

सूची क्र.2

10/05/2024

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 6641/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

- 1) विलेखाचा प्रकार करारनामा
 2) मोबदला 3533375
 3) बाजारभाव (भाडेपट्ट्याच्या बतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे) 2496000
 4) भू-मापन, पोटहिस्सा व क्रमांक (असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : सदनिका नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड : , इतर माहिती: विभाग नं. 47/151/1, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिका नं. 1909, 19 वा मजला, टॉवर सीएल06-08, रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, सदनिकेचे क्षेत्रफळ 33.03 चौ. मी. कारपेट म्हणजेच 355.53 चौ. फुट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर. 36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (536/म-1 दिनांक 04-01-2008/15-01-2008) (Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 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 to 5, 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, 104, 106/2, 106/3, 106/6, 107/1, 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, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;)

5) क्षेत्रफळ

1) 355.53 चौ.फूट

6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे व पत्ता.

1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाचवा मजला, रुणवाल एण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं: पॅन नं:- AAFCR1404F, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-

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

1): नाव:-कुणाल भोंडे - वय:-44; पत्ता:-प्लॉट नं: हाऊस नं. 101, माळा नं: -, इमारतीचे नाव: , ब्लॉक नं: -, रोड नं: मधालपाडा, खार, दंडा खार प., मुंबई पॅन नं:- ALOPB8282A, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-

2): नाव:-नयना भोंडे . वय:-41; पत्ता:-प्लॉट नं: हाऊस नं. 101, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: मधालपाडा, खार, दंडा खार प., मुंबई पॅन नं:-APUPP0664C, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-

9) दस्तऐवज करून दिल्याचा दिनांक

10/05/2024

10) दस्त नोंदणी केल्याचा दिनांक

10/05/2024

11) अनुक्रमांक, खंड व पृष्ठ

6641/2024

12) बाजारभावाप्रमाणे मुद्रांक शुल्क

159500

13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

14) शेरा

सह. दुय्यम निबंधक, वर्ग-२
 कल्याण क्र.५

घांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of Municipal Corporation City Cantonment area annexed to it.



क.ल.न.-७	
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७	८२

Kunal Bhande
N. Bhande

AGREEMENT FOR SALE

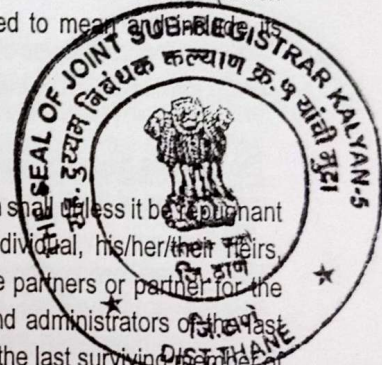
ARTICLES OF AGREEMENT made at Dombivli on this 10TH day of MAY in the Christian year Two Thousand and 24 (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFGR1404F), 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 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: -

- 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

K

Kunal Bhande

N. Bhande

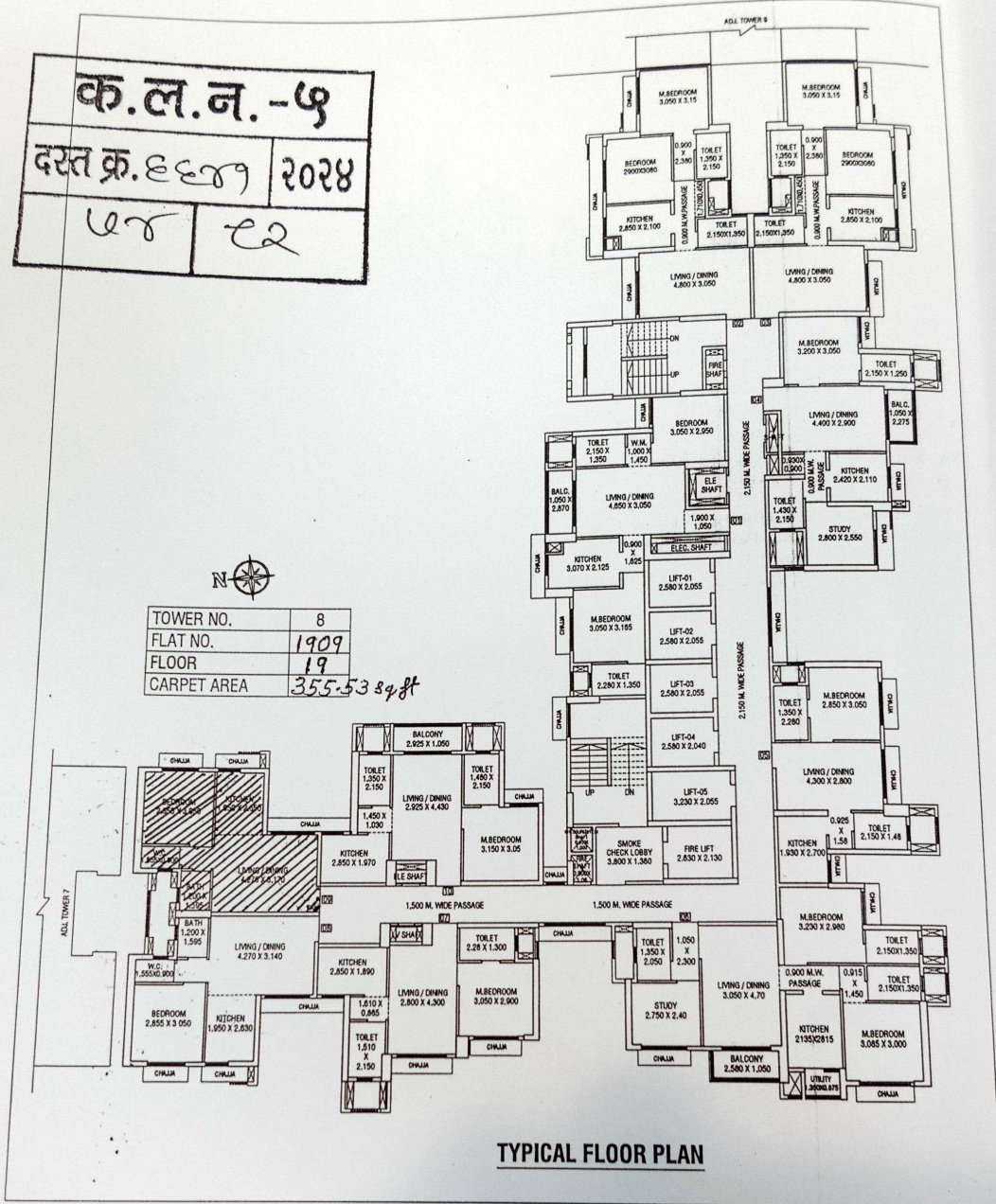
ANNEXURE E

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दस्त क्र. ६६७९	२०२४
७३	९२

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. KUNAL BHONDE MRS. NAINA BHONDE
2.	Address of Purchaser/s	HOUSE NO 101, MADHALAPADA, KHAR, DANDA KHAR (W), MUMBAI - 400052
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	19
8.	Flat No.	1909
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. 3533375
12.	Other charges, Deposits & Advance	Rs. 195977
13.	PAN No. of Purchaser/s	ALOPB8282A, APLR0664C
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 or 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.



क.ल.न. - ५
 दस्त क्र. ६६७७ २०२४
 ५४ ८२



TYPICAL 2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



Handwritten signature: Surel Bhonde
Handwritten signature: N. Bhonde

Project: Runwal Gardens Cit
 No. 1909 on 19 Floor in "G"
 3533375/- (Rupees Thirty
 Payment Terms:

Sr. No.	BO
1	WI
2	ON
3	O
4	O
5	O
6	C
7	C
8	C
9	C
10	C
11	C
12	C
13	C
14	C
15	C
16	C
17	C
18	C
19	C

क.ल.नं.-५

दस्त क्र. ६६७७ २०२४

७८ ६२



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 8(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;

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

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

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

OR

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

- The Registration shall be valid for a period commencing from 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

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

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

