



GRN	MH018241876202324E	BARCODE			Date	27/03/2024-17:45:50	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	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	ACQP7812D			
Location	THANE			Full Name	VIVEK S TALNIKAR			
Year	2023-2024 One Time			Flat/Block No.	RUNWAL GARDENS CITY CLUSTER 06 TOWER			
Account Head Details		Amount In Rs.	Premises/Building	6 TO 9 PROJECT, BLDG NO. CL06-08				
0030046401	Stamp Duty	164000.00	Road/Street	FLAT NO.3008, 30TH FLOOR, USARGHAR, DOMBIVLI (EAST)				
0030063301	Registration Fee	30000.00	Area/Locality	355.53 SQ.FT				
			Town/City/District					
			PIN	4				
			Remarks (If Any)	क.ल.न. - ५				
			PAN2=AAFRCR1404F	दस्त क. २५ २० २०२४		2028		
			LTD-CA=3638000	SecondPartyName=HORIZON		PROJECTS PVT		
			Amount In	One Lakh Ninety Four Thousand Rupees Only				
Total	1,94,000.00		Words					
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02901792024032716935		523570174	
Cheque/DD No.			Bank Date / RBI Date	27/03/2024-17:47:16		Not Verified with RBI		
Name of Bank				UNION BANK OF INDIA				
Name of Branch				Not Verified with Scroll				

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Anushka Talnikar

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only and not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9137362631

१-१०-१५-१५

४५००

१५-१०-१५

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 28th day of March in the Christian year Two Thousand and Twenty Four (hereinafter referred to as the 'Agreement')

RP

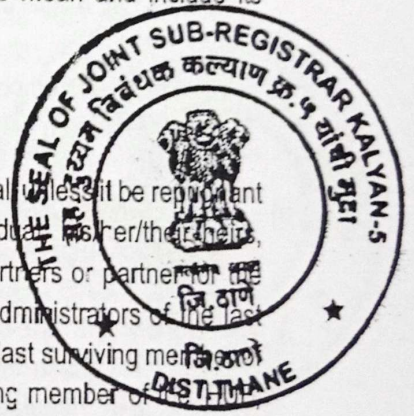
BETWEEN

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**;

RP

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, the purchaser/the 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 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: -

a) 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

RP

[Signature]
1

Anushka Jalnikar

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.mtrs. (Plinth 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 ITP.

- Cricket Ground
- Children Amusement Park
- Jogging Track
- Cycling Track
- Skating Rink
- Health & Life 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

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Other Township amenities/utilities

- Football Field
- Sports Complex
- Convenience shops
- ATM
- SuperMarket/Departmental Store



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. Saurabh Matsu through

Mr. Kishor Kumar Jain

in the presence of

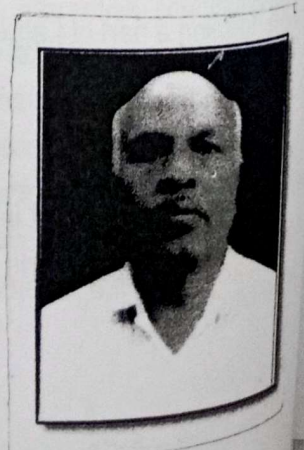
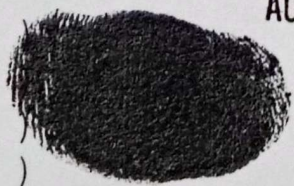
1. Vir B. Bhandari

2. [Signature]

For HORIZON PROJECTS PRIVATE LIMITED

[Signature]

AUTHORIZED SIGNATORY



[Handwritten mark]

[Handwritten signature]

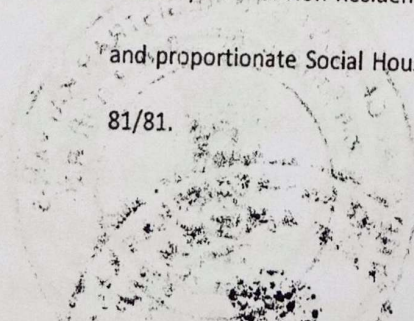
[Handwritten signature]

AMENDED COMMENCEMENT CERTIFICATE

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

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Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Regional & Town Planning Act, No. XXXVII of 1966) to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar E square, 5th Floor, Opp Sion - Chunabhatti Signal, 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(Pt), 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(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 /1 of Village Sandap, 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 UDCPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCPR = 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.



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) 2172195 / 2172197 Fax: (022) 2172197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in



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

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Sale (Residential) Component	Cluster 6	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	---	8,049.03	21,464.08	323
		Tower 2	Ground + 1st to 4th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Podium floor, 5th Podium Top Floor, 6th to 33rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground + 1st to 4th	98.90	1	16,990.14	---	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
		Tower 6	Top Floor, 6th to 33rd Floors	98.90	1	12,788.38	---	7,673.03	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
		Tower 8	1st to 33rd Floors	98.90	1	12,223.01	---	7,333.80	19,556.81	257
		Tower 9	Podium		1		---			
		Club House								
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 UDCPR is hereby granted :

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	---	472.55	1,063.23	26
Total (B) =						590.68				26



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ANNEXURE E

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. VIVEK SUBHASHCHANDRA TALNIKAR MS. ANUSHKA VIVEK-TALNIKAR
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.	3008
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 <u>33.03</u> Sq. mtr. equivalent to <u>355.53</u> Sq.ft. and additional area of enclosed/open Balcony - <u>NA</u> Sq mtr equivalent to <u>NA</u> sq. ft. and Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft.
10.	No. of Car Parks included in the Agreement	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 3638000
12.	Other charges, Deposits & Advance	Rs. 195977
13.	PAN No. of Purchaser/s	ACQPT7812D, BMLT884D
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 availed 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 construction/reduction of floors is required as per prevailing rules and 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.

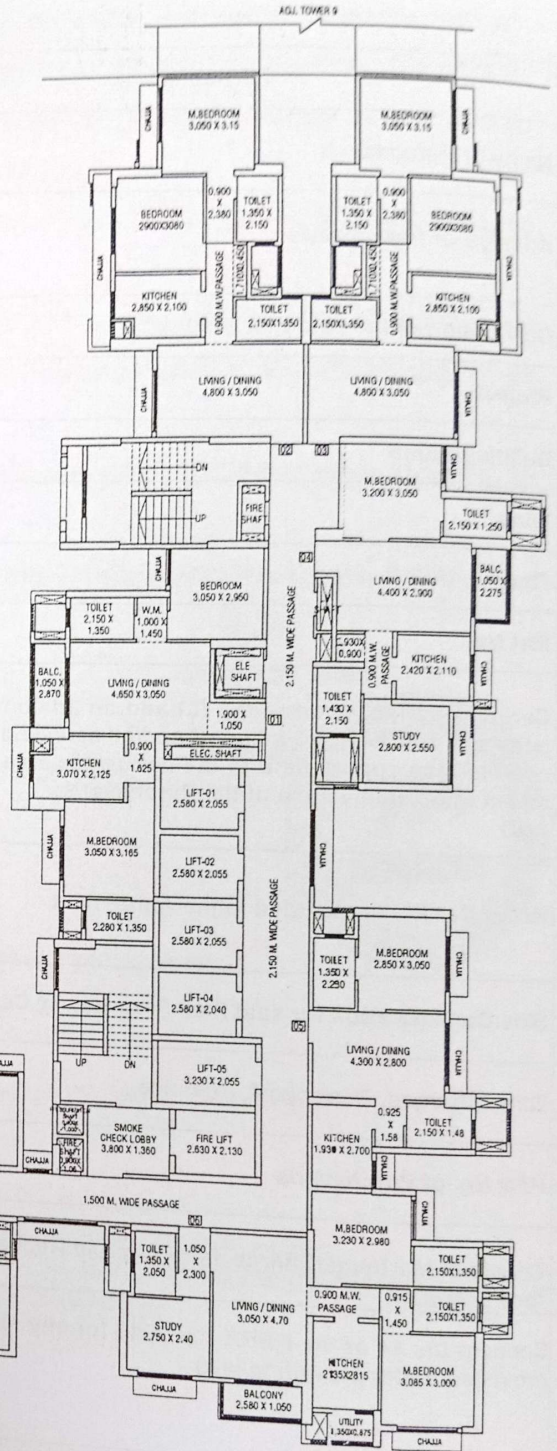


Anushka Talnikar

ANNEXURE F

FLOOR PLAN

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TOWER NO.	8
FLAT NO.	3008
FLOOR	30
CARPET AREA	355.5384 sq ft



SEAL OF JOINT SUB-REGISTRAR KALYAN-5
 THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
 TYPICAL FLOOR PLAN
 TYPICAL FLOOR PLAN TO 7TH, 8TH TO 12TH, 13TH TO 17TH, 19TH TO 22ND, 24TH
 TO 27TH, 28TH TO 32ND FLOOR PLAN
 नारामेय जयते
 जि.ठाणे
 जि.ठाणे
 DIST.THANE

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

- A) Project: Runwal Gardens City Cluster 6 Tower 6 to 9
- B) Flat No. 3008 on 30 Floor in "CL06-08" Wing of Runwal Gardens City Cluster 6 Tower 6 to 9
- C) Rs. 3638000/- (Rupees Thirty Six Lakh Thirty Eight Thousand Only)
- D) Payment Terms:

Sr. No.	Particulars	Amount
1	BOOKING AMOUNT	36380
2	WITHIN 30 DAYS POST BOOKING	327420
3	ON COMPLETION OF EXCAVATION	727600
4	ON INITIATION OF PLINTH	545700
5	ON INITIATION OF 3 RD SLAB	145520
6	ON INITIATION OF 6 TH SLAB	145520
7	ON INITIATION OF 9 TH SLAB	109140
8	ON INITIATION OF 12 TH SLAB	109140
9	ON INITIATION OF 15 TH SLAB	109140
10	ON INITIATION OF 18 TH SLAB	109140
11	ON INITIATION OF 21 ST SLAB	109140
12	ON INITIATION OF 24 TH SLAB	109140
13	ON INITIATION OF 27 TH SLAB	109140
14	ON INITIATION OF 30 TH SLAB	109140
15	ON INITIATION OF TOP SLAB	109140
16	ON INITIATION OF BLOCK WORK	181900
17	ON INTIATION OF FLOORING	181900
18	ON INTIATION OF DOOR AND WINDOWS	181900
19	ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE	181900
	Total	3638000

Plus GST and any other taxes as applicable



Vachin

Anushka Jadhikar

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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 : 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 (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 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. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:11-09-2023 14:53:14

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

V. Prabhur

28/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4527/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3638000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2554000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/- मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 वरील रुणवाल गार्डन्स माय सिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट, सदनिका नं. 3008, तिसावा मजला, सीएल06-08, क्षेत्रफळ 355.53 चौ.फु.(33.03 चौ.मी.) कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास 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.	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 स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विवेक सुभाषचंद्र तळणीकर वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जानकी नगर, न्यु वॉटर टँक जवळ, संगमनेर, अहमदनगर, महाराष्ट्र, -. पिन कोड:-422605 पॅन नं:-ACQPT7812D 2): नाव:-अनुष्का विवेक तळणीकर वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जानकी नगर, न्यु वॉटर टँक जवळ, संगमनेर, अहमदनगर, महाराष्ट्र, -. पिन कोड:-422605 पॅन नं:-BMRPT3844D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4527/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	164000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक, वर्ग-२
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.

