

72/3646

पावती

Original/Duplicate

Wednesday, March 05, 2025

नोंदणी क्र.: 39म

5:16 PM

Regn.: 39M

पावती क्र.: 3971

दिनांक: 05/03/2025

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-3646-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अरविंद आशाराम चौरसिया

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2140.00

पृष्ठांची संख्या: 107

एकूण:

₹. 32140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:36 PM ह्या वेळेस मिळेल.

U&Malkar
Joint Sub Registrar Kalyan 3

सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

बाजार मूल्य: ₹. 4587000/-

मोबदला ₹. 7330400/-

भरलेले मुद्रांक शुल्क : ₹. 329880/-

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325056315277 दिनांक: 05/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325058715411 दिनांक: 05/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017241815202425E दिनांक: 05/03/2025

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy),

Dated 20th Jun 2023 मुळ दस्तऐवज परत मिळाला.

पोशकाराची सही
Shankar

लिपीद

सह. दुय्यम निबंधक कल्याण - ३.

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दस्त क्र. ३९०९	२०२५
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Arvind Asharam

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 5th day of March, 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

Arvind Asharam Chaurasia And Prabhadevi A Chaurasia having his/her/their address at Near Nirankari Hall, Darga Road, Gadwal Chawl, Khindipada, Mulund Colony, Mumbai-400082, 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-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

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Arvind Asharam

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प्रभादेवी

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").

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(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.



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

\$ *Signature*

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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 the transactions entered into under this Agreement as applicable, and (to the extent liable 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 provisions 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 reference 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, or other 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

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The person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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, 5/3, 5/4, 5/5, 5/6, 5/1, 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, 9/3, 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, 12/14, 13, 14, 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, 17/11, 18, 18/22, 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, 39/3, 40, 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, 44/12, 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 Nos. 41/1, 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, 45/6, 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, 54/1, Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. 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

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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 still plus 23 upper floors, to be constructed in the Project on a portion of the Greater Land measuring 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



THE FOURTH SCHEDULE ABOVE REFERRED TO:

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

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(Handwritten signature)

(Handwritten signature)

Building Nos.	Total No. of Flats/Units	Floors
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

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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 station
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber Lines, STP)
- Storm water drain
- 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. 0401 admeasuring 621.61 square ft. carpet area (equivalent to 57.75 square meters.) plus 3.08 square meters. deck area and 1.25 square mtrs. utility area on 04th Floor in Building No. 13 in the Project to be known as "RUNWAL GARDENS PHASE 2 Bldg. No. 13-17", to be constructed on a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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IDBI Trusteeship Services Ltd
CIN : U65991MH2001GOI131154



Ref. No. 10011- 2/ITSL/OPR/2024-25
Date: 28th February, 2025

To,
Runwal Residency Private Limited
Runwal & Omkar Esquare, 5th Floor,
Opp. Slon-Chunabhatti Signal,
Slon (E), Mumbai- 400 022

Dear Sir/ Ma'am,

Ref: No Objection for sale of Flat at Runwal Gardens, Dombivli

This is to confirm that the aforesaid premises are currently mortgaged to IDBI Trusteeship Services Limited ("ITSL") (the "Trustee"), 17, R Kamani Marg, Ballard Estate, Mumbai- 400 001 vide:

- Security Trustee Agreement dated 23rd June 2022, executed by and amongst ITSL, IndusInd Bank and Runwal Residency Private Limited (the "Company")
- Deed of Mortgage cum charge dated 19th July 2022, executed by and amongst ITSL and Company.

Your Company has requested a No Objection Certificate to enable sale of unit to the purchaser/s ("Purchaser/s") detailed hereto vide its mail dated 28th February, 2025. We state that on the basis of email approval received from the Lender i.e. IndusInd Bank Limited dated 28th February, 2025, we have No Objection of Sale of the said Unit(s) to the Purchaser/s as detailed below.

Unit No.	Tower	Customer Name	Saleable Area	Carpet Area	Agreement Value (INR)	Received Value (INR)
T13-0401	T13	Arvind Asharam Chaurasia Prabhadevi A Chaurasia	1040	621.61	73,30,400	7,18,453

We state that, consent is hereby accorded for sale of the said Unit/s to the Purchaser/s subject to the following conditions:

- This consent hereby granted is restricted to the said Unit described above in the project Runwal Gardens of the Company, being constructed at Dombivli in order to enable sale of the said Unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said project without applying to Trustee for a fresh consent letter.
- The consent hereby granted is subject to the Purchaser/s depositing all the moneys payable as consideration for purchase of the said Units bearing Account Name: RRPL - Runwal Gardens Phase 2 Bldg No 13-17 - Collection a/c Account No: 256005600003' held with IndusInd Bank, Mumbai, IFSC INDB0000056. If the Purchaser/s fail to deposit such monies/ sales proceeds in the said Account, the NOC shall automatically stand revoked/ cancelled.
- In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall automatically stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said Unit to any other person.
- Please note that the Trustee shall continue to hold mortgage and charge on behalf of Lender, over the Project, underlying land and other properties except for the aforesaid Units (i.e. after receipt of the entire sale consideration in the aforesaid Account) till such time the facilities availed by the Company are fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Trustee/ Lender/ or its officer.
- Our mortgage and charge on all other properties shall continue in full force and effect.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Bhavesh Vichare on email bhavesh.vichare@idbitrustee.com

Yours faithfully,
For IDBI Trusteeship Services Limited


(Authorised Signatory)



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Regd. Office : Universal Insurance Building, Ground Floor, Sir P. M. Road, Fort, Mumbai - 400 001.
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : itsl@idbitrustee.com • response@idbitrustee.com
Website : www.idbitrustee.com

OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/
ITP-Usarghar-Gharivall-01/11/5/2024

Date: **14 NOV 2024**

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

Sub: Occupancy Certificate to Residential Building No. 13, 14, 22, 23 of phase 2 and part occupancy certificate from 4th to 5th floor of MLCP 1 - Building in the proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 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 Gharivall, Taluka-Kalyan, Dist-Thane.

- Ref:**
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019, dt. 23/12/2021 dt. 21/01/2022.
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, revised LOI dt. 01/05/2022.
 - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023.
 - 4 MMRDA's C.C.s dt. 24/09/2019, 03/10/2020, 16/01/2020, 27/02/2020, 25/06/2020, 30/07/2020, 21/08/2020, 03/10/2019, 14/10/2020, 23/11/2020, 08/12/2020, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 08/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, dt. 10/04/2023, dt. 09/05/2023, dt. 21/08/2023, dt. 14/05/2024 & 06/09/2024.
 - 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, dt. 02/08/2024 & dt. 30/09/2024.
 - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 7 M/s. Saakaar Architects letter dt. 27/09/2024, 18/10/2024.
 - 8 Site visit dt. 15.10.2024

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Sir,

The full development work of building as mentioned in subject above is completed under the supervision of M/s Saakaar 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

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mallmmrda.maharashtra.gov.in

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

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

Viz:

- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
- This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
- The provisions in the proposal which are not conforming 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.

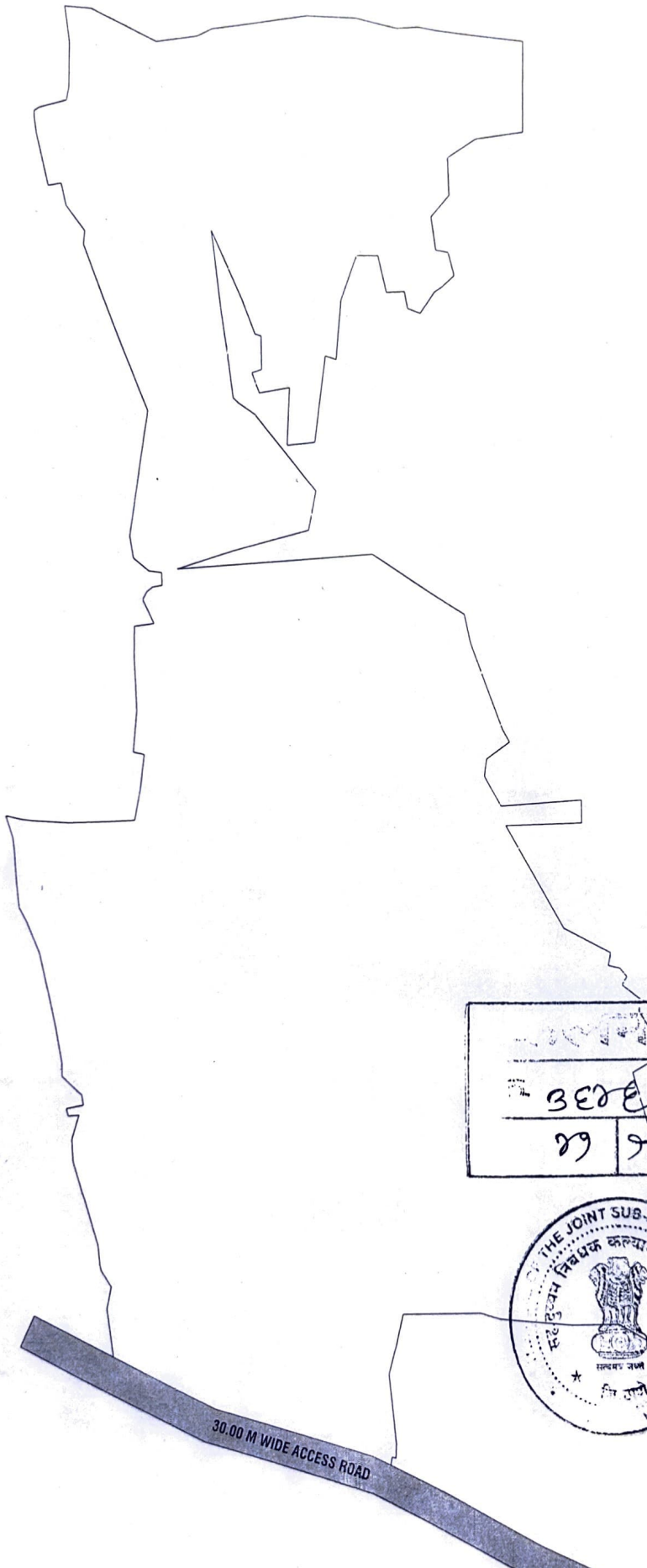
- That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development control layout along with the supporting infrastructure such as road, street lights, landscaping R.G. development, parking development, amenity development etc;

Provisional arrangements for disposing the solid waste shall be made for the entire project on regular basis;

Applicant shall comply with all the conditions in CFO NOC from KDMC;

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दस्तावेज नं. 3882
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30.00 M WIDE ACCESS ROAD

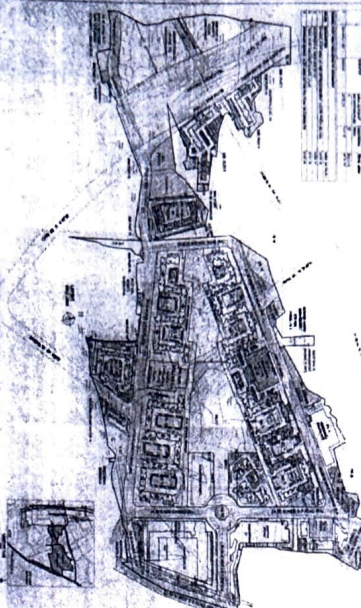


115 ACRE LAND

Annexure -A

Annexure -A

ANNEXURE - B

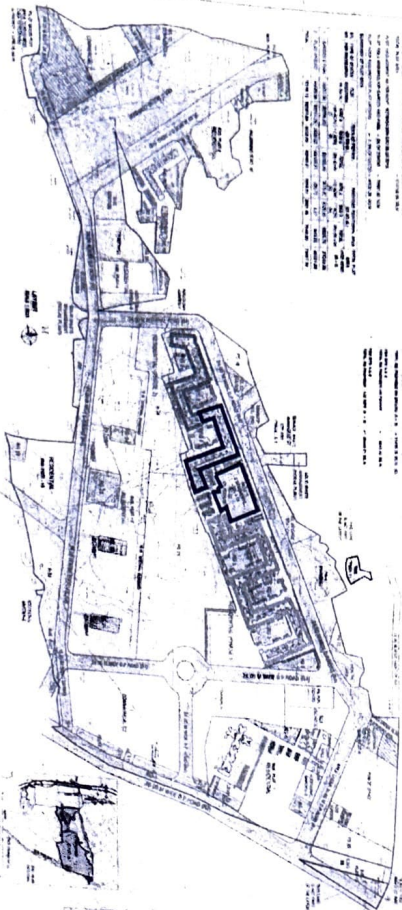


Sl. No.	Particulars	Area (Sq. Ft.)	Remarks
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कमली - ३
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Small administrative stamps and text at the bottom left corner, including a date stamp and some illegible text.



Sl. No.	Particulars	Area (Sq. Mts.)	Volume (Cm. Sq.)	Remarks
1	Plot Area	10000	10000	
2	Building Area	5000	5000	
3	Open Area	5000	5000	
4	Roof Area	1000	1000	
5	Other	0	0	
6	Total	20000	20000	

7075
 2330
 7075
 7075
 904

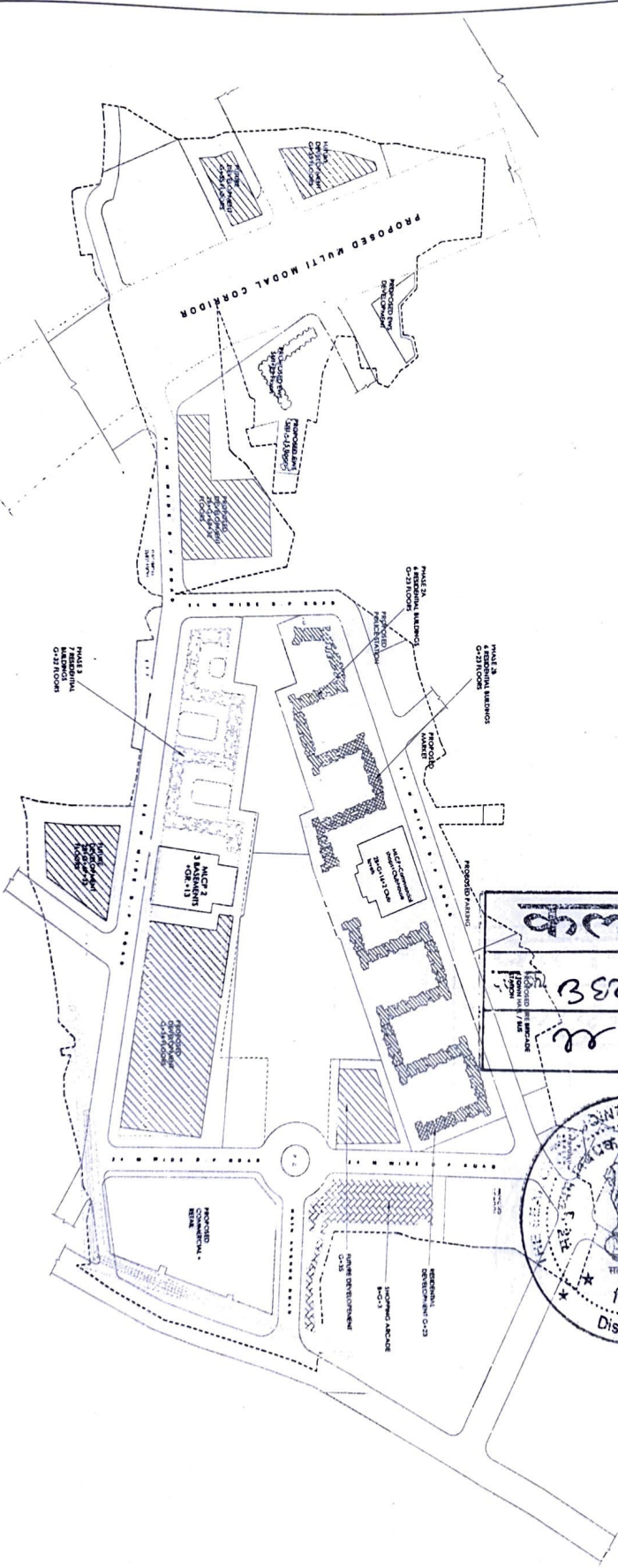


Annexure-B1



NOTE: THE PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

PROPOSED MASTER LAYOUT - RUNVAL GARDEN AS PER 1.7 FSI



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2024	2024
2024	2024



Annexure - C1



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

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

1. **Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **01/07/2020** and ending with **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 25-05-2022 17:53:21

Dated: 01/07/2020
Place: Mumbai



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

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7330400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4587000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 2 प्रोजेक्ट,सुदनिक नं. 0401, चौथा मजला,बिल्डिंग नं. 13,क्षेत्रफळ 57.75 चौ.मी. कार्पेट + 3.08 चौ.मी. डेक एरिया - 1.25 चौ.मी. युटीलिटी एरिया + 1 ओपन कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार एकामिकृत नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(मुद्रांक 2006/यु.आर.53/सी.आर.536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), रेषा क्रमांक पी51700025677((Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 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, 17/12, 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 उरुखर 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) 57.75 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे 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: पंचवा मजला, रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -. रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400J22 पॅन नं:-AAFRCR1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद आशाराम चौरसिया वय:-32; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: गडवाल चाळ, ब्लॉक नं: -, रोड नं: निरंकारी हॉल जवळ, दर्गा रोड, खिडी पाडा, मुलुंड कॉलनी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:-ARPPC1239H
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2025
(10) दस्त नोंदणी केल्याचा दिनांक	05/03/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3646/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	329880
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Utsamkar
 सह दुय्यम निबंधक वर्ग २ कल्याण क्र.३