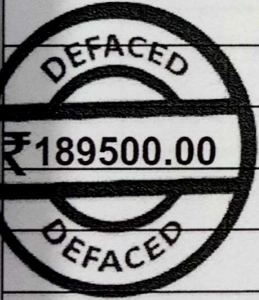




CHALLAN
MTR Form Number-6



GRN	MH000478975202425E	BARCODE			Date	10/04/2024-13:21:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ACQPT7812D			
Location	THANE			Full Name	VIVEK S TALNIKAR			
Year	2024-2025 One Time			Flat/Block No.	RUNWAL GARDENS CITY CLUSTER 06 TOWER			
				Premises/Building	5 TO 9 PROJECT,			
Account Head Details		Amount In Rs.						
0030046401 Stamp Duty		159500.00		Road/Street	BLDG NO.CL06-08, FLAT NO.3009, 30TH FLOOR, USARGHAR, DOMBIVLI (EAST)			
0030063301 Registration Fee		30000.00		Area/Locality	355.53 SQ.FT			
				Town/City/District				
				PIN	क.ल.न.-५ 2 0 4			
				Remarks (If Any)	दस्त क.५२० २०२४			
				PAN2=AAFCR1404F~SecondPartyName=HORIZON PROJECTS PVT				
				LTD~CA=3535350	५ ११५			
Total		1,89,500.00		Amount In Words	One Lakh Eighty Nine Thousand Five Hundred Rupees			
				Words	Only			
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02901792024041044122	523789260	
Cheque/DD No.				Bank Date	RBI Date	10/04/2024-18:22:33	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. Mobile No. : 9137362631
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता या दस्तासोबत सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-507-5281	0000289557202425	12/04/2024-11:18:12	IGR542	30000.00

क.ल.न.-५	
दस्त क्र. ५२७	२०२४
२	७७७

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 12th day of April in the Christian year Two Thousand and Twenty Four (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory MR. SAURABH SHANKAR NATU, 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 PURCHASER/S**" 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/heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partners or partner of 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 of the HUF; (iv) 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 (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.



The Owners and the Purchaser/s shall hereinafter collectively be referred to as the '**Parties**' and individually as the '**Party**'.

WHEREAS: -

- By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Limited ("Premier") as the Vendor of the one part and Horizon Projects Private Limited, being the Owners herein as the purchaser 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 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

[Handwritten mark]

1 *[Signature]*

[Signature]

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ANNEXURE E

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. VIVEK SUBHASHCHANDRA TALNIKAR MRS. RASIKA RAJANIKANT DIXIT
2.	Address of Purchaser/s	JANAKI NAGAR, NEAR NEW WATER TANK, SANGAMNER, AHMADNAGAR, MAHARASHTRA - 422605
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	30
8.	Flat No.	3009
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. 3535350
12.	Other charges, Deposits & Advance	Rs. 155977
13.	PAN No. of Purchaser/s	ACQFT7812D 1267D
14.	Details of Mortgage/Charge as referred in Recital (dd) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance by the Owners.
15.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such additional/reduction of floors 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 input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the Flat.



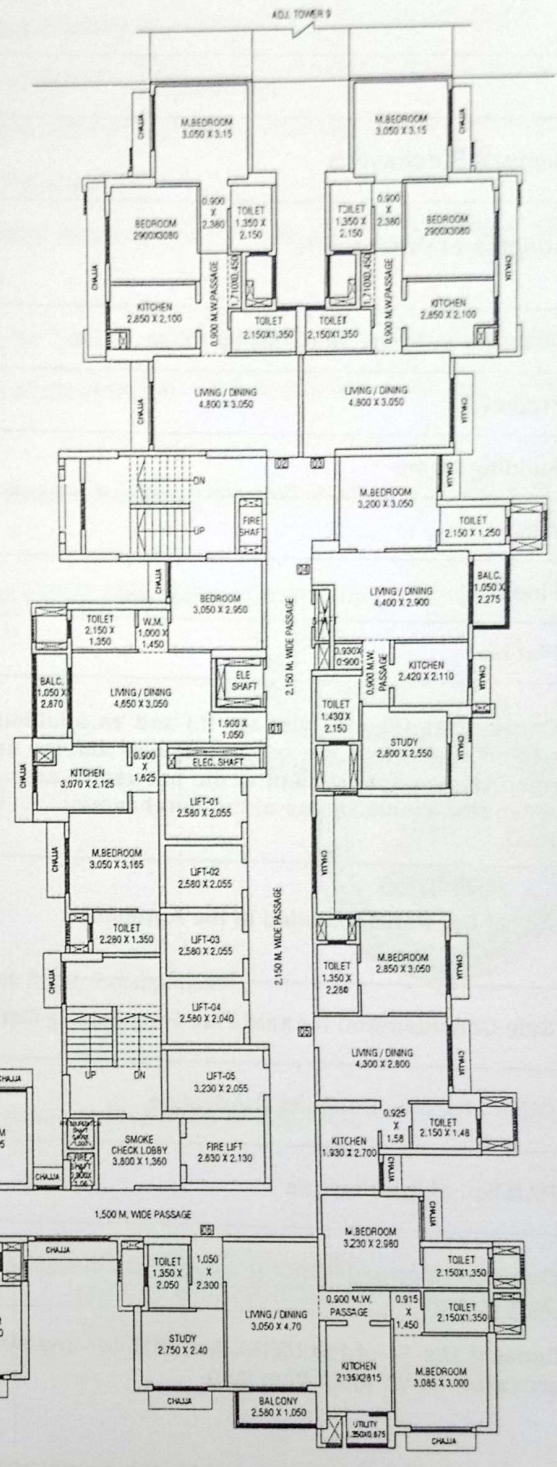
Jahin

RP

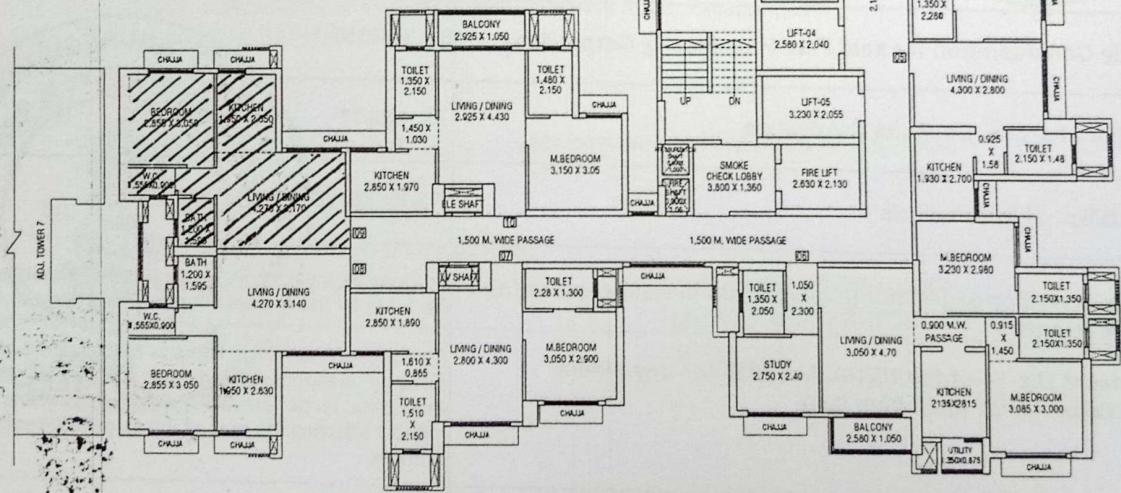
ANNEXURE F

FLOOR PLAN

क.ल.न.-५
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TOWER NO.	8
FLAT NO.	3009
FLOOR	30
CARPET AREA	355.53 sq ft

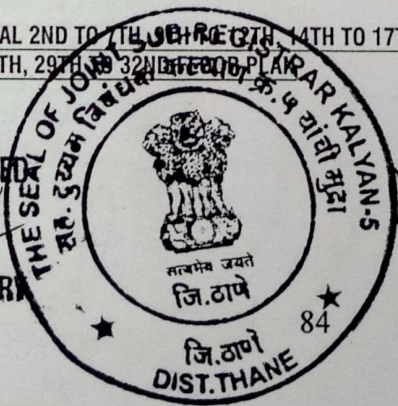


TYPICAL FLOOR PLAN

TYPICAL 2ND TO 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



Vahin

Arjit

क.ल.न.-५	
दस्त क्र. ५२८	२०२४
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ANNEXURE G

Project: Runwal Gardens City Cluster 6 Tower 6 to 9

Flat No. 3009 on 30 Floor in "CL06-08" Wing of Runwal Gardens City Cluster 6 Tower 6 to 9

Rs. 3535350 /- (Rupees Thirty Five Lakh Thirty Five Thousand Three Hundred Fifty Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	BOOKING AMOUNT	35354
2	WITHIN 60 DAYS POST BOOKING	318182
3	ON COMPLETION OF EXCAVATION	707070
4	ON INITIATION OF PLINTH	530303
5	ON INITIATION OF 3 RD SLAB	141414
6	ON INITIATION OF 6 TH SLAB	141414
7	ON INITIATION OF 9 TH SLAB	106061
8	ON INITIATION OF 12 TH SLAB	106061
9	ON INITIATION OF 15 TH SLAB	106061
10	ON INITIATION OF 18 TH SLAB	106061
11	ON INITIATION OF 21 ST SLAB	106061
12	ON INITIATION OF 24 TH SLAB	106061
13	ON INITIATION OF 27 TH SLAB	106061
14	ON INITIATION OF 30 TH SLAB	106061
15	ON INITIATION OF TOP SLAB	106061
16	ON INITIATION OF BLOCK WORK	176768
17	ON INTIATION OF FLOORING	176768
18	ON INTIATION OF DOOR AND WINDOWS	176768
19	ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE	176760
	Total	3535350

Plus GST and any other taxes as applicable



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Handwritten signature: Vahiben

Handwritten initials: Arit

क.ल.न.-५	
दस्त क्र. 24)	2028
२६	२२०



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 : P51700052561

Project: Runwal Gardens City Cluster 6 Tower 6 to 9 , Plot Bearing / CTS / Survey / Final Plot No.: 93 (P), 109 (P) at Usarghar, Kalyan, Thane, 421204;

- Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 11/09/2023 and ending with 31/05/2027 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

 - 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

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

Handwritten signatures and initials at the bottom of the page, including a large signature that appears to be 'Vishal' and other smaller initials.

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3535350
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2554000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रं. 47/151/1, मुल्यदर 63900/- मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 वरील रुणवाल गार्डन्स सिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट, सदनिका नं. 3009, तिसावा मजला, सीएल06-C8, क्षेत्रफळ 355.53 चौ.फु. (33.03 चौ.मी.) कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारन म्यास मुद्रांक शुल्कामध्ये 50% सवलत (टीपीएस-1217/331/सीआर-72/17/युडी-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 न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	

1) 33.03 चौ.मीटर

1): नाव:-मे. हॉरीझोन 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 स्क्वेअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

1): नाव:-विवेक सुभाषचंद्र तळणीकर वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जानकी नगर, न्यु वॉटर टँक जवळ, संगमनेर, अहमदनगर, महाराष्ट्र, आं:रड्णागार. पिन कोड:-422605 पॅन नं:-ACQPT7812D

2): नाव:-रसिका रजनीकांत दिक्षित वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जानकी नगर, न्यु वॉटर टँक जवळ, संगमनेर, अहमदनगर, महाराष्ट्र, आं:रड्णागार. पिन कोड:-422605 पॅन नं:-BCQPD1267D

(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5281/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	159500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

