

9/05/2024

## गावाचे नाव : उसरघर

|   |   |
|---|---|
| 1) विलेखाचा प्रकार  | करारनामा  |
| 2) मोबदला   | 4508345   |
| 3) बाजारभाव (भाडेपट्ट्याच्या तबतितपट्टाकार आकारणी देतो की पट्टेदार ते सुद करावे)  | 3133500   |
| 4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग नं. 47/151/1, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिका नं. 1510, 15 वा मजला, टॉवर सीएल06-08, रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, सदनिकेचे क्षेत्रफळ 38.52 चौ. मी. कारपेट म्हणजेच 414.63 चौ. फुट कारपेट ..... एक कार पार्किंग सह .... 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) 414.63 चौ.फुट  |
| 6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| 7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- हॉरीझोन प्रोजेक्टस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: पाचवा मजला, रुणवाल एण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंग्रल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. 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:- दिपक राजाराम सागावकर - वय:-45; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: जागृती सहकारी निवास मंडळ सोसायटी, बिल्डींग नं. सी/5, सदनिका क्र. 7, आर. बी. कदम मार्ग, काजूपाडा, घाटकोपर प., मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400084 पॅन नं:-BDXPS2095C<br>2): नाव:- प्रिती दिपक सागावकर - वय:-36; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: जागृती सहकारी निवास मंडळ सोसायटी, बिल्डींग नं. सी/5, सदनिका क्र. 7, आर. बी. कदम मार्ग, काजूपाडा, घाटकोपर प., मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-400084 पॅन नं:-DSMPS5036K  |
| 9) दस्तऐवज करून दिल्याचा दिनांक   | 29/05/2024  |
| 10) दस्त नोंदणी केल्याचा दिनांक   | 29/05/2024  |
| 11) अनुक्रमांक, खंड व पृष्ठ   | 7942/2024   |
| 12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 203000  |
| 13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| 14) शेरा  |   |

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

ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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









|                         |      |
|-------------------------|------|
| क.ल.न.-५                |      |
| दस्त क्र. <u>U-2024</u> | 2024 |
| U-2024                  | 2024 |

*S. Natu*  
*S. Natu*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 29<sup>th</sup> day of May in the Christian year Two Thousand and 24 (hereinafter referred to as the 'Agreement')

*KL*

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> 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**;

*KL*

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 31<sup>st</sup> 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 31<sup>st</sup> December, 2012 has been

*KL*

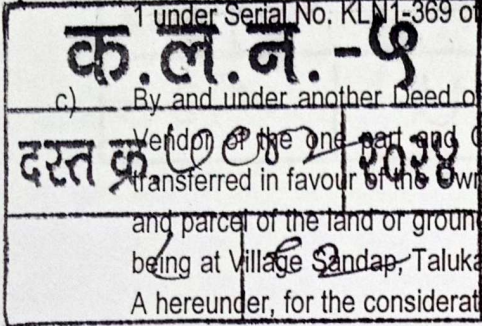
*S. Natu* *S. Natu*



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

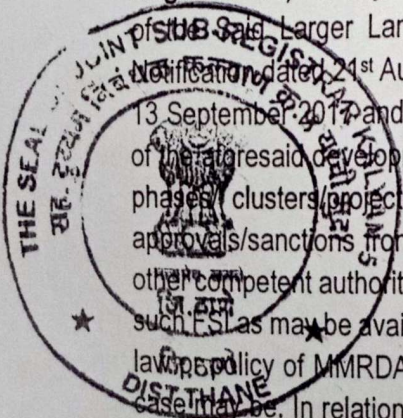
- b) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier as the Vendor of the one part and Owner herein as purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit 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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 28<sup>th</sup> 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 21<sup>st</sup> 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 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 such ESIs as may be available from time to time upon the Larger Land if any, or due to change in the applicable laws/policy of MMRDA, or otherwise, on any other portion of the land comprising the Larger Land, as the case may be. 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



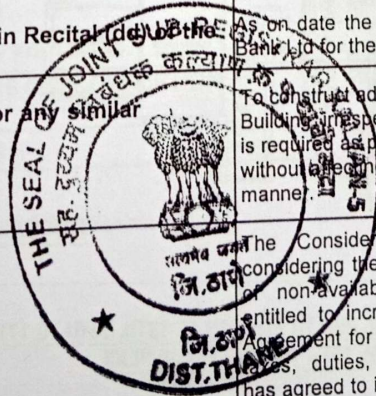


## ANNEXURE E

## Flat/Flat Purchaser/s Details

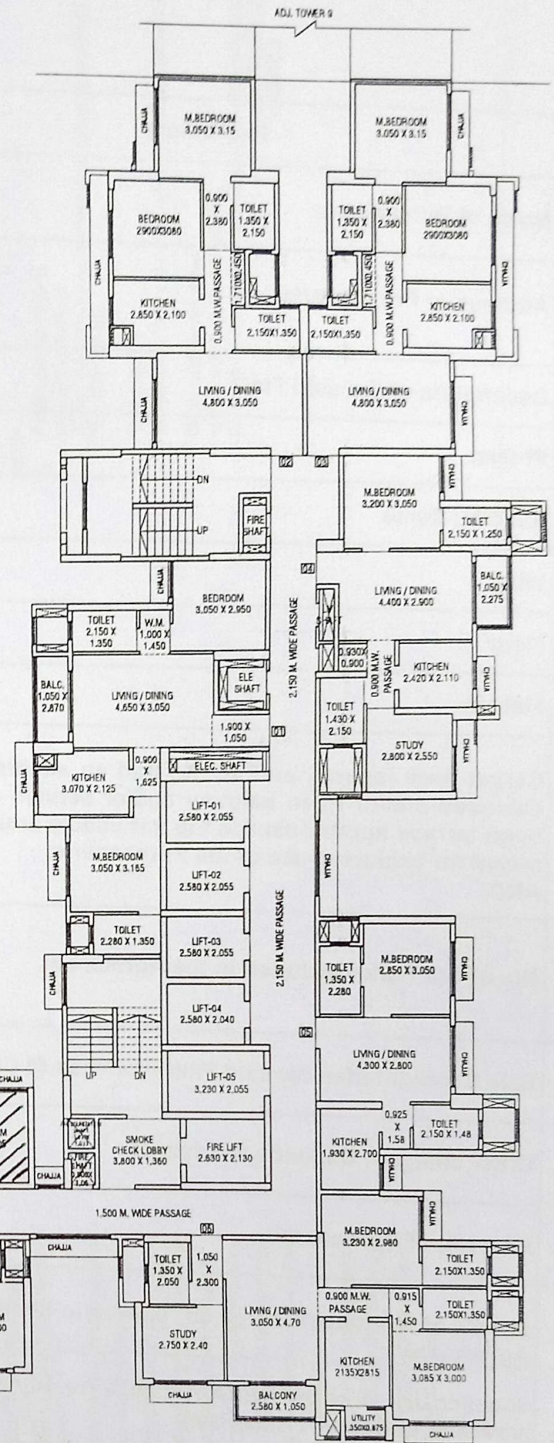
|                   |      |
|-------------------|------|
| क.ल.न. - ५        |      |
| दस्तावेज क्र. १०२ | २०२४ |
| १०३               | १२   |

| Sr. No | Particulars   | Details   |
|--------|---|---|
| 1.     | Name of Purchaser/s   | MR. DEEPAK RAJARAM SAGAVKAR<br>MRS. PRITI DEEPAK SAGAVKAR   |
| 2.     | Address of Purchaser/s  | JAGRUTI SAHAKARI NIWAS MANDAL C.H.S. LTD, BLDG. NO C / 5, FLAT NO - 7, R.B. KADAM MARG, KAJUPADA, GHATKOPAR WEST, MUMBAI - 400084   |
| 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   | 15  |
| 8.     | Flat No.  | 1510  |
| 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>38.52</u> Sq. mtr. equivalent to <u>414.63</u> Sq.ft. and additional area of enclosed/open Balcony - <u>3.07</u> Sq. mtr equivalent to <u>33.05</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  | ONE CAR PARK  |
| 11.    | Sale Consideration for said Flat/ Premises @ Carpet Area  | Rs. 4508345   |
| 12.    | Other charges, Deposits & Advance   | Rs. 229926  |
| 13.    | PAN No. of Purchaser/s  | BDXPS2095C, DSMP5036K   |
| 14.    | Details of Mortgage/Charge as referred in Recital (d) 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 in respect 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) that purchaser has agreed to incur in the GST regime as on the date of booking of the Flat. |

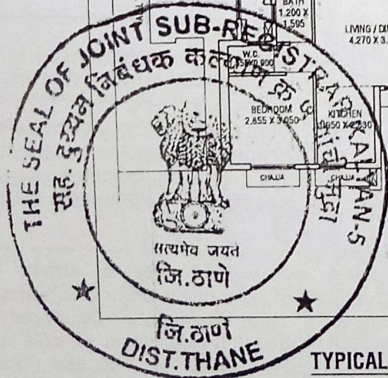




क.ल.न.-५  
 दस्त क्र. 1002 2028  
 08 e2



|             |             |
|-------------|-------------|
| TOWER NO.   | 8           |
| FLAT NO.    | 1510        |
| FLOOR       | 15          |
| CARPET AREA | 414.63 89ft |



TYPICAL FLOOR PLAN

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 signatures]*



|                 |      |
|-----------------|------|
| क.ल.न.-५        |      |
| दस्ता क्र. ५६०२ | २०२४ |
| ५६०२            |      |



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;

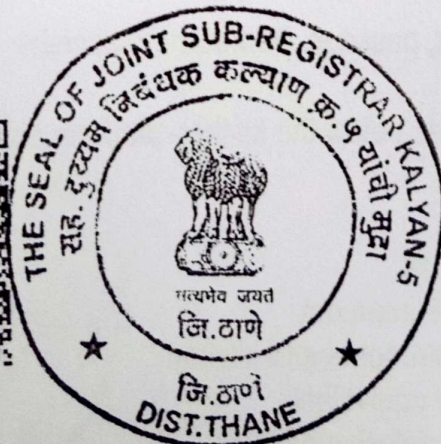
OR

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

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