

Receipt (pavti)

507/6842

Wednesday, May 15, 2024

12:11 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7173 दिनांक: 15/05/2024

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन5-6842-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सोनाली वसंत पाटे .

नोंदणी फी

रु. 30000.00

दस्तहाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:31 PM ह्या वेळेस मिळाले.

Joint Sub Registrar, Kalyan 5

बाजार मूल्य: रु. 4021500/-

मोबदला रु. 5982313/-

भरलेले मुद्रांक शुल्क : रु. 269500/-

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

1) देयकाचा प्रकार: DHC रकम: रु. 1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524154801651 दिनांक: 15/05/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002010156202425E दिनांक: 15/05/2024

वैकेचे 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

मुळ दस्त परत मिळाले

पक्षकाराची सही



5/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 6842/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

1) विलेखाचा प्रकार करारनामा
2) मोबदला 5982313
3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे) 4021500

4) भू-मापन, पोटहिस्सा व रक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग नं. 47/151/1, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिका नं. 2707, 27 वा मजला, टॉवर सीएल06-09, रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, सदनिकेचे क्षेत्रफळ 52.01 चौ. मी. कारपेट म्हणजेच 559.84 चौ. फुट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ सु. 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 ;))

क्षेत्रफळ

1) 559.84 चौ.फुट

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा क्रमांकाचा किंवा आदेश असल्यास, प्रतिवादिचे व व पत्ता.

1): नाव:-हॉरीझोन प्रोजेक्टस प्रायव्हेट लिमिटेड 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. : , रोड नं: पॅन नं:- AAFCR1404F, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-

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

1): नाव:-सोनाली वसंत पाटे . वय:-25; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रूम नं. 2858, गुरुकृपा टेलर, ईश्वर नगर, ठाणे, बेलापूर रोड, दिघा, नवी मुंबई, ब्लॉक नं. : , रोड नं: पॅन नं:- EWAPP6606R, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-

2): नाव:-संकेत वसंत पाटे . वय:-28; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रूम नं. 2858, गुरुकृपा टेलर, ईश्वर नगर, ठाणे, बेलापूर रोड, दिघा, नवी मुंबई, ब्लॉक नं. : , रोड नं: पॅन नं:- FXOPP6479Q, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-

दस्तऐवज करून दिल्याचा दिनांक

15/05/2024

दस्त नोंदणी केल्याचा दिनांक

15/05/2024

अनुक्रमांक, खंड व पृष्ठ

6842/2024

बाजारभावाप्रमाणे मुद्रांक शुल्क

269500

बाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा

यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any local jurisdiction or Cantonment area annexed to it.

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



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 15th day of May 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, 5th floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory HR. 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 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 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



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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 Sasarghar, 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.

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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 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 are to be developed over a span of 20 years. Subject to the receipt of approvals/sanctions from the Metropolitan Regional Development Authority ("MMRDA") and/or other competent authorities, the Owner proposes to carry out construction on the Larger Land by consuming such FSI as may be available from time to time on the Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on a portion of the Larger Land, as the case may be. In addition to this, the Owner is entitled to amend, modify and/or substitute the Master Layout in full or in part, as may be required and permissible under the applicable law from time to time. ("Whole Project")

Proposed Potential").

j) The Owner is developing the L

- (i) Several residential
- (ii) Several commercial
- (iii) Sewage Waste Management
- (iv) Electric Sub-station
- (v) Sports Complex
- (vi) School;
- (vii) Super Market/Departmental Store
- (viii) ATM
- (ix) Convenient Shops
- (x) Other Public Utilities

k) It is clarified that the Owner will not otherwise monetize the School, and development in the manner it deems fit. It is further clarified that the same is restricted to the Purchasers of the Townships and the Owners shall formulate such rules and regulations for the development and operation of the aforesaid development.

l) In addition to the aforesaid, the Owner shall ensure that the ITP Reservations required to be developed in accordance with the applicable Regulations/applicable law ("ITP Reser

- (i) Recreation ground ("RG")
- (ii) Playground ("PG"); and,
- (iii) Garden

It is clarified that the Owner shall be entitled to carry out development and handing over of the ITP Reservations therefrom shall be to the benefit of the Owners. The location of the ITP Reservations on the Said Larger Land from time to time may change and the location of the ITP Reservations may change as per the decision of the Owner, quantum and extent of the reservations may change as per applicable laws or the relevant rules and regulations, the provisions of the ITP Regulations shall be followed and development/handover of the ITP Reservations on the Said Larger Land shall be in accordance with the facilities on the RG as may be permitted by the applicable laws and other facilities from time to time.

m) There is a multi-modal corridor passing through the Said Larger Land.

n) As a part of the ITP Regulations, the Owner is required to provide Social Housing Component and LIG categories ("Social Housing Component") as specified in the ITP Regulations. In the event of any part of the Social Housing Component, the Owner shall provide the same in the manner the Owner deems fit and

o) The Purchaser has perused the Layout of the Land and the Social Housing Component, the common areas and facilities (such as Amenities and Project Potential). The Whole Project Common A

Proposed Potential").

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

- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;
- (iv) Electric Sub-station;
- (v) Sports Complex
- (vi) School;
- (vii) Super Market/Departmental Store
- (viii) ATM
- (ix) Convenient Shops
- (x) Other Public Utilities, if any.

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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"):-

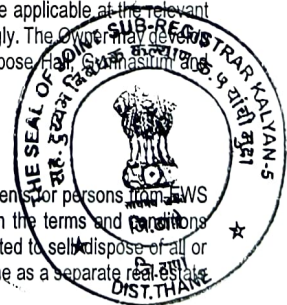
- (i) Recreation ground ("RG");
- (ii) Playground ("PG"); and,
- (iii) Garden

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 other 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 LWS 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 or 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 C.



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including sales brochures, marketing materials, models, photographs, videos, and illustrations concerning the said Premises between the parties hereto.

- b. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
- c. No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.
- d. If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several. All communications shall be sent by the Owner to the Purchaser 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, 103/8, 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, 107/26/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 .

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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 Juice Kiosks
- Gazebos/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

क.ल.न. ११	११
दस्त क्र. ६०११०१४	६०११०१४
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Other Township amenities/utilities

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



IN WITNESS WHEREOF the parties hereto have first hereinabove mentioned.

SIGNED SEALED AND DELIVERED

By the within named OWNERS

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. SAURABH NATU

his PoA Mr. Kishor Kumar Jain

in the presence of

- 1.
- 2.

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MS. SONALI YASANT PARTE
MR. SANKET YASANT PARTE

in the presence of

1. [Signature]

2. [Signature]

RECEIVED of and from the said Purchaser/s
above named the sum of ₹. 592534/-
RUPEES FIVE LAKH NINETY TWO
THOUSAND FIVE HUNDRED
THIRTY FOUR ONLY
as advance payment or deposit paid by the
Purchaser/s to the Owners

[Signature]



[Signature]

We say received.
For Horizon Projects Pvt. Ltd.

[Signature]
Authorized Signatory

Witness:

1.

2.

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[Signature]

[Signature]

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Conditional Letter of Intent (LOI) dt. 23/04/2018, dt. 03/02/2020. Partner, MAMCOA has granted Layout Approval for the subject TRP dt. 23/04/2018, dt. 03/02/2020. Amended Layout Approval dt. 19/05/2022. With reference to your application for Amended Layout approval dt. 18/7/2022, dt. 22/8/2022, dt. 17/02/2023, dt. 18/04/2023, dt. 03/05/2023 & dt. 10/05/2023 from Metropolitan Commissioner, MAMCOA hereby grants 'amended Layout Approval' to the Master Layout as indicated on duly authenticated drawing nos. 01 to 05 (Total 05 no of drawing sheet) which is enclosed herewith. The total gross plot area of the land of dimensions 4,91,917.72 sqm (49.19 Hect. Accordingly, Permissible BUA potential of subject TRP as per UDOPR is as follows:

TABLE A: Permissible BUAs potential of subject TRP as per UDOPR

Sr. No	Description	Area (In Sqm)
1.	Area of Plot as per 7/23 Consent	5,29,210.00
2.	Gross Plot Area (least considered) for the TRP including S. No. 1004/6 of the UDOPR	5,28,350.00
3.	Area of Plot considered for TRP-13-14	31,732.28
4.	Permissible Base BUAs (Base Sp=1.00) 4,100 x 4,91,917.72	4,91,917.72
5.	Permissible additional ES/BUA on payment of premium Permissible Premium Rs. 471	4,91,917.72
6.	Permissible additional ES/BUA on payment of premium Permissible Premium Rs. 471 applicable on an area @ 7% of gross area (i.e. Share of Local / Reserve Authority = 8028.35 Sqm), hence plot area applicable for premium Plot: 4,91,917.72 Sqm - 9828.35 Sqm = 4,82,089.36 Sqm	3,37,455.56
7.	Permissible additional BUAs on payment of Premium (i.e. 0.75 x 4,82,089.36 = 1,37,485.56)	6,29,573.28
8.	Total Permissible BUAs = (6) + (7)	6,29,573.28
9.	BUA for residential (excluding BUAs for residential activities is remaining BUAs (i.e. excluding the BUAs reserved for educational Town level activities) = 6,29,573.28 Sqm - 1,58,522.02 Sqm = 4,71,051.26 Sqm	6,29,573.28
10.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
11.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
12.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
13.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
14.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
15.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
16.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
17.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
18.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
19.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
20.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
21.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
22.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
23.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14
24.	BUA for Public: Other (i.e. 5% 285.96 Sqm)	889.14



The details of Plot Area allocated for Mandatory Town level Amenities for Integrated Township Project is as mentioned in the Table below:

TABLE B: The Details of Plot Area allocated for Mandatory Town level Amenities for Integrated Township Project.

S. No.	Description	Total Requested Area (In Sqm)	Total Proposed Area (In Sqm)
1.	Spaces for Recreation:		
a.	Garden & Parks	24,595.89	25,793.07
b.	Playgrounds	36,899.43	46,796.99
c.	Additional Sector Level/Open Space (URN):	24,906.18	43,721.86
2.	Spaces for Combined Schools (Primary School + Secondary School):	7,188.88	7,345.62
3.	Play Ground adjoining to School Building	1,964.24	3,180.89
4.	Community Health Care Facilities:	1,238.79	1,805.02
5.	Community Hall:	2,000.00	2,300.00*
6.	Public Assembly Facilities (From Hall and/or Auditorium including Library):	5,000.00	5,000.00
7.	Economic Activities (Commercial Prod):	49,181.77	62,758.65
8.	Public Utilities:		
a.	Fresh Water Station	3,000.00	3,000.00
b.	Sanitary Waste management project (SWM)	4,000.00	4,000.13
c.	Generation Ground	2000.00	2000.00
d.	Burial Ground	2000.00	2000.99
e.	Bus Station/Transport Hub	3,000.00	3,008.72
f.	Public Station	1,000.00	1,000.00
g.	Electric Sub-station	800.00	800.00
h.	Other Public Utilities	At per Applicant shall provide the required plot area for Other Public Utilities, as per Company Ltd	8900.00

Handwritten signature and stamp. The signature is in Devanagari script. Below it is a rectangular stamp with the text '25' and '2022'.

ANNEXURE E

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Sl. No.	Particulars	Details
1.	Name of Purchaser/s	MS. SONALI VASANT PARTE MR. SANKET VASANT PARTE
2.	Address of Purchaser/s	ROOM NO. 2858, GURUKRUPA TAILOR, ISHWAR NAGAR THANE, BELARUR ROAD, DIGHA, NAVI MUMBAI - 400708
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	27
8.	Flat No.	2707
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>52.01</u> Sq. mtr. equivalent to <u>559.84</u> Sq.ft. and additional area of enclosed/open Balcony - <u>3.02</u> Sq. mtr equivalent to <u>32.51</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. 5982313
12.	Other charges, Deposits & Advance	Rs. 283222
13.	PAN No. of Purchaser/s	EWAPP6606R, FXPP64760
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 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 pgr 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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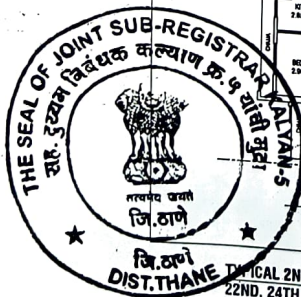
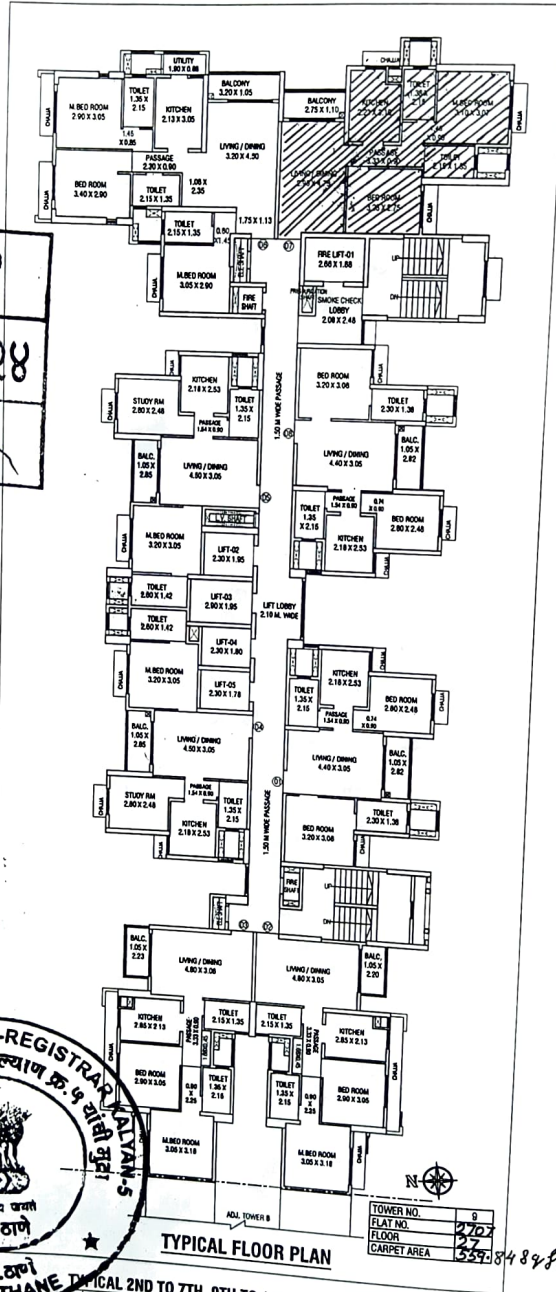
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ANNEXURE F

FLOOR PLAN

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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

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Project: Runwal G
 Flat No. 2707 on 27
 Rs. 5982313/- (Rup
 Payment Terms:

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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 8 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 (f) of sub-section (2) of section 4 read with Rule 5;

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.

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UC SR



Signature valid
Digitally Signed by
Dr. Vasant K. Karmad Prabhu
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

Dated: 11/09/2023
Place: Mumbai

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



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