



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 2243/2025

03/02/2025

Regn.63m

गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	करगनामा
(2) मोबदला	9701871
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकांणी देतो की पट्टेदार ने नमुद करावे)	8252794.96
(4) भू-मापन, पोटहिसमा व पत्रक्रमांक (अमल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे ढोकाळी, सदनिका नं बी - 2802, 28 वा मजला, विंग टी6, बिल्डींग आयरिन टी6 बी - मियाना, आयरिन प्रोजेक्ट, कलर केम समोर, पिरामल हेल्थकेअर जवळ, ढोकाळी, ठाणे (प), सदनिकेचे क्षेत्र 520.330 चौ.फुट कार्पेट म्हणजेच 48.34 चौ.मी. कार्पेट, एनक्लोज्ड बाल्कनी 3.030 चौ मी म्हणजेच 32.610 चौ फुट आणि फ्लोअर बेड 1.395 चौ मी म्हणजेच 15.020 चौ फुट, 1 कार पार्किंग सह. (झोन नं. 8/33/3) 129100/- (Survey Number : 43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 ते 8, 46/3A/1, 5B, 6 ते 16 व 17A 47/2 ते 5, 7, 49/3 ते 6 आणि 9, 50/1, 2, 51/2B, 3, 4, 5, 6A, 6B, 7 ते 15, 52/1 ते 3, 53/1, 2, 3, 54/1, 2, 3, 4, 5A + 6, 5B, 5C, 5D, 5G, 8A, 55/1A, 1B, 2, 56/1 ते 6 ;)
(5) क्षेत्रफळ	1) 567.96 चौ.फूट
(6) आकांणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगंज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल डेव्हलपर्स प्रा.लि.चे संचालक/अधिकृत स्वाक्षरीकार सुजाता राव तर्फे कु मु म्हणून रुणवाल डेव्हलपर्स प्रा.लि.तर्फे अधिकृत स्वाक्षरीकार मोनीका गुप्ते यांच्यातर्फे कु मु म्हणून सुधीर पालव वय:-; पत्ता:-प्लॉट नं:-, माळा नं: 5 वा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार स्क्वेअर, ब्लॉक नं: मायन चुनाभट्टी सिग्रल समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: सायन पुर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACR0395J
(8) दस्तगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक पांडेय - वय:-36; पत्ता:-प्लॉट नं: ए-502, माळा नं:-, इमारतीचे नाव: देव आशिष को ऑ हौ मो, ब्लॉक नं:-, रोड नं: ढोकाळी कोलशेत रोड, कोलशेत, सण्डोजबाग, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BJEPP4279A 2): नाव:-साधना पांडेय - वय:-36; पत्ता:-प्लॉट नं: ए-502, माळा नं:-, इमारतीचे नाव: देव आशिष को ऑ हौ मो, ब्लॉक नं:-, रोड नं: ढोकाळी कोलशेत रोड, कोलशेत, सण्डोजबाग, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-CDZPP4257L
(9) दस्तगंज करून दिल्याचा दिनांक	03/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2243/2025
(12) वाजारभावाप्रमाणे नुद्रांक शुल्क	679200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकांणाना निवडलेल्या अनुच्छेद

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

सह दुय्यम निबंधक, ठाणे क्र. ५

335/2243

Monday, February 03, 2025

3:48 PM

पावती

Original/Duplicate

पावती क्र. 39M

Regn.:39M

पावती क्र.: 2543

दिनांक: 03/02/2025

गावाचे नाव: होकाळी

दस्तावेजाचा अनुक्रमांक: टनन5-2243-2025

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: विवेक पांडेय -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 4400.00

पृष्ठांची संख्या: 220

एकूण:

₹. 34400.00

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

वाजार मूल्य: ₹.8252794.96 /-

मोवदला ₹.9701871/-

भरलेले मुद्रांक शुल्क : ₹. 679200/-

1) देयकाचा प्रकार: DHC रकम: ₹.400/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225033403068 दिनांक: 03/02/2025

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225010307838 दिनांक: 03/02/2025

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225013407806 दिनांक: 03/02/2025

विक्रेते नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH015185662202425M दिनांक: 03/02/2025

विक्रेते नाव व पत्ता:

मुळ दस्त दिला

Valuation ID	202502034382	03 February 2025 01:42:05 PM
टननऽ		
मूल्यांकनाचे वर्ष	2024	
जिल्हा	ठाणे	
मूल्य विभाग	तात्का ठाणे	
उप मूल्य विभाग	8/33/3-रुणवाल गाईन हौ कॉ	
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		
खुली जमीन	निवासी सदनिक	कार्यालय
51500	129100	138500
		दुकाने
		160900
		औद्योगिक
		138500
		मोजमापनाचे एकत्र चौ मीटर
बांधीव क्षेत्राची माहिती		
बांधकाम क्षेत्र (Built Up)-	53 174चौ मीटर	मिळकतीचा वापर- निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्षे
उद्वहन सुविधा	आहे	मजला - 21st and Above
		कार्पेट क्षेत्र- 48.34चौ 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 142010/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((142010-51500) * (100 / 100)) + 51500) = Rs 142010/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 142010 * 53 174 = Rs.7551239.74/-	
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ मीटर	
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (129100 * 25/100) = Rs.449913.5/-	
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	4.43चौ मीटर	
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 4.43 * (142010 * 40/100) = Rs.251641.72/-	
Applicable Rules	= 3, 9, 18, 19, 14, 15	
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेड्रॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B - C - D + E + F + G + H + I + J = 7551239.74 - 0 + 0 + 0 + 449913.5 + 251641.72 + 0 + 0 + 0 + 0 = Rs.8252795/- = <input type="checkbox"/> ब्याँशी लाख बावन्न हजार सात शे पंच्याण्णव /-	

Home

Print

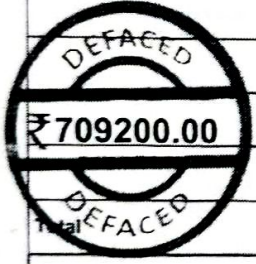
सह दुय्यम निबंधक, ठाणे क.५

ट न न - ५
दस्ता क्र. 2283 / 2024
9 / 220

CHALLAN
MTR Form Number-6



GRN	MH015185662202425M	BARCODE			Date	29/01/2025-10:01:45	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 REGISTRAR			Full Name	Mr Vivek Pandey					
Location	THANE			Flat/Block No.	FLAT NO T6B-2802,28TH FLOOR					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	TOWER EIRENE					
0030046401	Stamp Duty	679200.00		Area/Locality	DHOKALI THANE					
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN	4	0	0	6	0	8
				Remarks (If Any)	SecondPartyName=RUNWAL DEVELOPERS PVT LTD-					
				Amount In	Seven Lakh Nine Thousand Two Hundred Rupees Only					
				Words	दस लाख नव हजार दो सौ रुपये केवल					
				Total	7,09,200.00					
Payment Details				PUNJAB NATIONAL BANK						
Cheque-DD Details				FOR USE IN RECEIVING BANK						
Cheque/DD No.		Bank CIN	Ref. No.	03006172025010151290125M374832						
Name of Bank		Bank Date	RBI Date	29/01/2025 10:44 30/01/2025						
Name of Branch		Bank-Branch		PUNJAB NATIONAL BANK						
		Scroll No. , Date		THANE-5 29/01/2025						



ट न न - ७
दस लाख नव हजार दो सौ रुपये केवल
3/220



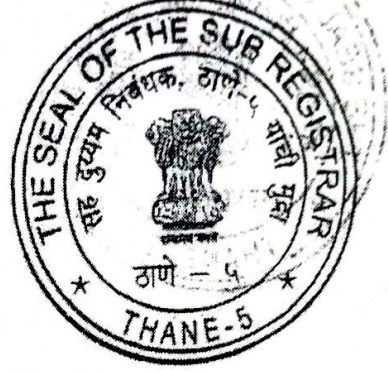
Department ID:
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: ये चालान केवल उपरोक्त कार्यालय में ही दस्तावेजों के पंजीयन के लिए वैध है। अनपंजीयित दस्तावेजों के लिए यह चालान वैध नहीं है।

Signature Not Verified

Digitally signed by: DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2025.02.05 15:49:55 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-2243 ✓	0008563224202425	03/02/2025-15:43:08	IGR117	30000.00
2	(IS)-335-2243	0008563224202425	03/02/2025-15:43:08	IGR117	679200.00
Total Defacement Amount					7,09,200.00

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<p>दस्त क्र. २२४३ / २०२५</p>
<p>७ / २२०</p>



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 03rd day of Feb. in the Christian year Two Thousand and Twenty Five.

BETWEEN

RUNWAL DEVELOPERS PRIVATE LIMITED, (Permanent Account No. AAACR0395J), a company incorporated under the provisions of the Companies Act, 1956, having its Registered office at Runwal & Omkar Esquare, 5th Floor, Off: Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Ms Sujata Rao authorized vide Board Resolution dated 03-04-2024, hereinafter referred to as the "OWNERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the ONE PART;



4
Owners

AND

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 दस्त क्र. २२४ B १२०२५
 २५०५५ ८/२२०

THE PURCHASER/S as per the details mentioned in Annexure F hereto which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors administrators/



ors/ and assigns) of the Other Part; The Owners/ and the Purchaser/s shall hereinafter collectively be referred to as the 'Party' and individually as the 'Party'.

WHEREAS

A. By virtue of various Conveyance Deeds and other documents executed between the original Owners and the Owners herein, the Owners have become the sole and absolute owners of the property more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property").

B. The Owners were running a factory on the said Property and were manufacturing woolen products and the said factory was closed in the year 1982. The Owners have obtained the change of user permission from the concerned authorities for converting the said Property from industrial to residential use.

C. As on date the said Property has been mortgaged to the Bank/Financial Institution as mentioned in Annexure "F" hereto. The Purchaser/s consents that Owners reserves right to create mortgages/ encumbrances as required from time to time, save and except the right of the Purchaser/s on the said Flat. The details of such mortgages shall be disclosed in accordance with the provisions of law.

D. Save and except as provided herein, the title of Owners to the said Property is clear, marketable and free from all encumbrances and Certificate of Title dated 19th May 2005 and supplementary title Certificate dated 23rd December, 2008 has been issued by Advocate Sunil R. More Mumbai. The copy of the said Certificates of Title dated 19th May 2005 and 23rd December 2008 are annexed hereto and marked as Annexure "A and A-I".



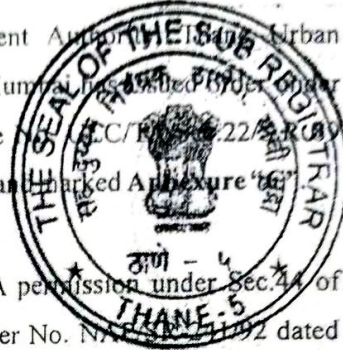
[Signature]
 Owners

[Signature]
 Purchaser/s

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Annexure B
1220

E. The 7/12 extracts showing the nature of title of the Owners to the said Property are annexed hereto and collectively marked as Annexure "B".

F. The Additional Collector and Competent Authority of Urban Agglomeration and 8 kms. Peripheral area of Mumbai has issued Order under Sec. 8(4) of Urban Land (C & R) Act, 1976 vide Order No. SEC/UR/22/2007 dated 12/10/2007, a copy thereof hereto annexed and marked Annexure "C".




G. The Collector of Thane has granted N.A permission under Sec. 44 of Maharashtra Land Revenue Code, 1966 vide order No. N.A/1192 dated 31st July 2007 a copy thereof hereto annexed and marked Annexure "D".

H. The Owners propose to construct/ develop multistoried Residential Towers phase wise on the said Property in accordance with the plans sanctioned by Thane Municipal Corporation or that may be sanctioned or amended by the Thane Municipal Corporation and other concerned authorities. While sanctioning the plans, the concerned local authority and/ or government have laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Owners, while developing the said Property and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings/ towers either full or in part shall be granted by the concerned local authority. The Owners have accordingly commenced the construction of residential/ buildings/ towers in accordance with the said plans.

I. The Owners are constructing a residential project known as "RUNWAL EIRENE - PART I" (hereinafter referred to as "the said Project") in a phase wise manner consisting of several building/s by consuming/ utilizing FSI/ TDR as per the plans, approvals and sanctions granted by Thane Municipal Corporation and other concerned authorities from time to time in respect of the said Project. The Owners have constructed buildings as listed in Annexure "L" hereto and are constructing other buildings, all of which shall be named/ renamed as the Owners may deem fit from time to time (hereinafter referred to as "the said building/s"). The Purchaser/s hereby grants his/ her/ their no objection to the development of the said Project in the manner envisaged herein.




Owners


Purchaser/s

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90/220

The Owners have appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the said building, other amenities and facilities including car parking spaces, who will supervise and advise till the completion of construction and the Owners accept professional supervision of the architect and the structural engineer till the completion of the said buildings in the said Project.



The development/redevelopment of the said Property proposed by the Owners, has been registered as a 'real estate 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") and the Regulations. The Authority has duly issued Certificate of **Registration No. P51700004574** dated 9th August, 2017 for the Project, and a copy of the RERA Certificate is annexed and marked as **Annexure "M"** hereto.

L. The National Company Law Tribunal, Mumbai Bench, vide its order dated 13th February, 2024 has sanctioned the scheme of Merger by Absorption of Dhruva Woollen Mills Private Limited with Runwal Developers Private Limited under the provisions of section 230-232 of the Companies Act 2019. Pursuant to above Dhruva Woollen Mills Limited stands amalgamated with and into Runwal Developers Private Limited. Accordingly, Runwal Developers Private Limited now the Owner/Promoter herein, is entitled to construct/develop said Property and the said Project till its completion as per provisions of RERA and all right, title, interest, entitlement, liabilities and responsibilities with respect to the said Property and the said Project being the Promoter, shall now be vested with Runwal Developers Private Limited.

M. Any or all references to the term Owner/ Promoter throughout this Agreement including Annexures/Schedules, shall for the purposes of interpretation/ meaning be construed as reference being made to Runwal Developers Private Limited, which is the existing merged entity after the merger by way of absorption of Dhruva Woollen Mills Private Limited vide sanctioned scheme and order as referred to in Recital L hereinabove.



Owners

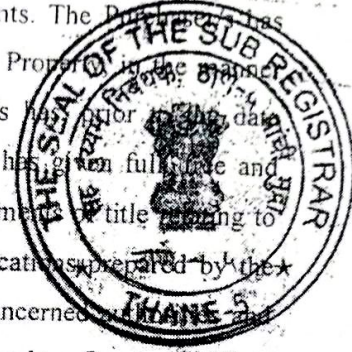
Sadhana

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N. The Purchaser/s 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 and/or other consultants. The Purchaser/s has agreed and consented to the development of the said Project in the name mentioned in the RERA Certificate. The Purchaser/s has, prior to the date hereof, demanded from the Owners and the Owners has given full and complete inspection to the Purchaser/s of all the documents of title relating to the said Property, the said plans, designs and specifications prepared by the Owner's Architect, Engineers and approved by the concerned authorities, and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts") and the Rules made there under. The Purchaser/s has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Owners to the said Property. The Purchaser/s hereby accepts the title of the Owners to the same.



O. The Owners have entered and are entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ Purchaser/s and parties in respect of the sale of flats, units, and other usage/ premises in the said building/s to be constructed by the Owners.

P. The Owners proposed to construct in the said Project, the building when completed will be known as "Miyana." or any other such name as may be decided by the Owners (hereinafter referred to as "the said Building").

Q. The Municipal Corporation of Thane has sanctioned building plans and issued permission and Commencement Certificate under No. V.P.NO.88425TMC/TDD dated 01/09/2017; further Commencement Certificate under No.V.P.NO.88425 TMC/TDD/3751/21 dated 15/11/2021, and further Commencement Certificate under No.V.P.NO.88425TMC/TDD/4168/22 dated 05/08/2022 copies thereof hereto annexed and marked Annexure "E", Annexure "E-1" and Annexure "E-2" respectively.

RUNWAL ERENE (RPPJ) - 031



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Purchaser/s has/ have applied to the Owners for allotment to the Purchaser/s and Owners have agreed to allot to the Purchaser/s on ownership basis a flat /premises in the said Building the details of which are more particularly described in Annexure "F" hereto and shown by red colour outline on the plan annexed hereto as 'Annexure "G" (hereinafter referred to as Flat/ Premises)', together with the a covered (i.e.. stilt/basement/ mechanically operated/stack car parking space OR together with the open car parking space which forms a part of the common areas of the said Building.

The Owners alone have the sole and exclusive right to sell, lease, convey, assign, transfer etc. the flats and premises in the said Building to be constructed by the Owners and to enter into agreement/s with the Purchaser/s and to receive the sale consideration in respect thereof. The Purchaser/s further agree/s that the Owners shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said Building/the said Project and for such other purposes as may be agreed upon between the Owners and the said agency.

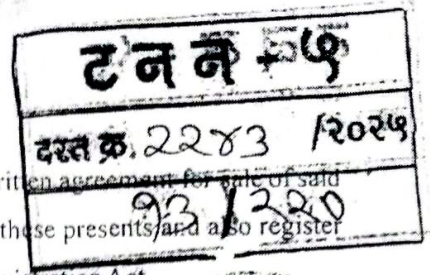
T. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions and plans and the representations made herein by the Owners, the Purchaser/s hereby agree/s to purchase from the Owners and the Owners hereby agree/s to sell and transfer to the Purchaser/s on ownership basis the said Flat/ Premises along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said Building and the said Project on the terms and conditions hereinafter appearing.

U. The total consideration of the said Flat/ Premises includes sale consideration for the said Flat/ Premises which is calculated on the basis of the carpet area and other charges and deposits detailed in Annexure "I" (hereinafter referred to as the "total consideration"). The payment terms thereof are detailed in Annexure "II" hereto and wherein the Purchaser/s has/ have agreed to pay to the Owners balance of the sale consideration and other charges and deposits in the manner hereinafter appearing.



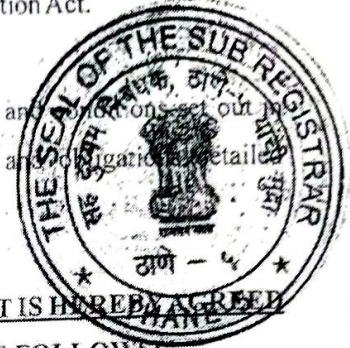
Owners

Sudhansu
Purchaser/s



V. The Owners are required to execute a written agreement for sale of said Flat/Premises with the Purchaser/s being in fact these presents and also register the said agreement under the provisions of the Registration Act.

W. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations in detail herein.



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

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

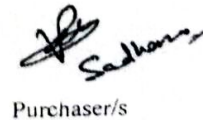
1. PLANS:

1.1 The Owners shall construct/ develop the said building/s phase wise in the said project known as "RUNWAL EIRENE - PART I" ("the said Project") or any other name as may be decided by the Owners on the said Property for the residential *and/ or commercial* use in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. It is agreed that the Owners shall be entitled to make such variations and modification as the Owners may consider necessary for using the full present or future or proposed potential of the said Property or as may be required by the concerned local authority/ Government, using such present and future Floor Space Index ("FSI")/ Transferable Development Right ("TDR") that may be available to the Owners, from the concerned authority and/ or such other global FSI/ TDR that may be available to the Owners. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of global FSI/TDR or otherwise, shall only be for the use and utilization by the Owners, and the Purchaser/s shall have no right and/ or claim in respect of the same, whether during the time of commencement of construction or during construction or after construction having been completed but



RUNWAL EIRENE (POP-I) - 031


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before execution of the final conveyance deed that may be executed in favour of the Organization/Apex Body or any other entity that may be between the flat Purchaser/s but after completion of the said

AGREEMENT:



The Purchaser/s hereby agree/s to purchase from the Owners and the Owners hereby agree to sell to the Purchaser/s on ownership basis the said Flat/ Premises alongwith car parking space more particularly described in Annexure "F" along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said Building for the sale consideration as mentioned in Annexure "F".

3. PAYMENT:

3.1 In addition to the above sale consideration, the Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, GST, any other taxes as applicable and stamp duty and registration charges/ fees, all deposit / charges for society formation, share money, maintenance charges, charges for electricity connections/ meter, legal charges, infrastructure charges, one time infrastructure charges for club house and various other charges which has been stated under this Agreement. All these shall be paid exclusively to the Owner and which shall be a part of the total consideration. The Purchaser/s shall also pay in addition to the total consideration as mentioned in Annexure "H", any service tax, VAT/ WCT/GST/cess or any other new levies/ tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone. The Owners shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the said Building is complete and the Occupation Certificate with respect to the said Flat/Premise is granted by the TMC, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent) on account of structural, design and construction or other variances. In case of any



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dispute on the measurement of Carpet area, the Project Architect's certificate in accordance with the definition of the term "Carpet Area" as per provisions RERA or any other prevailing law shall be final and conclusive. The sale consideration and maintenance charges payable on the basis of the said certificate shall be recalculated at the time of handing over possession of the said Flat/Premises. It is hereby agreed that if there is any increase in the carpet area allotted to Purchaser/s, the Owners shall demand additional amount from the Purchaser/s towards sale consideration, which shall be payable by the Purchaser/s prior to taking possession of the said Flat/Premises and if there is any reduction in the carpet area allotted to Purchaser/s, then the Owners shall refund the excess amount paid by the Purchaser/s or adjust the same in total consideration due and payable by the Purchaser/s prior to taking possession of the said Flat/Premises. Such increase or reduction in the total consideration will be in respect of the differential percentage only i.e. the difference above or below 3% (three percent) variation. For the purpose of determination of carpet area upon construction of the said Flat/Premises, the decision of the Architect appointed for the construction of the said Building/Project shall be final and binding upon the Parties and the Architect shall provide a certificate as stated above. The Purchaser/s hereby agrees to and accepts any increase or decrease in the carpet area of the said Flat/Premises due to change in any law, rules, regulations, notifications etc. issued by the Central Government, State Government, and/or competent authorities and local bodies from time to time. However, in case such variation, the Purchaser/s shall not be entitled for any criminal/civil action to be initiated against the Owners.



- 3.2 The Purchaser/s shall on or before delivery of possession of the said Premises also deposit with the Owners the amounts mentioned in Annexure "I".
- 3.3 The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each installment being the essence of this Agreement. Dispatch of demand letter electronically or / and by post/ courier, shall be deemed as receipt of the same by the Purchaser/s,



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Purchaser/s shall not claim non receipt of the demand letter as a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

3.4 Time shall be the essence of contract for all payments/deposits to be made by the Purchaser/s under this Agreement and at law. The Purchaser/s hereby agree and undertake to pay each and every instalment within 15 (fifteen) days of the respective due dates as mentioned in Annexure "H" hereto. Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 15 days or as specified mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay to the Owners interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made. Provided that, payment of interest shall not save the termination of this agreement by the Owners on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Owners will be first appropriated towards interest receivable by the Owners.

3.5 In addition to the sale consideration and the charges and deposits mentioned hereinabove, the Purchaser/s doth/do and each of them doth hereby agree/s to pay/reimburse to the Owners on demand his/her/their proportionate share of increased development charges or other charges/deposits in case the Municipal Corporation or the Concerned Authority/Government claims the same either due to any change in the Laws, Rules, Bye-laws or otherwise for any reason whatsoever.

3.6 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any instalment or any other amount under this agreement or otherwise, the Owners shall be entitled to raise, recover and receive the amount of interest at any point of time.

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3.7 The total consideration as mentioned in Annexure "H" and the deposit charges mentioned in Annexure "I" to be paid by the Purchaser/s has been calculated inter alia on all the authorities, permissions and on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, additions and deletions as may be permissible under the provisions of the Act. In the event that the Purchaser/s withdraw their consent in the event the validity of the same is challenged, then the amount of total consideration under Annexure "H" shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim and expenses suffered by the Owners due to such consent not being granted to the Owners.



4. OBLIGATIONS OF OWNERS:

- 4.1 The Owners hereby agree to observe perform and comply with all the terms and conditions, stipulations and restrictions if any, which, may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat/ Premises to the Purchaser/s, obtain from the concerned local authority occupation, either in full or in part/ or completion certificates in respect of the said Flat/ Premises.
- 4.2 The Owners hereby declares that at present the Floor Space Index (FSI) available in respect of the said Property is 3 times max of the said Property as per the prevailing Development Control Regulations and that no part of the said Floor Space Index has been utilized by the Owners elsewhere for any purpose whatsoever.
- 4.3 In addition to the above, the Owners have further informed to the Purchaser/s that as per the prevailing rules and regulations of the Development Control Regulations Act, 1991 and/ or Thane Municipal Corporation, the Owners are additionally entitled to purchase and load TDR on the said Property for construction purposes and the Owners shall be carrying out the construction activities on the said Property as per the discretion of the Owners.




Owners


Purchaser/s

DEFAULT BY THE PURCHASER/S AND THE CONSEQUENCES:

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(a) In the event that -
The Purchaser terminates this agreement for any reason whatsoever excluding any termination due to a default of the Owners under RERA, or

(b) The Purchaser/s committing default in payment of any amount due and payable under this Agreement (including his/her proportionate share of property taxes levied by concerned local authority and other outgoings, deposits etc.) and/ or the Purchaser/s committing breach/es of any of the terms and conditions herein contained, this Agreement shall stand terminated.

Provided always that in the above events in Clause 5.1(b) and 5.1(c), the Owners shall have given to the Purchaser/s 30 days prior notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts and/or the breach or breaches of terms and conditions of this Agreement and giving the Purchaser/s an opportunity to remedy such breaches within aforesaid period of 30 days. In the event the Purchaser/s fails to remedy the breach/es, this Agreement shall stand terminated forthwith, irrespective of whether the Owners has refunded any amounts to the Purchaser/s. In the event of termination the Purchaser/s consents and agrees that the following amount stands forfeited 10% of the sale consideration along with and in addition to all taxes paid by the Purchaser/s (like GST etc), interest due and payable for delayed payments, stamp duty, registration fee and registration expenses, brokerage and other loss or costs incurred by the Owners (hereinafter referred to as the ("Retained Amount")) as agreed pre-estimated liquidated damages which are not in the nature of penalty. The Owners may refund the balance sale consideration if any applicable after adjusting and retaining the abovementioned Retained Amounts including the 10% of the sale consideration and any other amount which may be payable for the said Flat/ Premises towards agreed liquidated damages. The refund amount shall be due and payable to the Purchaser/s by the Owners only after the execution and registration of the Deed of Cancellation of this Agreement. In the event



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that the sale consideration paid till the date of termination is less than 10% of the sale consideration, the Owners shall be entitled to retain the entire sale consideration paid till the date of termination and pay the liquidated damages. The aforesaid liquidated damages shall be treated as consideration received for any independent transactions. The said amount shall be in the nature of liquidated damages to make good the loss and damages incurred by the Owners on account of termination of this Agreement and shall not be a penalty. It is agreed that upon such termination, the Purchaser/s shall, within 7 days of receipt of a notice from the Owners, sign, execute, and register the Deed of Cancellation with respect to the said Flat/Premises. In the event the Purchaser/s fails to do so, the Owners shall be entitled to retain all amounts paid till date by the Purchaser/s and the Purchaser/s shall not be entitled to claim any right, title and/or interest over the said Flat/Premises. It is agreed that the Owners shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this Agreement. It is agreed by the Purchaser/s that irrespective of whether the Purchaser/s executes the Deed of Cancellation or has received the refund amount, the Owners shall be at liberty to dispose and sell the said Flat/Premises to such person and at such consideration as the Owners may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser/s has been refunded. It is further expressly agreed and understood between Owners and Purchaser/s that the Owners shall not be liable to refund the amount to the Purchaser/s till such time the said Flat/Premises is sold by the Owners to the third party and have realized consideration from third party.



5.2 In the event of such termination, if the monies paid by the Purchaser/s are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Owners within 7 (seven) days of such cancellation, failing which the amount would attract interest at rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due till such time that the payments are made.

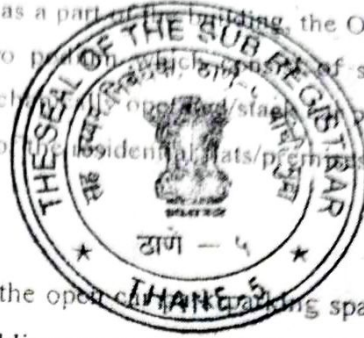


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11 CARPARKING

- 11.1 The Purchaser/s is/ are aware that as a part of the building, the Owners are constructing basement plus two part of which consists of several covered/stilt/basement/podium/mech. spaces (if any) which shall be used by the Purchaser/s of residential flats/premises in the building/ project.
- 11.2 The Purchaser/s is/ are aware that the open car parking spaces (if allotted) is part of the building/buildings common amenity which shall subject to the Purchaser's right of use, is be owned by the Owners/ Organization/ Apex Body and the Allottee's right to use such open car parking spaces shall be subject to the rules and regulations, as and when framed in respect of the said Buildings.
- 11.3 The Purchaser/s is/are aware that the Owners has in like manner allocated and Owners shall be allocating other car parking space/s like covered/stilt/podium etc. to several purchasers of the residential flats in the building/Project and the Purchaser/s undertake not to raise any objection in that regard and the rights of Purchaser/s to raise any such objection shall be deemed to have been waived.
- 11.4 The Purchaser/s hereby accords his/ her/ their irrevocable and unconditional consent to the Owner to sell/allocate the other car parking spaces to the Purchaser/s of the respective residential flats/ premises in the building. The Purchaser/s hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/ her/ them for the purpose of the parking of car only and not otherwise. The Purchaser/s hereby further warrants and confirms that the Purchaser/s shall upon formation of the Organization/Apex Body, as contemplated herein, cause such Organization/ Apex Body to confirm and ratify and shall not and/ or shall cause the Organization/ Apex Body not to alter or change the allocation of car parking spaces in the manner allocated by the Owners to the various Purchaser/s (including the Purchaser/s herein) of the residential flats in the building/Project. The allocation is for smooth functioning and to avoid disputes between Purchaser/s.



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Purchaser/s are aware that stilt car parking, podium car parking and open car parking belong to the Owners only and the same cannot be used by the Purchaser/ss/ Ad-Hoc Committee/ Proposed Societies/ Managing Committee unless acquired from the Owners under a separate allotment letter and/ or an Agreement is executed by the Owners. The security of Owners shall have every right to remove any car/ vehicles parked by Purchaser/ss, Ad-Hoc Committee/ Society Managing Committee from site, who have parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it shall be the personal, joint and several responsibilities of Members of the Adhoc Committee and/ or of the Committee of an Organization, only to see that, members and/ or the Purchaser/s do not park their cars, on any open area of the said property, to whom, the Owners have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/ entitled to use any area for car parking or otherwise unless the Owners in writing permit the same.

12 ORGANISATION AND APEX BODY:

12.1 The Owners shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960/ condominium under the MOA Act in respect of the building and/or other buildings that may be constructed on the said Property (the "Organization") as per provisions of applicable law. It is agreed and understood by the Purchaser/s that the Owner may opt, at their own discretion, to form separate Organization for each of the buildings/wings.

12.2 It is agreed and understood by the Parties that the Owners may, in its sole, discretion form and register an apex organization ("Apex Body") comprising of the various organizations formed in respect of the building and/ or other buildings to be constructed on the said Property including the Organization referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the said Property and for such other purposes as the Owners may decide. All such

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longer period as the parties agreed to in writing. then either party refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.



30. GENERAL PROVISIONS

This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Owners, any agent, employee or representative of the Owners or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser/s's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements including sales brochures, models, photographs, videos, illustrations concerning the said Flat/ Premises between the parties hereto.

- 30.2 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
- 30.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.
- 30.4 If there is more than one Purchaser/s named in this Agreement, all obligations hereunder of such Purchaser/s shall be joint and several. All communications shall be sent by the Owners to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.



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30.5 Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse to the Owners immediately as and when demanded by the Owners and/ or to the appropriate authorities all revised/ new Property/ Municipal Tax, Service tax, Education cess, tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change amendment in the existing laws, rules or due to implementation of enactment of any new laws/ rules by the Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser/s. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owners shall be entitled at its own option to terminate this Agreement.



THE SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO

All those piece or parcel of Land along with structures standing thereon admeasuring about 110600sq.mtrs. (about 27 Acres) bearing S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S.No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum - Dhokali in the Registration District and Sub-District Thane.

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and year first hereinabove mentioned.



[Signature]
 Owners

[Signature]
 Purchaser/s

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SIGNED AND DELIVERED
 by the within-named OWNER
 RUNWAL DEVELOPERS PVT LTD

hands of its Authorized Signatory
Sejola Rao (Through her
 CA
 presence of
 *Nageshchandra S. Bhanu

2. Poonam Pandey Poonam

SIGNED AND DELIVERED

By the within named PURCHASER/S

Mr. Vivek Pandey
Mrs. Sadhana Pandey.

in the presence of

*Nageshchandra S. Bhanu

2. Poonam Pandey Poonam



RUNWAL DEVELOPERS PRIVATE LIMITED
 Authorized Signatory



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ANNEXURE "E"
COMMENCEMENT CERTIFICATE

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 21)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

सुधारित

0.3 Additional FR) by payment of Premium

गतिन दि. प्र. क्र. २२४३/२०२४/२९

V.P. No. ८२४२५ TMO/TDO Date :
To, Shri / Smt. श्री. शाशिकांत भा. देशमुख (Architect)
Shri. मे. सुब्रह्मण्यन शिवाजी (Owner)

With reference to your application No. १४ dated २३.०५.२३ for development permission / grant of Commencement certificate under section 23 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. १४/१/२३ in village ११/२२० Sector No. ५ situated at Road/ Street S. No./C.S.T. No./F.P. No. ११/२२०/२९

The development permission / the commencement certificate is granted subject to the following conditions:

- 1) The land vacated in construction of the improvement of the street shall be filled from the side of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permit has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

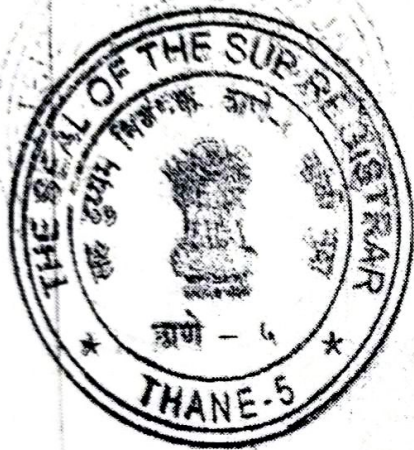
५. सुधारित प्रस्तावने, प्र. क्र. २२४३, दि. २३/०५/२३ र. १८.००.१४ मधील अटी आणि शर्त बंधनकारक राहतील.
६. बांधकामाच्या पूर्वी Enclosed Balcony सारखी अतिरिक्त भागणे अंतर्भूत करा.
७. बांधकामाच्या पूर्वी अतिरिक्त भागाचा अतिरिक्त भाग अतिरिक्त भागणे साधारण.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation of
the city of Thane
गतिन प्र...



ANNEXURE

ट न न - ५
दस्ता क्र. 2283/2024
99E/220



THANE MUNICIPAL CORPORATION
 (Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE
 Amended



नपरीत पागांत पानावर नमुब नुमार

नविन वि.प्र.क्र. एम०५/०१०६/१६
 V.P. No. ८८४२५ TMC/TDD/3751/21 Date: 15/11/2021
 To, Shri / Smt. श्री. प्रमोदकांत श्री. देवसुख (Architect)
 ने. प्रब. वृत्तन मिलन प्रा. लि. (Owners)
 Shri _____

With reference to your application No. ६८१० dated २६/१०/२०२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village शोकाळी Sector No. V Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. _____ नुसार

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५. सुधारित परवानगे वि.प्र.क्र. ८८४२५ टिएमसी/टिडीडी/३६९८/२१ दि.१५/०९/२०२१ मधील अटी आपणांवर बंधनकारक राहतील.
६. पुढील कोटेशनवरील मंत्रालयाची म.नं. २५/१/अ/१ ज्या ७/१२ उतान्यावरील ८०.०० चौ. मी. चढई क्षेत्राच्या मर्यादित सर्वमिती पाहण्यासाठीचे क्षेत्र अशा असलेली नोंद कमी कठिन सुधारित ७/१२ उतारा सादर करणे बंधनकारक राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Yours faithfully,

Municipal Corporation of the city of, Thane.



ट न न - ५

दस्त क्र. 2283 / 2024

920 / 220

प्रांभ प्रमाणपत्र (सी.सी.)
लीट बी


इमारत क्र. १ए - १ ते ३६ मजले
इमारत क्र. ६बी - ३२ ते ४० मजले
इमारत क्र. ६सी - २२ ते ३६ मजले
इमारत क्र. ६डी - १ ते ३४ मजले
इमारत क्र. ७ - २२ ते ३४ मजले



स.नं. ४३/२, ३/१, ३/३, ४३/१/१, ४३/१, स.नं. ४५/१/२/३, १ख/२, २ख, ३, ४ख, ५ ते ८, स.नं. ४६/३/१, ५ख, ६ ते १६ व. १७अ, स.नं. ४७/२ ते ५, ७, स.नं. ४९/३ ते ६ व ९, स.नं. ५०/३, २, स.नं. ५१/२ख, ३, ४, ५, ६अ, ६ख, ७ ते १५, स.नं. ५२/१ ते ३, स.नं. ५३/१, २, ३, स.नं. ५४/१, २, ३, ४, ५ख + ६, ५ख, ५ख, ५ख, ५ख, ८अ, स.नं. ५५/१अ, १ख, २, स.नं. ५६/१ ते ६

सा. न. ६६७७७
महानगरपालिकाको कार्यालयमा रहेको सब
दस्तावेजको प्रमाणित प्रतिलिपि तयार गरी
सहायक सचिवको कार्यालयमा पठाईएको
प्रमाणित प्रतिलिपिमा आधारित रूपमा सब
भूखानाको कार्यालयमा पठाईएको प्रमाणित
प्रतिलिपिमा आधारित रूपमा सबूतको रूपमा
सहायक सचिवको कार्यालयमा पठाईएको

Yours faithfully,

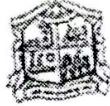

सहर विकास विभाग
सहर विकास विभाग,
Municipal Corporation of
the city of Thane



RUNWAL EIRENE (RDPL) - 031

ANNEXURE "E 2"

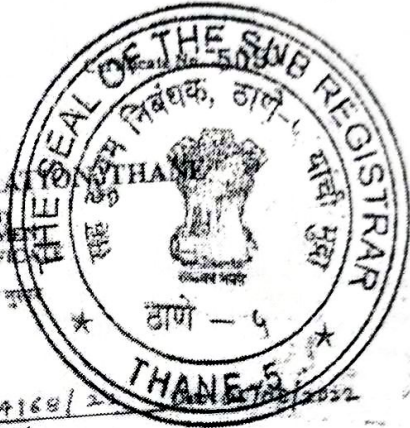
ट न न - ५
दस्ता क्र. 2283 / 2024
929 / 220



THANE MUNICIPAL CORPORATION

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

तपसोत पाणील पनाकर नमुन मुनर



नमिन वि.प्र.क्र. एस०/०१०४/१९
V.P. No. ८८४२५ TMC/TDD/ 4169 / 2022
To, Shri / Smt. श्री. भागवत की. दामुख (Architect)
Shri श्री. वी. सुखन विन्धे श्री. वि. (Owners)

With reference to your application No. ३५२१ dated ११.०९.२२ for development
provide / grant of Commencement certificate under section 45 & 69 of the Maharashtra
Regional and Town Planning Act, 1966 to carry out development work and or to erect
building No. ५१११३३३ in village रोसाडी Sector No. ५ Situated
at Road/Street ५ S. No. / C.S.T. No. / F.R. No. ५१११३३३

The development / provide / grant of the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development / provide / grant of Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
५. मूखारेल पनाकरकी वि.प्र.क्र. ८८४२५ दि.०९.०३.२०२२ दि.०९.०३.२०२२ मधील अटी अन्वयेन संयोजकाक राहोव.
६. इमारत क्र. ५१११३३३ च्या बांधणीकामापूर्वी सुविधा भूखंड क्षेत्राचे ठाण महापालिकाक्या गावे दाखल झालेले ०/१० क्वारे सारक कारणे संयोजकाक राहोव.
७. इमारत क्र. ५१११३३३ च्या बांधणीकामापूर्वी भूखंडाधील नियोजित डी.पी. नं. बांधील भूखंडाचे फोटोसह मोठ्या पाकारे सारक कारणे अस्तित्वाक व त्यानुसार एकूण भूखंडाचे क्षेत्राचे फोटोसह मूखारेल हात अन्वयेन मूखारेल पनाकरकी मंजूरीसाठी सारक कारणे संयोजकाक राहोव.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No.
Date
Municipal Corporation of Thane



Yours faithfully,
[Signature]
कायबारी अधिकारी
(गृह विकास विभाग)
Municipal Corporation of
the city of Thane.

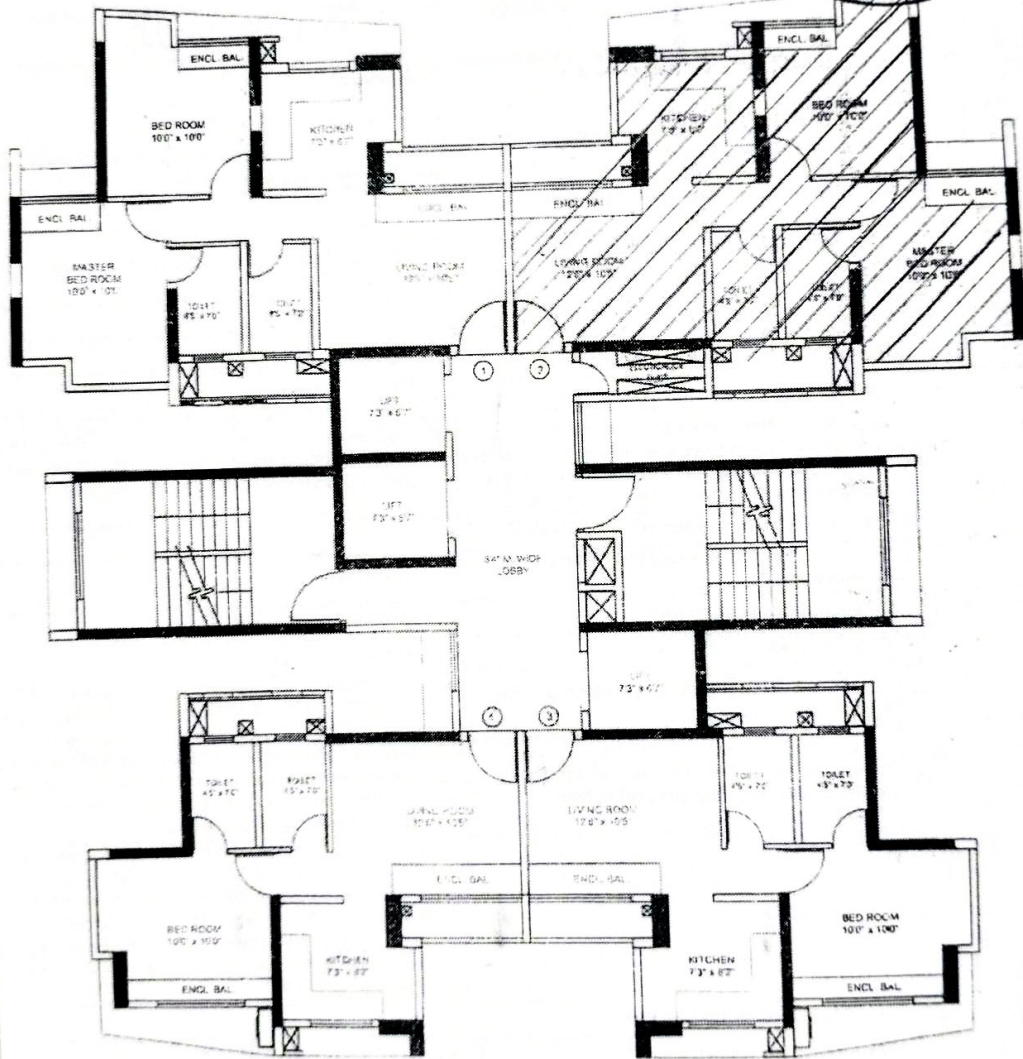


ANNEXURE "G"

C न न - ५
दस्त क्र. 2283 / 2024
923 / 220



ANNEXURE "G"
RUNWAL EIRENE - THANE



TYPICAL FLOOR PLAN

BUILDING NO. 6B	
FLAT NO	2802
FLOOR	28th
CARPET AREA	520.88

RUNWAL DEVELOPERS PRIVATE LIMITED

Authorized Signatory

Sathome

Owners

Purchaser/s

ट न न - ५

सं.क्र. 2283 / 2025

928/220

ANNEXURE "F"

Particulars of the said Flats/Premise



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
3 Name of Allottee/s	Mr. Vivek Pandey, Mrs. Sadhana Pandey
4 Address of Allottee/s	A-502, Dev Ashish CHS Dhokali Kolshet Road, Kolshet PO: Sardozbaugh Maharashtra 400607
5 Description of the said Flat/ Premises	2BHK
6 Project	EIRENE
7 Building Name	EIRENE T6B-MIYANA
8 Wing	T6
9 Floor	28
10 Flat No.	B-2802
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;	Carpet area of flat 520.330 Sq. feet equivalent to 48.34 Sq mtr. Balcony Area - 3.030 Sq. mtr equivalent to 32.610 Sq. Feet. Flower bed - 1.395 Sq. mtr equivalent to 15.020 Sq. Feet. For which no additional consideration is payable.
12 No. of Car Parks included in the Agreement	1
13 Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 97,01,871.00/-
14 Other charges and Deposits	Rs. 1,63,923.00/-
15 PAN No. of Allottee/s	BJEPP4279A, CDZPP4257L
16 Details of Mortgage/Charge as referred in the Agreement for Sale	As on date the said Property has been mortgaged to ADITYA BIRLA FINANCE LIMITED (ABFL) & ADITYA BIRLA HOUSING FINANCE LIMITED (ABHFL) for the Project Finance availed by the Owners.
17 Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
18 Payment of GST	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.
19 Layout Approval of the Said Project	
20 Allottee Notified Email ID	vivekpandey564@gmail.com
21 Promoter Notified Email ID	eirenecustomer@runwal.com

9

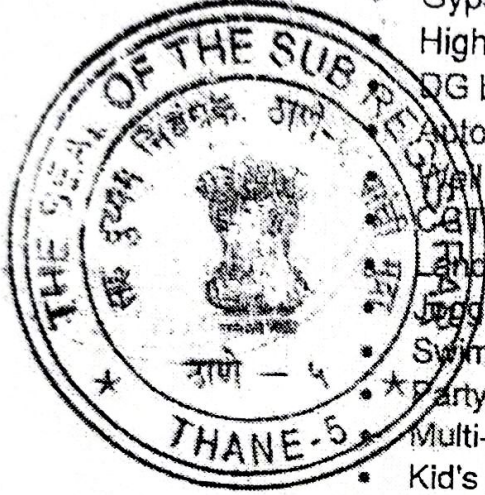


ट न न - ५

दस्ता क्र. 2283/2024

EXTERNAL AMENITIES:

92L/220

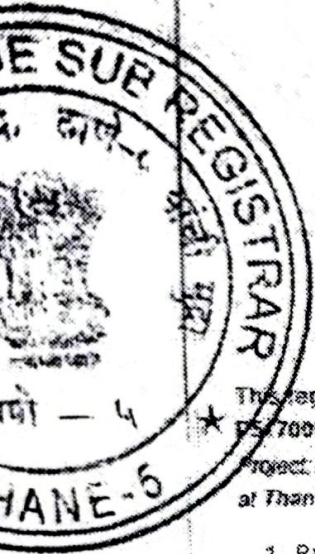


- Elegantly designed Entrance lobby
- Well-designed lift lobby
- Gypsum finished walls and ceiling with OBD paint
- High speed elevators of reputed brand
- DG back up for common areas and elevators
- Auto rescue device for all elevators
- Paved finished podium parking areas
- CCTV cameras in entrance lobby
- Landscaped Garden
- Jogging track
- Swimming Pool
- Party lawn
- Multi-purpose court
- Kid's play area
- Senior Citizen's corner
- Sports Arena

CLUB HOUSE AMENITIES

- Reception lounge
- Indoor games zone
- Party Hall
- Gymnasium
- Health spa

283/2024
1220



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 :
PS/700004574

Project: RUNWAL EIRENE - PART Plot Bearing: CTS / Survey / Final Plot No.: SURVEY NOS AS DOCUMENTED
at Thane (M Corp.), Thane, Thane, 400608;

- Runwal Developers Private Limited having its registered office / principal place of business at Tehsil: Ward
F North, District: Mumbai City, Pin: 400022.
- 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 (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.
 - The Registration shall be valid for a period commencing from 09/08/2017 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.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 07/11/2024
Place: Mumbai

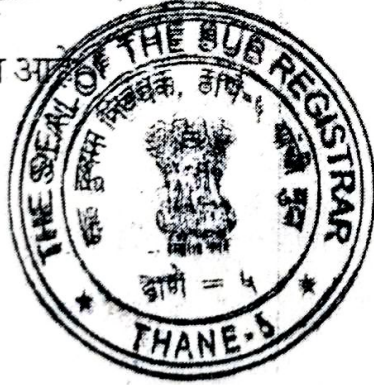
Signature valid
Digitally Signed by
Prakash Kishore Sankar
(Secretary, Maharashtra)
Date: 11/11/2024 4:40:58 PM

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

कुलमुखत्यार पत्राचे घोषणापत्र

मी. श्री. सुधीर मातव या द्वारे घोषित करतो, की दुय्यम निबंधक ठाणे ०२/०५ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. रुणवाल डेव्हलपर्स प्रा. लि. चे संचालक / अधिकृत स्वाक्षरीकार अशोक जी. दरक / मुकेश जेटली / सुजाता राव/ पल्लवी मतकरी यांच्या तर्फे कु.मु. म्हणून रुणवाल डेव्हलपर्स प्रा. लि. चे अधिकृत स्वाक्षरीकार मोनिष्ठा वसुते यांनी दिनांक ०३/०४/२०२४ 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.

ट न न - ५
क्र. २२४३ / २०२५
२०६० / २२०



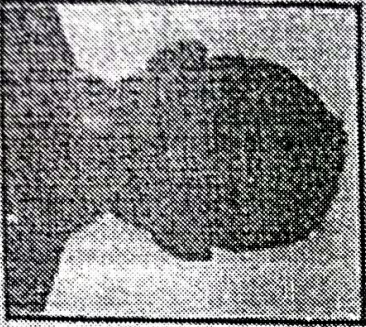
ठिकाण - ठाणे

दिनांक -

[Handwritten Signature]

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



शिवक गोरखनाथ पण्डे
VIVEK GORAKHNATH PANDEY

विवेक गोरखनाथ पण्डे
Vivek Gorakhnath Pandey

जन्म तारीख / DOB: 14/05/1988

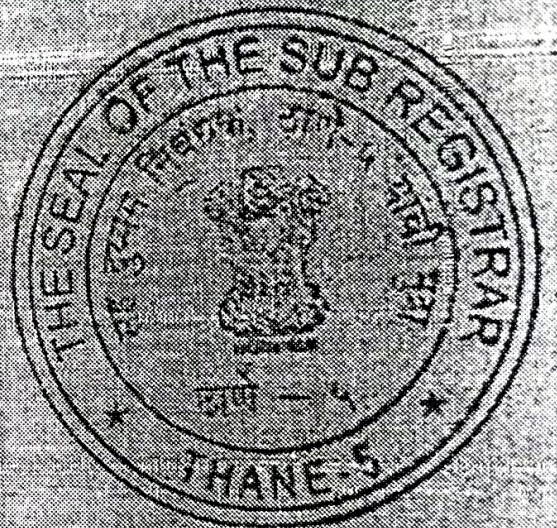
पुरुष / MALE

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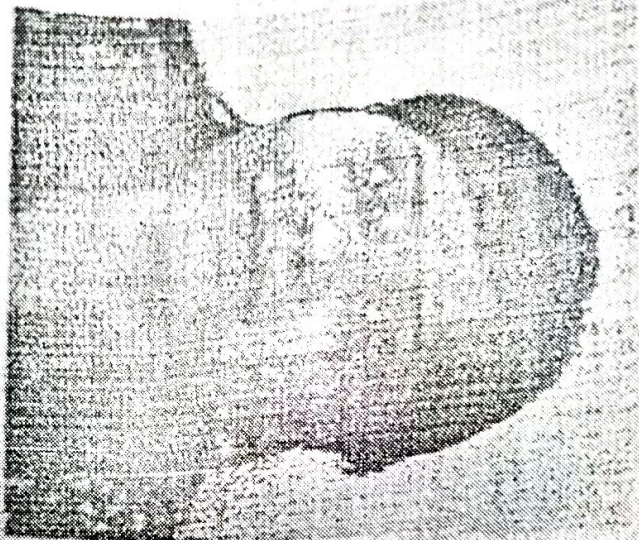


भाई अप्पार, भाई ओकरा

टनल - ५
दस्ता क्र. २२४३ / २०२५
२०८ / २२०



Self Attested



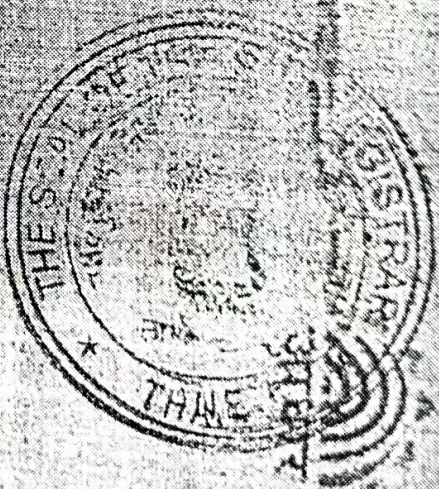
भारत सरकार
Government of India

Sadhana Pandey

DOB : 01/08/1988

Female

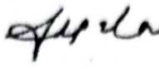





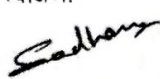


पिन -	22831005
सं. क्र.	293/230



आधार पत्रपत्र का प्रमाण है, नागरिकता या जन्मसिद्धि का नहीं ।
 इसका उपयोग सशुद्ध (ऑनलाइन प्रमाणिकरण, या वयुधवार कोड/
 ऑफलाइन प्रमाणिकरण की स्कॅनिंग) के साथ किया जाना चाहिए ।
 Aadhaar is proof of identity, not of citizenship
 or date of birth. It should be used with verification (online
 authentication, or scanning of QR code / offline XML).

5629 6795 9217




श्री आदित्य, श्री परधान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	उमा प्रमाणित
1	नाव: रणवाय डेव्हलपमेंट प्रा. लि. चे संचालक/अधिकृत स्वाक्षरीकार मुजाता राव तर्फे कु मु म्हणून रणवाय डेव्हलपमेंट प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार भोनीका गुप्ते यांच्यातर्फे कु मु म्हणून म्हणून मुधीर पालव पत्ता: प्लॉट नं: -, माळा नं: 5 वा मजला, इमागतीचे नाव: रणवाय अँड ओमकार स्केअर, ब्लॉक नं: मायन चुनाभट्टी मिशन समोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: मायन पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAACR0395J	लिहून देणार वय :- स्वाक्षरी:- 		
2	नाव: विवेक पांडेय - पत्ता: प्लॉट नं: ए-502, माळा नं: -, इमागतीचे नाव: देव आशिप को ऑ ही मो, ब्लॉक नं: -, रोड नं: दोकाळी कोलथेत रोड, कोलथेत, मण्डोजवाग, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर: BJEP4279A	लिहून घेणार वय :-36 स्वाक्षरी:- 		
3	नाव: माधना पांडेय - पत्ता: प्लॉट नं: ए-502, माळा नं: -, इमागतीचे नाव: देव आशिप को ऑ ही मो, ब्लॉक नं: -, रोड नं: दोकाळी कोलथेत रोड, कोलथेत, मण्डोजवाग, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर: CDZPP4257L	लिहून घेणार वय :-36 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार नथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 03 / 02 / 2025 03 : 49 : 10 PM

ओळख:-

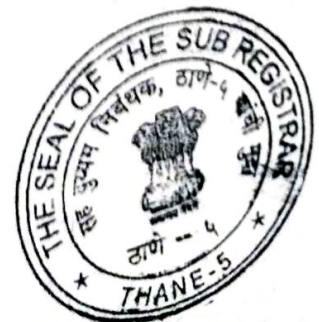
दस्तऐवज निष्पादनाचा कवलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार विवेक पांडेय -	03/02/2025 03:43:43 PM	विवेक गोरखनाथ पांडे M 1238344324821311488 
2	लिहून घेणार माधना पांडेय -	03/02/2025 03:49:33 PM	माधना पाण्डेय F 1335918056175128576 
3	लिहून देणार रणवाय डेव्हलपमेंट प्रा. लि. चे संचालक/अधिकृत स्वाक्षरीकार मुजाता राव तर्फे कु मु म्हणून रणवाय डेव्हलपमेंट प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार भोनीका गुप्ते यांच्यातर्फे कु मु म्हणून म्हणून मुधीर पालव	03/02/2025 03:42:20 PM	मुधीर रामचंद्र पालव M 1171376253875806208 

शिक्का क्र.4 ची वेळ: 03 / 02 / 2025 03 : 49 : 35 PM

शिक्का क्र.5 ची वेळ: 03 / 02 / 2025 03 : 49 : 47 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5



Payment Details			Transaction Reference	Chq. No. / Invoice	Amount	Used At	Deface Number	Deface Date
1	Mr Vivek Pandey	eChallan	03006172025012900168	MH015185662202425M	679200.00	SD	0008563224202425	03/02/2025
2		DHC		0225033403068	400	RF	0225033403068D	03/02/2025
3		DHC		0225010307838	2000	RF	0225010307838D	03/02/2025
4		DHC		0225013407806	2000	RF	0225013407806D	03/02/2025
5	Mr Vivek Pandey	eChallan		MH015185662202425M	30000	RF	0008563224202425	03/02/2025

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

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22/3/2025

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2. Get pnni immediately after registration.

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प्रमाणित करण्यात येते की,
 सदर दस्तास २२० पाने असून
 सदर दस्त पुस्तक क्र. ९ चे
 दस्त क्रमांक २२४३ वर नोंदवला

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र.५
 दिनांक - ३/२/२०२५

ट न न - ५
 दस्त क्र. २२४३ / २०२५
 २२० / २२०



400607

Self owned Family Rented Co. Lease

9870915144

14 051988 Age 36

M F T

Single Married Others

Children Others

B J F P P 427914
4 9 7 3 2 2 1 1 2 2 2

(If Current address is different)

400607

Self owned Family Rented Co. Lease

8305045056

Sadhana. Pundarikogam
-com Age

M F T

Single Married Others

Children Others

C D Z P P 4257L
5 6 2 9 6 7 9 5 9 2 1

o. (If available)
t Address