



CHALLAN
MTR Form Number-6



GRN	MH016943708202425E	BARCODE			Date	28/02/2025-13:42:00		Form ID	25.2		
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)							
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAFCCR1016H						
Location	THANE			Full Name	RUNWAL RESIDENCY PVT LTD						
Year	2024-2025 One Time			Flat/Block No.	RUNWAL GARDENS, PHASE 2, FLAT NO 2305,						
Account Head Details		Amount In Rs.		Premises/Building	23RD FLOOR, BLDG NO 17						
0030046401	Stamp Duty	✓	300880.00	Road/Street	USARGHAR, GHARIVALI, DOMBIVLI EAST						
0030063301	Registration Fee	✓	30000.00	Area/Locality	52.52 SQ MTR						
				Town/City/District							
				PIN		4	2	1	2	0	4
				Remarks (If Any)	PAN2=BUIPP9135L~SecondPartyName=ANOOP KUMAR						
					PANDA~CA=6686000						
				Amount In	Three Lakh Thirty Thousand Eight Hundred Eighty Ru						
Total			3,30,880.00	Words	pees Only						
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	02901792025022804369 52947000					
Cheque/DD No.		Bank Date	RBI Date	28/02/2025-13:43:54		Not Verified with RBI					
Name of Bank		Bank-Branch	UNION BANK OF INDIA								
Name of Branch		Scroll No. , Date	Not Verified with Scroll								

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 कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता विकासासाठी सदर चलन लागू नाही.

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Susmita Brahma
Anoop Kumar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 28th day of FEB, 2025

BETWEEN

RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 4th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Sachin patil authorized under Board Resolution/POA dated 28/08/23 hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE-PART**

AND

Anoop Kumar Panda And Susmita Brahma having his/her/their address at C/O. Rajendra Prasad Panda, Matru Krupa, Bank Colony 1st Lane, Near All India Radio Station, Luchapoda Road, Brahmapur Sadar, Ganjam., Odisha-760001, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

₹ *Anoop Kumar*
Susmita Brahma

WHEREAS:

- A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolutely seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land or ground measuring 4,65,228 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("Promoter Larger Land") more particularly described in the **First Schedule** written hereunder and shown delineated in black colour boundary line on the Plan annexed hereto and marked as **Annexure "A"**. The title of the Promoter with respect to the Promoter Larger Land is more particularly described in the Report on Title dated 5th March 2019, issued by Wadia Ghandy & Co., as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. The Promoter is developing the Promoter Larger Land as an Integrated Township Project ("ITP") in accordance with the applicable Regulations framed by the Government of Maharashtra for development of an ITP ("ITP Regulations") as may be amended from time to time.
- C. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Promoters Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") dated 25.06.2020 amended on 09.05.2023 copy whereof is annexed hereto and marked as Annexure "B".
- D. The Promoter Larger Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Promoter Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below: -
- (a) Subject to the receipt of approvals/sanctions from the Mumbai Metropolitan Regional Development Authority ("**MMRDA**") and/or other competent authority(ies), the Promoter proposes to carry out construction on the Promoter Larger Land by consuming such FSI as may be available from time to time upon the Promoter Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Promoter Larger Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required/ permissible under the applicable law from time to time. The Promoter has prepared and the Allottee has perused the proposed layout plans based on the 2 (two) possible scenarios (collectively referred to as "**Proposed Master Layouts**") of the Larger Land which are annexed hereto and collectively marked as **Annexure "C-1"** and **Annexure "C-2"**, which, inter alia, specify the tentative location of the buildings to be constructed as part of the Whole Project, the services, the social housing component, the common areas and amenities, recreation ground, playground, and reservations, together with draft statements specifying the proposed total FSI proposed to be utilized on the Promoter Larger Land in each case ("**Whole Project Proposed Potential**").

(b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising: -

- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;
- (iv) Electric Sub-station;
- (v) Mall;
- (vi) School;
- (vii) Community health centre;
- (viii) Town Hall;
- (ix) Community Market;
- (x) Public Parking Utilities; and
- (xi) Other Public Utilities, if any.



(g) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter,

\$ Anoop Kumar²
Suhita Brahme

- (vi) An authenticated copy of the plan of the said Premises, is annexed and marked as Annexure "J" hereto.
- Z. 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.
- AA. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory 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.
- BB. 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 thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Project and the Whole Project, 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 and the Whole 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/it/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.
- CC. The carpet area of the said Premises as defined under the provisions of RERA is **52.52** square metres plus **2.55** square metres deck area and **1.24** square metres utility area, if any.
- DD. 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.
- EE. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs. **6686000/- (Rupees Sixty Six Lakhs Eighty Six Thousand Only)** and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter, a sum of Rs. **669000/- (Rupees Six Lakhs Sixty Nine Thousand Only)** being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

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FF.	Under 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.	
GG.	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.	

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

Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "B-1"	Approved Plan in respect of Phase 2 (Part 2)
Annexure "C-1"	Proposed Master Layout Plan
Annexure "C-2"	Proposed Master Layout Plan
Annexure "D"	Occupation Certificate
Annexure "E"	Locational Clearance
Annexure "F"	Letter of Intent
Annexure "G"	Layout Approval

\$ Anoop Kumar⁸

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

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

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

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

3. **Purchase of the Premises and Sale Consideration:**

- (i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No.2305 of the **2 BHK Luxe-Deck** type admeasuring **52.52** square metres carpet area plus **2.55** square metres deck area and **1.24** square metres utility area as per RERA on the **23rd Floor** of Building No. 17 of the said Project ("**the said Premises**") more particularly described in the **Sixth Schedule** hereunder written and shown in Red colour hatched lines on the floor plan annexed and marked as **Annexure "J"** hereto at and for the consideration of **Rs.6686000/- (Rupees Sixty Six Lakhs Eighty Six Thousand Only)**.
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to **1 (One)** car/s in the car parking space in the ~~Open/Basement/~~ **Commercial Building**. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly.
- (iii) The total aggregate consideration amount for the said Premises is **Rs.6686000/- (Rupees Sixty Six Lakhs Eighty Six Thousand Only)** ("**the Sale Consideration**"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (Ten percent) of the Sale Consideration is earnest money and is referred to herein as the "**Earnest Money**".
- (iv) The Allottee has paid before execution of this Agreement, a sum of **Rs. 669000/- (Rupees Six Lakhs Sixty Nine Thousand Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 6017000/- (Rupees Sixty Lakhs Seventeen Thousand Only)** in the manner and payment instalments more particularly set out in Annexure "K" hereto. The Allottee/s hereby agree/s and accepts that in the event the Promoter completes any milestone/s that is/are prior or subsequent to any other construction milestones as mentioned in the payment schedule annexed hereto at **Annexure "K"**, then the Promoter shall be entitled to raise demand for payment towards such completed milestone/s along with the architect's certificate certifying the completeness thereof, and the Allottee/s undertake/s to make payment of the same.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure 'K' hereto along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall

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51. Construction of this Agreement:

- (i) Any reference to any statute or statutory provision shall include:-
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
- (a) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include:
- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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

ALL THOSE pieces and parcels of land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 20, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:

- On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharivali
- On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharivali
- On or towards East: By 30 mt. wide Kalyan-Shil Road
- On or towards West: By Property bearing S. Nos. 43, 93 & Ors. at Village Usarghar

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

Central garden facilities (For Township)

These facilities are planned under proposed central garden and are handed over to authorities after completion of ITP and are open to general public.

- Chess plaza
- Health juice kiosks
- Skating rink
- Cricket & football facility (Play ground)
- Toddler Park
- Children amusement zone
- Cycling track
- Wifi pillars
- Herb garden
- Pet creche / zone
- Gazebo with seating
- Secret garden
- Maze garden
- Bonsai garden
- Barbeque zone
- Cacti garden
- Sculpture park
- Reflexology zone
- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre

Township utilities

There are shops on the ground floor of the Commercial Building. The shops will be leased / sold so as to inter alia provide the following services/utilities

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

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of "the Project" viz. "RUNWAL GARDENS PHASE 2 Bldg. No. 13-17", comprising 5 Residential Buildings)

5 (five) residential buildings being Building No. 13, Building No. 14, Building No. 15, Building No. 16 and Building No. 17, each having stilt plus 23 upper floors, to be constructed in the Project on a portion of the Promoter's Larger Land admeasuring 2168.48 sq. mtrs. bearing survey nos. 9/1 to 9/8Pt, 12/7Pt, 12/8Pt, 12/9Pt, 12/10Pt, 12/11Pt, 12/12Pt, 12/13Pt, 14/2APt, 14/2BPt, 14/4Pt, 38/1pt, 38/2Pt, 41/1APt more particularly described in the First Schedule hereinabove written

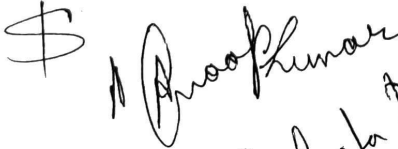
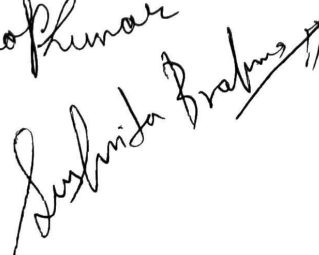
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THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units	Floors

29



13	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
14	179	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
15	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
16	180	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
17	134	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors

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

Phase I & 2 facilities

These facilities are planned for the Phase I residences and are exclusively for the use of Phase I & Phase 2 residents

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

Common Area Facilities

These facilities are planned for the phase I residents and are exclusively for the use of Phase I & Phase 2 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub-stations
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber lines, STP)
- Storm water drainage
- Landscaping
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal

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

All that the Flat/Unit being No. 2305 admeasuring 565.33 square ft. carpet area (equivalent to 52.52 square meters.) plus 2.55 square meters. deck area and 1.24 square mtrs. utility area on 23rd Floor in Building No. 17 in the Project to be known as "RUNWAL GARDENS PHASE 2 Bldg. No. 13-17", to be constructed on a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

Anoop Kumar
Susmita Brahm

Specifications

- Good quality vitrified tile
- Anti-skid vitrified tiles in
- Ceramic tiles in dado a
- Acrylic paint with gyps
- Laminated solid core f
- Anodized aluminium s
- Concealed fire-retard
- Provision of telephon
- Geyser of reputed br
- CP fittings & sanitar
- Polished granite par
- Provision for washin
- External walls pain
- Ecommerce drop c

IN WITNESS WHEREOF
Agreement for Sale at D
on the day first above wr

SIGNED AND DELIVERED
By the within named PR
RUNWAL RESIDENCY
By the hand of its Direct
Authorized Signatory

Mr. Sachin

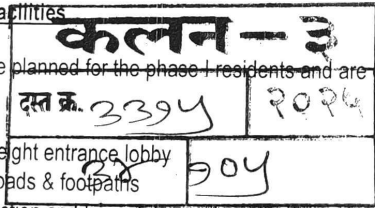
in the presence of

1. *paras-10*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named

Anoop Kumar Pa

Susmita Brahm



OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BR/
ITP-Usarghar-Gharivali-01/Vol-51/ 794/2024

Date: 02 AUG 2024

To,
Director, M/s. Runwal Residency Pvt. Ltd.,
4th Floor, Runwal & Omkar Esqaure,
Sion - Chunnabhaati Signal, Off. Eastern Express Highway, Sion (E),
Mumbai - 400 022.

Sub: Occupancy Certificate to Residential Building Number 15,16,17 of Phase 2 in the proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of Village Gharivali, Taluka-Kalyan, Dist-Thane

- Ref:
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019, dt. 23/12/2021 dt. 21/01/2022.
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, Revised LOI dt. 01/05/2022
 - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023
 - 4 MMRDA's C.C.s dt. 24/09/2019, dt. 03/10/2020, dt. 16/01/2020, dt. 27/02/2020, dt. 25/06/2020, dt. 30/07/2020, dt. 21/08/2020, dt. 03/10/2019, dt. 14/10/2020, dt. 23/11/2020, dt. 08/12/2020, dt. 14/12/2020, dt. 22/07/2021, dt. 05/08/2021, dt. 20/09/2021, dt. 29/10/2021, dt. 08/07/2022, dt. 15/07/2022, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023, dt. 21/08/2023, dt.14/05/2024
 - 5 MMRDA's OC dt.11/10/2022, dt.27/03/2023, dt. 28/03/2023, dt. 22/06/2023 & dt. 09/10/23, dt.18/03/2024
 - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 7 M/s. Saakaar Architects letter dt. 20/12/2023, dt. 03/05/2024, dt.15/05/2024
 - 8 MMRDA's Deficiency Letter dt. 09/01/2024
 - 9 Site visit dt. 06/05/2024

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Sir,
The full development work of building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri.. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions;



Mumbai Metropolitan Region Development Authority

Development work on land u/r with the total built-up area as mentioned in the table below:

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
Phase - 02	Building No 15	Residential	Stilt + 1st to 23rd Floors	69.90	01	10,102.88	134
	Building No 16	Residential		69.90	01	10,167.84	180
	Building No 17	Residential		69.90	01	8,688.38	134
TOTAL						28,959.10	448

Viz:

- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
- This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
- The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
- That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
- That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
- This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
- Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
- That the acceptance to Development Completion Certificate will be issued only after satisfactory

	compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development,
दस्त क्र. 2394/2024	parking development, amenity development etc;
	9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
	10. Applicant shall comply with all the conditions in CFO NOC from KDMC;

- Applicant shall comply and abide with all the conditions mentioned in consent to operate for STP from MPGB prior to occupancy of flats;
- Applicant shall make solar panels operational in all the buildings prior to occupancy of any units of buildings.
- Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP.



14. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP CC's & OC's issued by MMRDA with reference to the entire ITP prior to occupancy;
15. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
16. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
17. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;

A set of certified completion plans is enclosed herewith.

Yours faithfully,



(Dipesh Kundhadia)
Planner
Planning Division, MMRDA.

Encl: One Set of approved drawings

Copy to:

- 1) Architect Sandeep Prabhu,
Saakaar Architects,
2nd floor, Nakshatra, A wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 602
- 2) The Commissioner, -----(with enclosure)
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With reference to letter dt 26/08/2016
- 3) The Collector, Thane District----- (without enclosure)



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

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

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

Signature valid

Digitally Signed by

Dr. Vasan Ramnand Prabhu

(Secretary, MahaRERA)

Date: 25-05-2022 17:53:21

दस्तावेज क्र.

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

Dated: 01/07/2020

Place: Mumbai



गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6686000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4577000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं.47/151/1,मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 2 प्रोजेक्ट,सदनिका नं. 2305,तेविमावा मजला,बिल्डिंग नं. 17,क्षेत्रफळ 52.52 चौ.मी. कार्पेट + 2.55 चौ.मी. डेक एरिया + 1.24 चौ.मी.युटीलिटी एरिया + 1 ओपन कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(मुद्रांक 2006/युओआर-53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015)रेरा क्र पी51700025677((Survey Number : मौजे घारिवली स.नं 4/1,4/2, 4/3, 4/4, 4/5,4/6, 4/9,4/10, 4/11, 5/1,5/2, 5/3,5/4, 5/5,5/6, 6/1,6/2, 6/3,7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7,8/8, 8/9, 9/1,9/2, 9/3,9/4, 9/5,9/6, 9/7,9/8, 10,11, 12/1, 12/2, 12/3, 12/4,12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13,14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15,17/1, 17/2,17/3, 17/4,17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18,19, 22,23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2,39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49,50/1, 50/2, 50/3, मौजे उसरघर स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1,45/2, 45/3,45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47,49,50, 51(पैकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(पैकी). ;))
(5) क्षेत्रफळ	1) 52.52 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार सचिन पाटील तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाचवा मजला, रुणवाल अॅन्ड ओमकार स्क्वेअर, , ब्लॉक नं: -, रोड नं: मायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुप कुमार पंडा वय:-32; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: मातृ कृपा , ब्लॉक नं: -, रोड नं: वॅक कॉलनी पहिली गल्ली, ऑल इंडिया रेल्वे स्टेशन जवळ, लुचापोडा रोड ब्रह्मपूर सदर गंजम ओडीसा , ऑरीस्सा, गंजम. पिन कोड:-760001 पॅन नं:-BUIPP9135L 2): नाव:-सुन्मिता ब्रम्हा - वय:-29; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: मातृ कृपा , ब्लॉक नं: -, रोड नं: वॅक कॉलनी पहिली गल्ली, ऑल इंडिया रेल्वे स्टेशन जवळ, लुचापोडा रोड ब्रह्मपूर सदर गंजम ओडीसा, ऑरीस्सा, गंजम. पिन कोड:-760001 पॅन नं:-BTGPB1524G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3315/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300880
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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