



03/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 8239/2024

नोंदणी :

Regn.63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3578750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2322000
(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. 0409, चौथा 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% सबलत(536/ म-1 दिनांक 04-01-2008/15-01-2008)( ( Survey Number : मौजे-उसरघर, सव्हे 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, सव्हे 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 पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा 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 ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं: .. रोड नं: .. 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:- संतोष मोतीलाल कनौजिया वय:-34; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: सद्गुरू सदन समोर, आलियावर जंग मार्ग, रोड नं. 5, ठाकूर कॉलेज जवळ, ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, ब्लॉक नं: .. रोड नं: .. महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-CWZPK8148L
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8239/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	161500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

Kalyan  
 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.









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दस्त क्र. ८२३८	२०२४
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*[Handwritten signature and stamp]*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 3<sup>rd</sup> day of June in the Christian year Two Thousand and 24 (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, 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**;

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/hers/heir heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partner 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 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

*[Handwritten mark]*

*[Handwritten signature]*



ANNEXURE D



एम एम भाव डी ए  
MMRDA

No. SRST/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/ 8.9.9 /2023 Date: 23 JUN 2023

AMENDED COMMENCEMENT CERTIFICATE

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

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, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/5/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 Dewai Park, Pokhron Road No. 2, Murrwada, Thane (W) - 400 501  
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in



## ANNEXURE E

क.ल.न.-५	
दस्त क्र. ८२३९	२०२४
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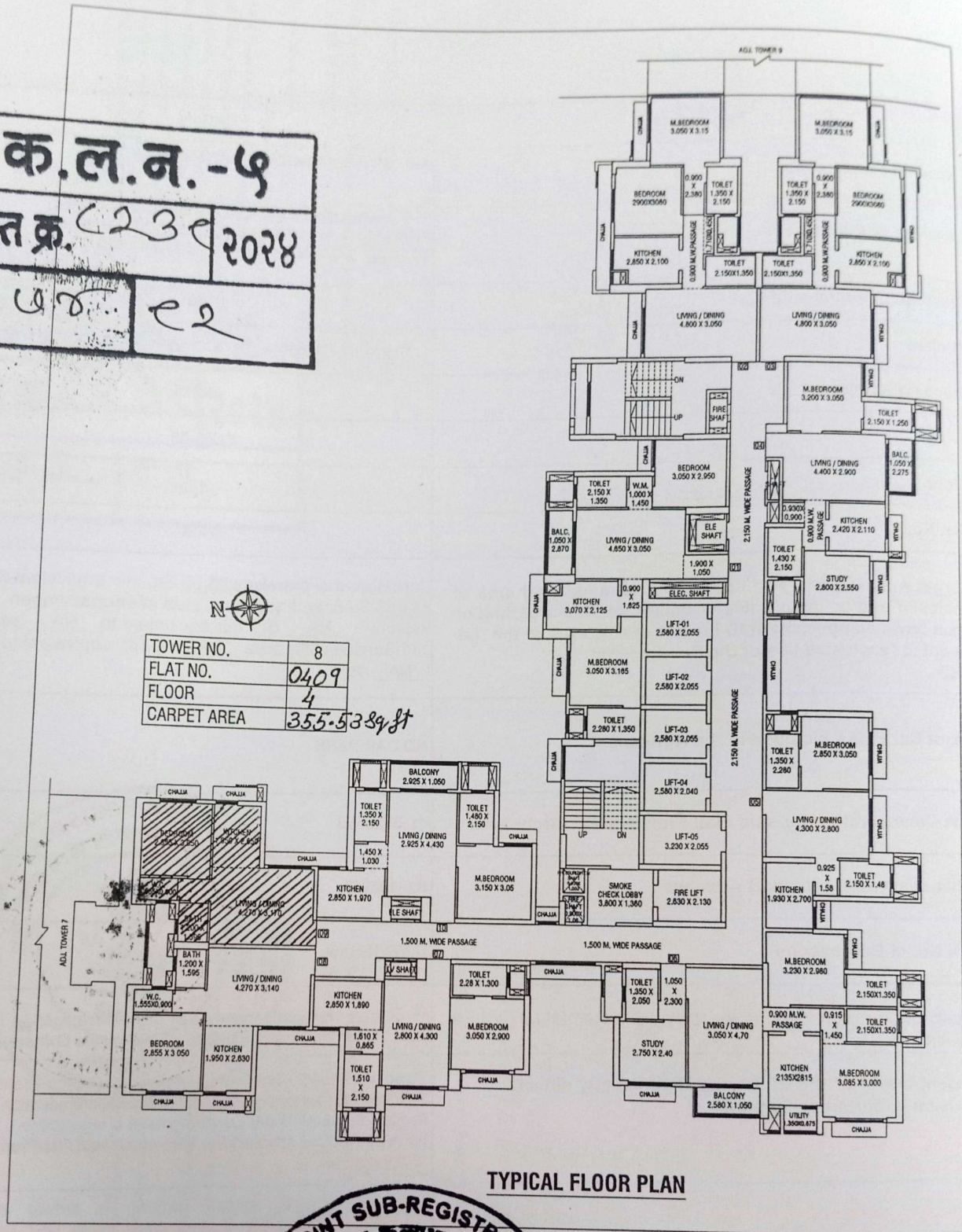
Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. SANTOSH MOTILAL KANAUJIYA
2.	Address of Purchaser/s	OPP. SADGURU SADAN, ALIYAVAR JANG MARG, ROAD NO. 5, NEAR THAKUR COLLEGE, THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI - 400101
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS, CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-08
7.	Floor	4
8.	Flat No.	0409
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. 3578750
12.	Other charges, Deposits & Advance	Rs. 195977
13.	PAN No. of Purchaser/s	CWZPK8148L
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 floor in 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) that purchaser has agreed to incur in the GST regime as on the date of booking of the Flat.





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TOWER NO.	8
FLAT NO.	0409
FLOOR	4
CARPET AREA	355.5389 sq ft



TYPICAL FLOOR PLAN

TYPICAL 2ND TO 5TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

For HORIZON PROJECTS PRIVATE LIMITED

*[Signature]*  
 AUTHORIZED SIGNATORY



*[Handwritten signature]*



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दस्त क्र. ८२३८ २०२४

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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;

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

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

