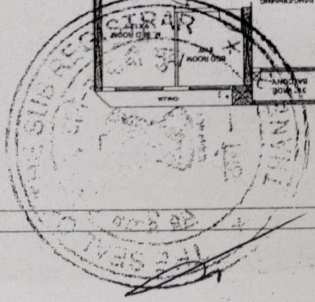
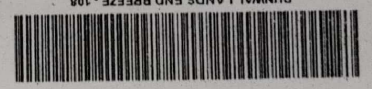
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 2015. 2493 / 2024
 201 / 984

ANNEXURE "F-1"
PROPOSED FLOOR PLAN



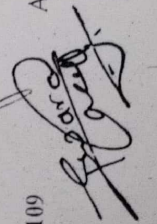
FLAT NO.	10 4110
FLOOR	TYPICAL FLOOR 41st
CARPET AREA	418.29

TOWER - E
 LAND'S END
 RERA CARPET
 BALCONY




RUNWAL CONSTRUCTION PRIVATE LIMITED

Authorised Signatory


 Page 108 of 109

Promoter

Allottee


 Allottee

उत्तर - २
क्र. ३५९३ / २०२५
९३५ / १२५

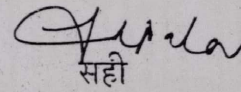
कुलमुखत्यार पत्राचे घोषणापत्र



मी श्री. ~~सुधीर पालव~~ या द्वारे घोषित करतो, की दुय्यम निबंधक ठाणे ०२/०५ यांचे कार्यालयीन नोंदणीनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. रुणवाल कॅम्पस स्ट्रक्चर प्रा. लि. चे संचालक सुजाता रावें / सुमित साटविलकर यांच्या तर्फे कु.मु. म्हणून रुणवाल कॅम्पस स्ट्रक्चर प्रा. लि. चे ऑथोराईज सिग्नेटरी ~~मोमिका शुक्ले~~ यांनी दिनांक २३/०८/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक -


सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

Valuation ID 20250203133

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

03 February 2025,09:13:58 AM

मूल्यांकनाचे वर्ष 2024

जिल्हा ठाणे

मूल्य विभाग तालुका : ठाणे

उप मूल्य विभाग 10/40-2ब) कोलशेत ठाणे रोडच्या दोन्ही बाजू लागतचे सर्व क्रमांक / सिटीएस मौजे कोलशेत (शीट क्र. 1,2,3,4,5,6,7,7अ,8,9,10,11)

क्षेत्राचे नांव Thane Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
20000	92300	95600	115300	95600	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवाहन सुविधा -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
42.746चौ. मीटर	1-आर सी सी	आहे	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
			मजला -	21st and Above	कार्पेट क्षेत्र-	38.86चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 110 / 100 Apply to Rate= Rs.101530/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((101530-20000) * (100 / 100)) + 20000)
 = Rs.101530/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 101530 * 42.746
 = Rs.4340001.38/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौ. मीटर
 बंदिस्त वाहन तळाचे मूल्य = 13.94 * (92300 * 25/100)
 = Rs.321665.5/-

F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 2.5चौ. मीटर
 लागतच्या गच्चीचे/खुली बाल्कनी मूल्य = 2.5 * (101530 * 40/100)
 = Rs.101530/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 4340001.38 + 0 + 0 + 0 + 321665.5 + 101530 + 0 + 0 + 0 + 0
 = Rs.4763197/-
 = ₹ सत्तेचाळीस लाख त्रेसष्ट हजार एक शो सत्त्याणव /-

Home

Print

ट न न - २

सं. क्र. ३५९३ / २०२

९३५ / ९४५



74/3513

सोमवार, 03 फेब्रुवारी 2025 11:37 म.पू.

दस्त गोपवारा भाग-1

टनन2 ११४१११

दस्त क्रमांक: 3513/2025

दस्त क्रमांक: टनन2 /3513/2025

बाजार मूल्य: रु. 47,63,197/-

मोबदला: रु. 63,21,840/-

भरलेले मुद्रांक शुल्क: रु.4,42,600/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:3976

पावती दिनांक: 03/02/2025

अ. क्रं. 3513 वर दि.03-02-2025

सादरकरणाराचे नाव: धवल मोहन घाग

रोजी 11:34 म.पू. वा. हजर केला.

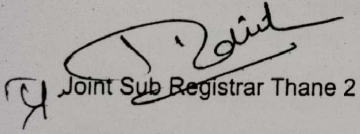
नोंदणी फी रु. 30000.00

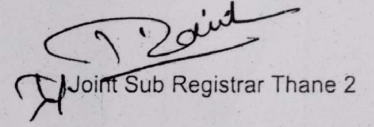
दस्त हाताळणी फी रु. 2900.00

पृष्ठांची संख्या: 145

एकुण: 32900.00

दस्त हजर करणाऱ्याची सही:


Joint Sub Registrar Thane 2


Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

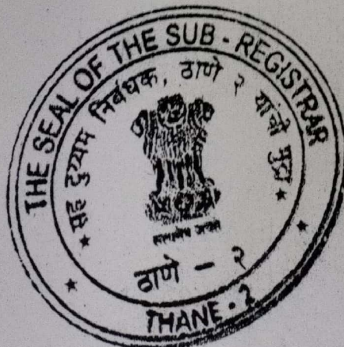
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

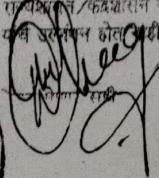
शिक्षा क्रं. 1 03 / 02 / 2025 11 : 34 : 01 AM ची वेळ: (सादरीकरण)

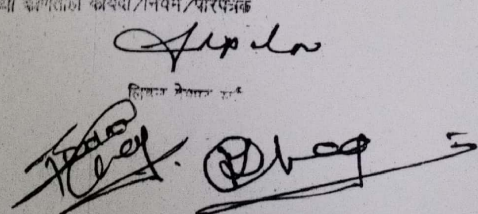
शिक्षा क्रं. 2 03 / 02 / 2025 11 : 35 : 18 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण पत्रकुर निष्पत्तक व्यक्ती/साथीदार व रोखत जोडलेले कागदपत्रे दस्ताची सत्यता जाणवतील वारी पावती स्थलेल निष्पत्तक व्यक्ती संपुर्णपणे जाणवत आहेत. तसेच, हजर हस्तक्षेपण दस्तांपुढे पावतीपत्र/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक पत्रे उल्लेखन होत नाही.




निष्पत्तक व्यक्ती


निष्पत्तक व्यक्ती

03/02/2025 11 48:24 AM


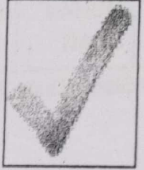



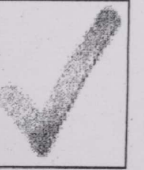


दस्त गोपवारा भाग-2

दनन2 १४४११४५

दस्त क्रमांक:3513/2025

दस्त क्रमांक :दनन2/3513/2025

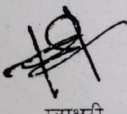

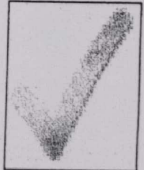
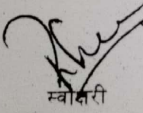

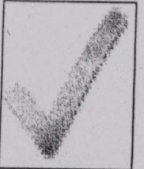
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रुणवाल कन्स्ट्रक्शन प्रा लि चे संचालक/अधिकृत स्वाक्षरीकार मुजाता राव यांच्यातर्फे कु मु म्हणून रुणवाल कन्स्ट्रक्शन प्रा लि तर्फे अधिकृत स्वाक्षरीकार मोनीका गुप्ते यांच्यातर्फे कु मु म्हणून सुधीर पालव पत्ता:प्लॉट नं: - , माळा नं: 5 वा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार स्केअर, ब्लॉक नं: मायन चुनाभट्टी मिगल ममोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: मायन पुर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAMCR8126K	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:धवल मोहन घाग पत्ता:प्लॉट नं: सदनिका नं.201 , माळा नं: - , इमारतीचे नाव: मंगल स्मृती को ऑ हौ सो , ब्लॉक नं: - , रोड नं: इदुलजी रोड,टेंभी नाका,ठाणे प, महाराष्ट्र, ठाणे. पॅन नंबर:AOC PG1765J	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव:स्वरा धवल घाग पत्ता:प्लॉट नं: सदनिका नं.201, माळा नं: - , इमारतीचे नाव: मंगल स्मृती को ऑ हौ सो , ब्लॉक नं: - , रोड नं: इदुलजी रोड,टेंभी नाका,ठाणे प, महाराष्ट्र, ठाणे. पॅन नंबर:ATMPM7624F	लिहून घेणार वय :-39 स्वाक्षरी:-		
4	नाव:मोहन दत्तात्रय घाग पत्ता:प्लॉट नं: सदनिका नं.201 , माळा नं: - , इमारतीचे नाव: मंगल स्मृती को ऑ हौ सो , ब्लॉक नं: - , रोड नं: इदुलजी रोड,टेंभी नाका,ठाणे प, महाराष्ट्र, ठाणे. पॅन नंबर:ACJPG3381R	लिहून घेणार वय :-70 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:03 / 02 / 2025 11 : 45 : 23 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:हर्षल वैरागी -- वय:38 पत्ता:ठाणे प पिन कोड:400601	 स्वाक्षरी		
2	नाव:राजेश शेटकर -- वय:44 पत्ता:ठाणे प पिन कोड:400601	 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:03 / 02 / 2025 11 : 46 : 23 AM

Joint Sub Registrar Thane 2



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHAVAL MOHAN GHAG	eChallan	03C06172025012400115	MH014920108202425M	442600.00	SD	0008544650202425	03/02/2025
2		DHC		0225014003677	2000	RF	0225014003677D	03/02/2025
3		DHC		0225015104435	900	RF	0225015104435D	03/02/2025
4	DHAVAL MOHAN GHAG	eChallan		MH014920108202425M	30000	RF	0008544650202425	03/02/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3513 /2025

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डनन - २
दस्त क्र. ३५९३ / २०२५
१४५ / १४५

प्रमाणित करण्यात येते की सवरे
दस्त क्र. ३५९३ मध्ये १४५
पाने आहेत.

पहिले नंबराचे बुकात अ. न.
३५९३ वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. २
दि. ०३/०२/२०२५

