

22/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4082/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3544603
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2496000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/15/1, मुल्यदर 63900/- मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 बरील रुणवाल गार्डन्स सिटी क्लस्टर 06 टॉवर 6 ते 9, सदनिका नं. 1309, तेरावा मजला, सीएल06-08, क्षेत्रफळ 355.53 चौ.फु.(33.03 चौ.मी.) कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/सीआर-72/17/सुडी-12) (Survey Number : मौजे उसरघर स.नं.17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2, 134/3, 93(पैकी), 103/2, 107/1, 108/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ;)

(5) क्षेत्रफळ

1) 33.03 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे. हॉरीदोनो प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-44; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-जयश्री रविंद्र वालुगडे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लालमनी तिवारी चाळ, ब्लॉक नं: रूम नं. 2, रोड नं: एस. एस. रोड, गणेश नगर, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ABAPW4759M

2): नाव:-रविंद्र गेजू वालुगडे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लालमनी तिवारी चाळ, ब्लॉक नं: रूम नं. 2, रोड नं: एस. एस. रोड, गणेश नगर, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ABIPW1705H

3): नाव:-श्रद्धा रविंद्र वालुगडे वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लालमनी तिवारी चाळ, ब्लॉक नं: रूम नं. 2, रोड नं: एस. एस. रोड, गणेश नगर, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AHPPW8760M

(9) दस्तऐवज करून दिल्याचा दिनांक

22/03/2024

(10) दस्त नोंदणी केल्याचा दिनांक

22/03/2024

(11) अनुक्रमांक, खंड व पृष्ठ

4082/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

160000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

सह. दुय्यम निबंधक, वर्ग-2
कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



507/4082
Friday, March 22, 2024
4:08 PM

पावती

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

पावती क्र.: 4304 दिनांक: 22/03/2024

गावाचे नाव: उसरवर

दस्तावेजनावा अनुक्रमांक: कलन5-4082-2024

दस्तऐवजनावा प्रकार: करारनामा

सादर करण्याच्याचे नाव: जयश्री रविंद्र बाबुगडे

नोंदणी फी

दस्त हाताळणी फी

पुढांणी संख्या: 115

₹. 30000.00

₹. 2300.00

एकूण:

₹. 32300.00

आण्णास मूळ दस्त, ग्रंथनेल ब्रिद, सूची-२ अंदाचे
4:28 PM हात वेळस मिळेल.

Joint Sub Registrar Kalvan 5
सह. दुय्यत विबंधक, वर्ग-२
कल्याण क्र. ९

बाजार मुल्य: ₹. 2496000/-

मोवदला ₹. 3544603/-

सदलेले मुद्रांक शुल्क : ₹. 160000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 2000/

डीडी/घनादेश/वे ऑर्डर क्रमांक: 0324205210585 दिनांक: 22/03/2024

बँकेचे नाव व पत्ता: DHC रकम: ₹. 300/

डीडी/घनादेश/वे ऑर्डर क्रमांक: 0324208511034 दिनांक: 22/03/2024

बँकेचे नाव व पत्ता: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: MH017761043202324E दिनांक: 22/03/2024

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th
Jun 2023

मुकुळ दस्त परत मिळाल्या
T. R. Malalgode
घनवकाराची दस्त

क.स.न.-९	
दस्ता क्र. २०८२	२०२४
८	३३५

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 22th day of March in the Christian year Two Thousand and Twenty (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR14024E), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Onkar Esquare, 5th floor, Opp. Sion Churnabhait Signal, Companies Act, 1956, having its registered office at Runwal & Onkar Esquare, 5th floor, Opp. Sion Churnabhait Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory MR. SAURABH SHANKAR MATU, hereinafter referred to as the "OWNER/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

"**THE PURCHASERS**" as mentioned in "Annexure E" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner; (iii) 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; (iv) in case of a trust, the trustees for the time being and from time to time of the trust and the last surviving trustee of them; and (v) in case of a body corporate/company, its successors and permitted assigns)

The Owners and the Purchasers shall hereinafter collectively be referred to as the 'Parti' and each of them individually as the 'Party'.

WHEREAS:-

a) By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Builders Private Limited as the Vendor of the one part and Horizon Projects Private Limited, being the Owners herein as the purchaser as of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalayan, District Thane, more particularly described in the Part-I of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been



T.R. Madgule
Roushad 1 *Kolugade*

registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN-368 of 2012.

b) By and under another Deed of Conveyance dated 31st December, 2012 executed between Pioneer as the Vendor of the one part and Owner herein as purchaser of the Other Part, Pioneer and Pioneer, transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the one part and parcel of the land or ground aggregately admeasuring 1,95,334 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.

c) By and under another Deed of Conveyance dated 31st December, 2012 executed between Pioneer as the Vendor of the one part and Owner herein as purchaser of the Other Part, Pioneer and Pioneer, transferred in favour of the Owner herein, all their right, title, interest, claim and benefit in respect of the one part and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandan, Taluka Kalyan, District Thane, more particularly described in the Part-III of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013.

d) ए. 954

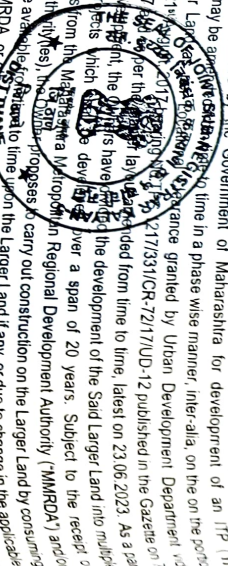
All properties more particularly described in Part-I of Schedule A, Part-II of Schedule A and Part-III of Schedule A totally admeasuring 5,43,520 sq. mtrs are owned by the Owners. Out of the said total area admeasuring 5,43,520 sq. mtrs, some area is acquired by Ministry of Railway and the net area admeasuring about 5,22,335 sq. mtrs approximately is owned and possessed by the Owner which area is hereinafter referred to as the Said Larger Land".

e) By order dated 28th December 2012, the Deputy Collector and the Competent Authority of Thane District re-ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing in the land revenue records, inter-alia, of the Said larger Land, Pursuant to the above order, the aforesaid remark has been deleted from the 7/12 extracts of the Said Larger Land.

f) The title report with respect to the said Land (defined hereinafter and more particularly described in the Schedule B hereunder written) dated 05.08.2023 issued by Adv. Vaibhav Gosavi is hereto annexed and marked as Annexure A.

g) The certified true copies of the 7/12 Extracts of the said Land bearing Survey No 93 (Part) and Survey No. 13 (Part) forming a part of the Said Larger Land, are annexed and collectively marked as Annexure "B" hereunder.
h) The Owners have obtained the necessary permissions and approvals for carrying out the development and construction of the Said Larger Land.
i)

The Owners are constructing an integrated township project "MY CITY PHASE-II" (Whole Project) in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 ("MRTPA") 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 in a phase wise manner, inter-alia, on the on the portion of the Said Larger Land bearing Survey No. 93 (Part) and Survey No. 13 (Part) as shown in the ITP Notification dated 21st September 2017 (ITP No. 1017/2017-2018) and the development plan granted by Urban Development Department on 13 September 2017 (UDR No. 217/331/CR-72/17/UD-12 published in the Gazette on 7th October 2017). For the development of the Said Larger Land, the Owners are proceeding from time to time, latest on 23.06.2023. As a part of the aforesaid development, the Owners have submitted the development plan for the development of the Said Larger Land into multiple phases cluster/projects which are to be developed over a span of 20 years. Subject to the receipt of other approvals/permissions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or such FSI as may be available, the Owners propose to carry out construction on the Larger Land by consuming lay or policy of MMRDA, or other laws, in relation to this, the Owner 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. ("Whole Project")



RS

T.R. Halderjee & Co.

Proposed Potential").

j) The Owners developing the 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) Sports Complex
- (vi) School;
- (vii) Super Market/Departmental Store
- (viii) ATM
- (ix) Convenience Shops
- (x) Other Public Utilities, if any.

k) It is clarified that the Owner will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetize the School, Sports complex, Super Market/ Departmental Store and other such development in the manner it deems fit and proper and the Purchaser 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 Purchasers of the Township Project. The Owner, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.

l) In addition to the aforesaid, the Owner is also developing, for the benefit of the Larger Land, the following reservations required to be developed and handed over to the concerned authorities under the following Regulations/applicable law ("ITP Reservations"):-

- (i) Recreation ground ("RG");
- (ii) Playground ("PG"); and,
- (iii) Garden

It is clarified that the Owner shall be entitled to deal with the concerned authorities with respect to the development and handing over of the ITP Reservations and any relaxations or benefits pertaining to the same. Thereafter, the Owner shall be entitled to hand over the ITP Reservations to the concerned authorities. It is also clarified that the location of the reservations may change either on account of change in law or on account of shifting by the Owner, quantum and extent of the reservations may change and the Owner may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development/handling over will be undertaken accordingly. The Owner may develop facilities on the RG as may be permitted by law such as Club House, Multipurpose Hall, Gymnasium and other facilities from time to time.

m) There is a multi-modal corridor passing through the Larger Land.

n) As a part of the ITP Regulations, the Owner is required to construct suitable amenities for persons from EWS and LG categories ("Social Housing Component"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Owner is entitled and/or permitted to sell, dispose of all or any part of the Social Housing Component, then the Owner shall register the same as a separate real estate project, in the manner the Owner deems fit and proper.

o) The Purchaser has perused the Layout of the Larger Land which specifies the location of the Whole Project, the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be used by the Purchasers of the Whole Project and also by the general public (Whole Project/Common Areas and Amenities) and the ITP Reservations on the Owners Larger Land as per the ITP Regulations ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in Schedule C.

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T. R. Lakshyade
3 Kalvyade

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.

e. 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 the present/ future/ revised/ new Land/ Municipal Tax, Goods and Service tax, Education cess, Value Added Tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, 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/ enactment of any new laws/ rules by the local bodies, State 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. The Purchaser/s shall pay such amount in addition to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

f. The Purchaser/s hereby declares that he/she/they/it has/ have perused this Agreement entirely and all the documents related to the Said Land and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

THE SCHEDULE A ABOVE REFERRED TO
(Description of the Said Larger Land)

PART - I

All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos. 171/1, 172/2, 173A, 173B, 174, 175, 19/1 to 4, 20/3 to 5, 34/1, 36/1A, 36/1B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/3 to 5, 103/6A, 103/6/ B, 103/7 to 13, 103/14B, 103/15 to 18, 104, 106/2, 106/3, 106/6, 107/2/ A, 107/2/ B, 107/3 to 24, 107/25/ A, 107/25/ B, 107/26/ A, 107/26/ B, 108/1, 108/2, 134/1, 134/2, 134/3, situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Land.

PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2, 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Land.

PART-III

All that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts or thereabouts bearing Survey Nos. 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the Said Larger Land.

THE SCHEDULE "B" ABOVE REFERRED TO:
(Description of the said Land)

All that piece and parcel of land or ground aggregately admeasuring 2612.14 sq.mts. (Pflinh Area) bearing Survey No 93 (Part) and Survey No. 109 (Part) forming a part of Larger Land, situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

THE SCHEDULE C ABOVE REFERRED TO:
[Description of Whole Project common areas and amenities (Township Amenities)

These proposed facilities (subject to approval from authorities) are planned under proposed central park and are to be handed over to authorities after completion of TTP and are open to general public.

- Cricket Ground



5-R.K. Kalyan
D. Kalyan 35

Kalyan

क.ल.न.-५	
दस्ता क्र. २०८२/२०२४	
२२	२३५

- Children Amusement Park
- Jogging Track .
- Cycling Track
- Skating Rink
- Health Juice Kiosks
- Gazebo with seating
- Picnic Seating
- Amphitheatre
- Outdoor Gym
- Board Games plaza
- Pet Park
- Senior Citizens Corner
- Flower Garden
- Seasonal Garden
- Topiary Garden
- Orchard trees trail
- Miyawaki Garden
- Butterfly Garden

Other Township amenities/utilities

क. ल. न. - ५	
Cricket field	Sports Complex
Convenience shops	ATM
SuperMarket / Departmental Store	2024
3	594



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

SIGNED SEALED AND DELIVERED

By the within named OWNERS

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. Kishor Kumar Jain through

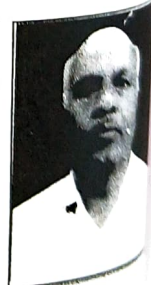
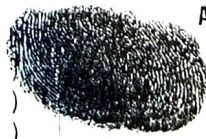
For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

in the presence of

1. Gaurav Jagtap

2.



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MRS. JAYASHRI RAVINDRA WALUGADE

MR. RAVINDRA GENU WALUGADE

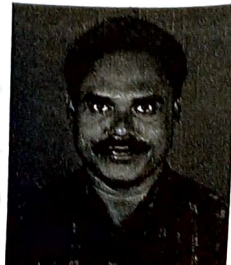
MS. SHRADDHA RAVINDRA WALUGADE

J. R. blalugade

in the presence of

1. JAYARDAN KASHIRAM JANHAV

2.



RECEIVED of an above named the
RUPEES THREE
THOUSAND
SIXTY
as advance payment
Purchaser/s to the

Witness:

- 1.
- 2.

Prakash O. Sagavekar

क.ल.न.-७

एल.क.२००८२ २०२४

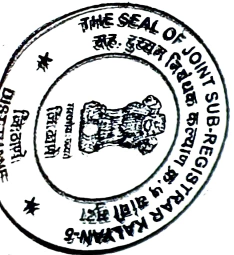
८३ २२५

The details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is as mentioned in the Table below:

TABLE B: The Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project

S. N.	Description	Total Required Area (In Sqm.)	Total Proposed Area (In Sqm.)
1.	Spaces for Recreation:		
a.	Garden & Parks	24,595.89	25,783.07
b.	Playgrounds	36,893.83	46,296.99
c.	Additional Sector Level Open Space (10%) :		
2.	Spaces for Combined Schools (Primary Schools + Secondary School):	24,906.18	43,721.88
3.	Play Ground adjoining to School Building	7,188.88	7,345.62
4.	Community Health Care Facilities:	1,962.24	3,180.89
5.	Community Market:	1,229.79	1905.02
6.	Public Assembly Facilities (Town Hall and/or Auditorium including Library):	2,000.00	2,300.00
7.	Economic Activities (Commercial Plot):	5,000.00	5,000.00
8.	Public Utilities:	49,191.77	62,758.65
a.	Fire Brigade Station		
b.	Sewage Waste management project (SWMP)	3,000.00	3,055.00
c.	Cremation Ground	4,000.00	4002.13
d.	Burial Ground	2000.00	2000.00
e.	Bus Station/Transport Hub	2000.00	2007.99
f.	Police Station	3,000.00	3,008.72
g.	Electric Sub-Station	1,000.00	1000.00
		8000.00 Sqm required by Maharashtra State Electricity Transmission Company Ltd.	
h.	Other Public Utilities		8090.00

As per Applicant shall provide the required plot area for 'Other Public Utilities' as per



The Am
condition

1.
2.
3.
4.
5.
6.

ANNEXURE D



No. SR01/Growth Centre/2400/8P/ITP Usarghar-Sandrp-01/Vol-19 & 21/ 8-9-7/2023

AMENDED COMMENCEMENT CERTIFICATE

Date: 23 Jun 2023

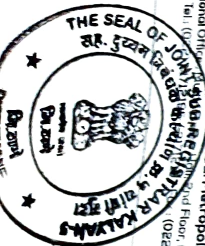
To,
The Director, M/s. Horizon Projects Pvt. Ltd.
Runwal & Omkar E square, 5th Floor,
Opp. Sion - Chumbharti Signal,
Sion (E), Mumbai-400 022

क.न.सि.नं-७
Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966
एतल क्र. २०२४
103

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar E square, Sion (E), Mumbai-400 022 for the Proposed Development (as mentioned in Table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(P), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(P), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21/1 of Village Sandrp, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of 4,74,073.16 sq.m. (Sale Component) as against the total permissible built up area of 13,40,569.77 Sqm (Base FSI of 1.00 on gross plot) + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity as per UDCPH = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCPH = 80% of Proposed BUA for Non-Residential Activity] and proportionate Social Housing component is 49,825.24 Sqm. as depicted on the drawing nos 1/81 to 81/81.

Table 2	Sale per UDC User	Sale (Residential) Component
Table 2	Sale per UDC User	Sale (Economic Activity) Component

Mumbai Metropolitan Region Development Authority
 (a) 400, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



State Regional Office
 Maharashtra Regional Development Authority
 (a) 400, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

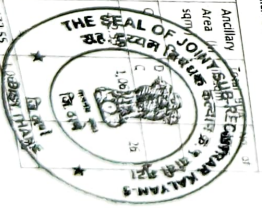
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 दस क्रमांक 2/2018
 ७६ ११५

Table 1 : Indicating the details of building (Residential- Sale Component) for which Commencement Certificate as per UDCCPR is hereby granted :

User	Cluster	Type of Wing/ Building No.	No. of Storey	Ht. (In M.)	No. of Wing	Base Area (In sqm.)	Premiu m Area (In sqm.)	Ancillary Area (In sqm.)	Total BUA (In sqm.)	No. of Units
Sale (Residential) Component	Cluster 6	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	A	B	C	D = A+B+C
							8,049.03	21,464.08	323	
		Tower 2	Ground + 1st to 4th Podium floor, 5th Podium	98.90	1	12,788.38	---	7,573.03	20,461.40	303
							8,266.16	22,043.09	303	
		Tower 3	Top Floor, 6th to 33rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
							8,266.16	22,043.09	303	
		Tower 4	Basement + Ground + 1st to 4th Podium	98.90	1	16,990.14	---	10,194.08	27,184.22	420
							10,194.08	27,184.22	420	
		Tower 5	Podium floor, 5th Podium	98.90	1	13,776.93	---	8,266.16	22,043.09	303
8,266.16	22,043.09						303			
Tower 6	Top Floor, 6th to 33rd Floors	98.90	1	12,788.38	---	7,573.03	20,461.40	303		
					7,573.03	20,461.40	303			
Tower 7	Basement + Ground + 1st to 33rd Floors	98.90	1	13,358.99	---	8,015.39	21,374.38	323		
					8,015.39	21,374.38	323			
Tower 8	Basement + Ground + 1st to 33rd Floors	98.90	1	12,223.01	---	7,333.80	19,556.81	287		
					7,333.80	19,556.81	287			
Club House	Podium	98.90	1	12,223.01	---	7,333.80	19,556.81	287		
					7,333.80	19,556.81	287			
Total (A) =						1,26,107.93	---	75,664.76	2,01,772.69	2,955

Table 2 : Indicating the details of building (Commercial- Sale Component) for which Commencement Certificate as per UDCCPR is hereby granted :

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (In M.)	No. of Wing	Base Area (In sqm.)	Premiu m Area (In sqm.)	Ancillary Area (In sqm.)	Total BUA (In sqm.)	No. of Units
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	A	B	C	D = A+B+C
							590.68	---	---	---
Total (B) =						590.68	---	---	---	---



ANNEXURE E

क.ल.न.-५	
दस्तावेज क्र. २०२४	२०२४
२०	२०२५

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. JAYASHRI RAVINDRA WALUGADE MR. RAVINDRA GENU WALUGADE MS. SHRADDHA RAVINDRA WALUGADE
2.	Address of Purchaser/s	ROOM NO 2, LALMAANI TIWARI CHAWL, S S ROAD, GANESH NAGAR, BHANDUP WEST, MUMBAI - 400078
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-08
7.	Floor	13
8.	Flat No.	1309
9.	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 Purchaser/s; AND	Carpet area of premises 33.03 Sq. mtr. equivalent to 355.53 Sq.ft. and additional area of enclosed/open Balcony - NA Sq. mtr. equivalent to NA sq. ft. and Service/utility area NA sq mtr. equivalent to NA sq.ft.
10.	No. of Car Parks included in the Agreement	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 3544603
12.	Other charges, Deposits & Advance	Rs. 195977
13.	PAN No. of Purchaser/s	ABAPW4759J (1705H) 187800M
14.	Details of Mortgage/Charge as referred in Recital (dd) of the Agreement	As on date the said Property is not mortgaged or charged to any Bank Ltd for the Project. Further details of the mortgages are given in the Annexure 'A'.
15.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or balconies on the said Building, irrespective of whether the said Building is under construction or has been completed, the consent of the Competent Authority is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
16.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST. Laws in case of non-availability of 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.

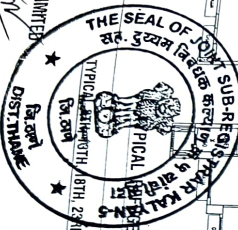
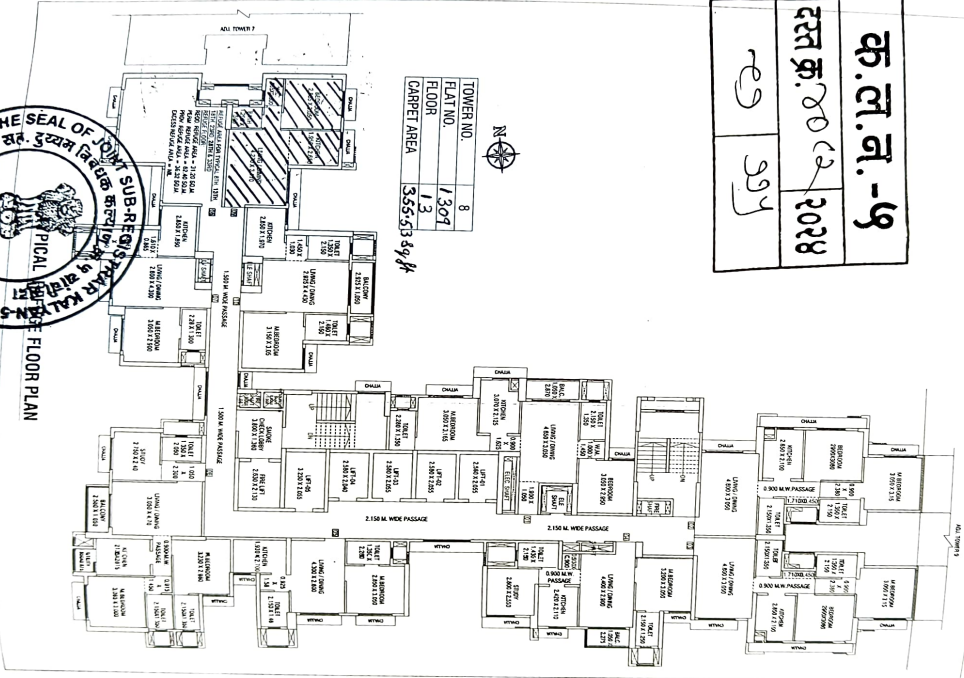


J.A. Walugade
Walugade

ANNEXURE F
 FLOOR PLAN

क.ल.न.-७	
दस्तावेज नं.	२०८२/२०२४
ए	२१५

TOWER NO.	8
FLAT NO.	1309
FLOOR	13
CARPET AREA	355.513 sq.ft



FOR HORIZON PRODUCTS PRIVATE LIMITED
 AUTHORIZED SIGNATORY

S-R-Walegade
 Walegade
 Walegade

ANNEXURE I



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 9(a)]

क.न.न.-९	
दस्ता क्र. २०८२	२०२०
स्य	२२५

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1700052351

Project: Runwal Gardens City Cluster 6 Tower 6 to 9 , Plot Bearing /CTS /Survey / Final Plot No. 33 (P), 109 (P) at
Usarigarh, Kalyan, Thane, 421204;

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at Tarsi, Mumbai City, District:
Mumbai City, Pin: 400022.

2. This registration is granted subject to the following conditions, namely:-
- 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 (f) 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 11/09/2023 and ending with 31/03/2027 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.



Dated: 11/09/2023
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vajrini Anantaram Prabh
Secretary
Date: 11/09/2023 14:53:14

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

J. K. Walsegade

Prungell

Salugade