

338/6649

पावती

Original/Duplicate

Monday, April 22, 2024
2:45 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 7159 दिनांक: 22/04/2024

गावचे नाव: उसरघर
दस्तऐवजाचा अनुक्रमांक: कलन4-6649-2024
दस्तऐवजाचा प्रकार: करारनामा
नादर करणाऱ्याचे नाव: ज्योती मेनन -

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2340.00
पृष्ठांची संख्या: 117

एकूण: ₹. 32340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:05 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kaiyan 4

बाजार मूल्य: ₹.4299000 /-
मोबदला ₹.5939500/-
भरलेले मुद्रांक शुल्क : ₹. 267500/-

स. दुसरा निव्वंदाक यत्नास - ४

- 1) देयकाचा प्रकार: DHC रकम: ₹.340/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424196717606 दिनांक: 22/04/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424199117532 दिनांक: 22/04/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000958595202425E दिनांक: 22/04/2024
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





22/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दन्त क्रमांक : 6649/2024

नोदणी :

Regn 63m

गावाचे नाव : उसरघर

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 5939500
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 4299000

- (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 संवप स.नं. 2 व 21/1 वरील रुग्णवाल गार्डन्स मिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट, सदनिका नं. 3003, तिसावा मजला, सीएल06-09, क्षेत्रफळ 573.29 चौ.फु.(53.26 चौ.मी.) कारपेट + 25.19 चौ.फु.(2.34 चौ.मी.) युटीलिटी एरियासह दि. 21/08/2017 च्या अधिसूचनेनुसार विगेष वमाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/मीआर-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 संवप स.नं. 2 व 21/1 ;)

- (5) क्षेत्रफळ

1) 53.26 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:- में. हॉरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडीत वय:-55; पत्ता:- प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णवाल अँड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: मायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हाबवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404F

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

1): नाव:- ज्योती मेनन - वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पशुपतीनाथ विल्डिंग, माधव संकल्प को. ऑप. हौ. सो., ब्लॉक नं: 1702 सी-2, रोड नं: खडकपाडा, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ASLPK3430B

- (9) दस्तऐवज करून दिल्याचा दिनांक

22/04/2024

- (10) दस्त नोंदणी केल्याचा दिनांक

22/04/2024

- (11) अनुक्रमांक, खंड व पृष्ठ

6649/2024

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

267500

- (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



(Handwritten signature)

सह. दुय्यम निबंधक कल्याण - ४

क ल न - ४
दस्त क्र. ६६०८/२०२४
५ / ११६

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this nd 22 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 Chunabhalli 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/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 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 title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately adjoining measuring 2,85,716 sq. meters or thereabouts situate lying and being at Village Usurapur, 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

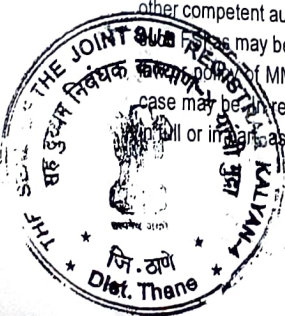


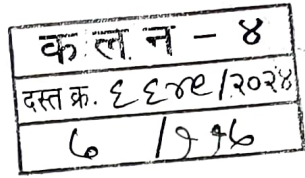
Handwritten signature/initials.

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सं. ६६७६/२०२४
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registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.

- b) By and under another Deed of Conveyance dated 31st December, 2012 executed between Premier as the Vendor of the one part and Owner herein as 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 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-II 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 Premier as the Vendor of the one part and Owner herein as purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owner herein, all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandap, 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) 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 5,28,350 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 has ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing on 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. 109 (Part) forming a part of the Said Larger Land, are annexed and collectively marked as Annexure "B" hereto.
- 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 ("MRTP") 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 as per Locational Clearance granted by Urban Development Department vide Notification dated 21st August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7-13 September 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the aforesaid development, the Owners have divided the development of the Said Larger Land into multiple phases/ clusters/projects which shall be developed over a span of 20 years. Subject to the receipt of other approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or other competent authority(ies), the Owner proposes to carry out construction on the Larger Land by consuming the land available from time to time upon the Larger Land if any, or due to change in the applicable law or otherwise, on any other portion of the land comprising the Larger Land, as the case may be. In all or in part, as may be required/ permissible under the applicable law from time to time. ("Whole Project")





Proposed Potential").

j) The Owner is developing the Larger Land in a phase wise manner comprising:

- () Several residential phases;
- (i) Several commercial phases;
- (ii) Sewage Waste Management Plant;
- (v) Electric Sub-station;
- (vi) Sports Complex
- (vi) School;
- (vii) Super Market/Departmental Store
- (viii) ATM
- (ix) Convenient 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 current ITP 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 accruing or arising therefrom shall be to the benefit of the Owner. It is also clarified that the reservations to be developed on the Larger Land from time to time may change, the law relating to handing over of reservations may change, 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/handing 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 small tenements for persons from EWS and LIG 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 usable 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 6.



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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 additions 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 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.17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19 /1 to 4 , 20/ 3 to 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 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/3 to 5, 103/6/A, 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 LargerLand.

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 LargerLand.

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 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) Dist. Thane)

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

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[Handwritten signature]



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 ००/११६

- 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

- 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. Sayyabh Natu through
 Mr. Rishor Kumar Jain

in the presence of

1. [Signature]
2. Alakshy Ghine

For HORIZON PROJECTS PRIVATE LIMITED

[Signature]
 AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MRS. JYOTI MENON

in the presence of

1. [Signature]
2. PRAMOD KADAM



RECEIVED of and
 above named the
 RUPEES Two
THOUSAND
SEVENTY
 as advance payment
 Purchaser/s to the C

Witness:

1. [Signature]
2. [Signature]

कलन - ४
दान क्र. ६६४६/२०२३
५४/१७६

ANNEXURE C



No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01, Vol-19 & 21/898/2023 Date: 23 JUN 2023

AMENDED LAYOUT APPROVAL LETTER

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

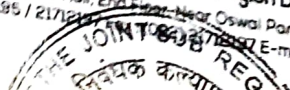
Sub : Proposal for issuance of Amended Layout approval, Commencement Certificate (CC) for Cluster-6 (Tower 1,2,3,4,5,6,7,8,9) including Club House on Podium, Retail Shops on Ground Floor and CC for 01 No. of EWS LIG Building as Social Housing Component (with Wings A,B,C) as per UDCPR in the proposed Integrated Township Project (ITP) 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. Applicant M/s. Horizon Project Pvt. Ltd.

- Ref:**
1. GoM Location Clearance notification dt. 21/08/2017.
 2. MMRDA Conditional Letter of Intent (LOI) dt. 23/04/2018, dt. 03/02/2020
 3. MMRDA's Layout Approval dt. 23/04/2018, dt. 03/02/2020, dt. 19/05/2022
 4. MMRDA's C.C.s, dt. 03/02/2020, dt. 28/09/2020, dt. 20/10/2020, dt. 01/01/2021, dt. 22/11/2021, dt. 14/01/2022, dt. 08/09/2022
 5. MMRDA's OC dt. 19/05/2022, dt. 12/12/2022, dt. 02/06/2023
 6. Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout
 7. M/s. Saakaar Architects letters dt. 18/7/2022, dt. 22/8/2022, dt. 17/02/2023 regarding issuance of Layout Approval and CC for Residential Building in EWS LIG (Wing A,B,C) and letter dt. 18/11/2022 regarding issuance of CC for Cluster 06 Tower 1,2,3,4,5,6,7,8 & 9
 8. MMRDA's deficiency letter dt. 22/8/2022, dt. 25/11/2022 regarding issuance Layout approval & CC for Residential Buildings in EWS LIG (Wing A,B,C) and deficiency letter dt. 25/11/2022 regarding issuance CC for Cluster 06 Tower 1,2,3,4,5,6,7,8,9
 9. Site visit dt. 21/03/2023
 10. MMRDA's Deficiency Letter dt. 08/05/2023
 11. Application by M/s. Horizon Projects Pvt. Ltd. dt. 20/04/2023, dt. 21/04/2023, dt. 24/04/2023 dt. 02/05/2023, dt. 03/05/2023, dt. 10/05/2023, dt. 11/05/2023, dt. 16/05/2023 & dt. 18/05/2023.

Sir,

The Government of Maharashtra vide Notification dated 21/08/2017 at ref. no. (1) above has granted Locational Clearance to the 'Integrated Township Project' situated at Village. Usarghar & Sandap, Tal - Kalyan, Dist - Thane on land admeasuring 49.19 Ha. to you. Accordingly, MMRDA has issued

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 E-mail: sra.thane@mailmmrda.maharashtra.gov.in



कलन - ४
क्र.क. ६६७६/२०२३
६०/१९६

ANNEXURE D



एम एम आर डी ए
MMRDA



No. SROTI/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/ 899/2023 Date: 23 JUN 2023

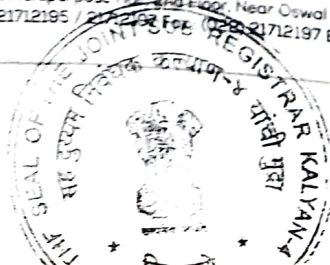
AMENDED COMMENCEMENT CERTIFICATE

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

Sir,

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra 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, 99(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 UD CPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UD CPR = 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 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majrwada, Thane (W) - 400 601
Tel: (022) 21712195 / 21712197 Fax: (022) 21712197 E-mail: sro.thane@mmrda.maharashtra.gov.in



1/81



MRTA
MMRDA

839/2023 Date: 23/11/2023

कलन - 8
दस्त क्र. ६६०८/२०२४
६९/१९६

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 + 1 st to 4 th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground +	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	1 st to 4 th Podium	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 6	floor, 5 th Podium	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 7	Top Floor, 6 th to 33 rd Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 8	Basement + Ground +	98.90	1	13,358.99	---	8,015.39	21,374.38	323
		Tower 9	1 st to 33 rd Floors	98.90	1	12,223.01	---	7,333.80	19,556.81	257
		Club House	Podium		1		---			
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	---	472.55	1,063.23	26



[Handwritten Signature]

कलन - ४
दस्त क्र. ६६४८/२०२४
L6 1996

ANNEXURE E

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. JYOTI MENON
2.	Address of Purchaser/s	1702, C-2, PASHUPATINATH BUILDING, MADHAV SANKALP CHS., KHADAKPADA, KALYAN (WEST), THANE - 421301
3.	Description of the said Flat	2 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-09
7.	Floor	30
8.	Flat No.	3003
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 53.26 Sq. mtr. equivalent to 573.29 Sq.ft. and additional area of enclosed/open Balcony - 2.34 Sq. mtr equivalent to 25.19 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. 5939500
12.	Other charges, Deposits & Advance	Rs. 285480
13.	PAN No. of Purchaser/s	ASLPK3430B
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 addition/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) of the Flat. The Developer shall agree to incur in the GST regime as on the date of booking of the Flat

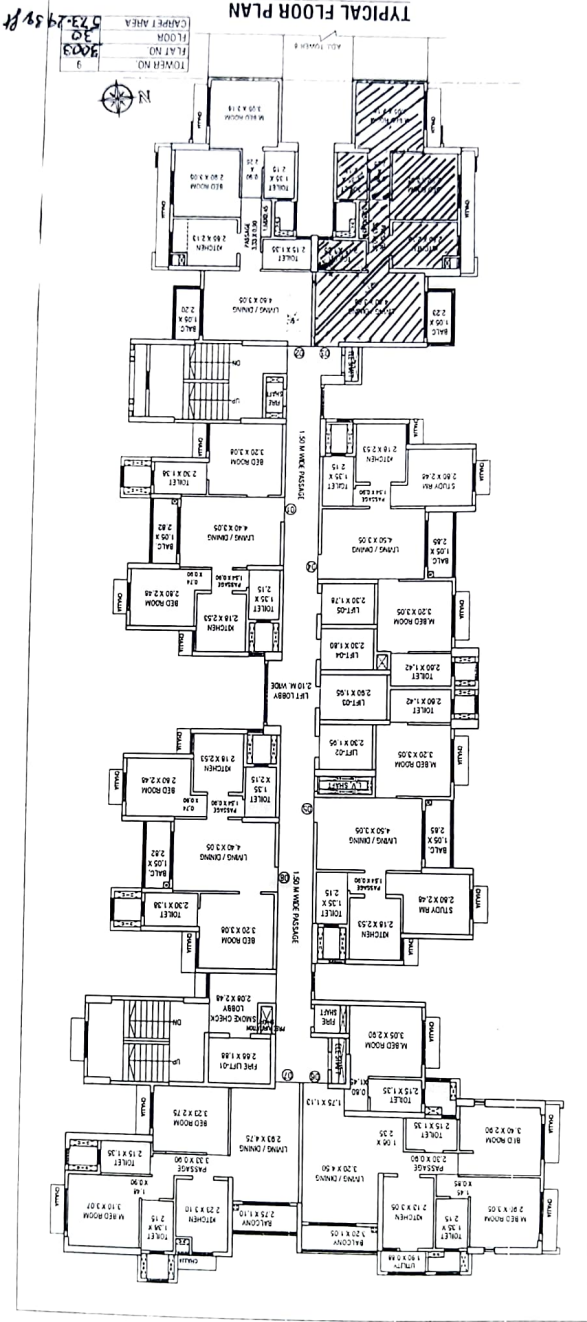
Urban Commissioner, MMRA
 (Siddharth Yadav)
 Planner
 Planning Division


KDMC's letter
 नमपा/इ प्रक्षे/कर 92 dated





TYPICAL FLOOR PLAN TO 27TH, 29TH & 31ST FLOOR
 TYPICAL FLOOR PLAN TO 17TH, 19TH TO 21ST FLOOR



ANNEXURE F
 FLOOR PLAN

ಕರ್ನಾಟಕ - 8
 ದಿನಾಂಕ: 30/08/2008
 07/09/08

Sr. No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
ON																					
CE																					

Project: Runwal Gan...
 Flat No. 3003 on 30 F...
 5939500/- (Rupee)
 Payment Terms:

फ न १ - ४
 ३२/३०२४
 २२/१९६

ANNEXURE

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), 100 (P) & Usarghar, Kalyan, Thane, 421204

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at, "Rishi, 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 of the common areas as per Rule 5 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 31/05/2027 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 and seal of the Authority Officer
 Maharashtra Real Estate Regulatory Authority

Signature valid
 Digitally Signed by
 Dr. Varad Mahesh Prabhakar
 (General Manager, RERA)
 Date: 11/09/2023 14:53:14