

## ANNEXURE E

## Flat/Flat Purchaser/s Details

कलन - ४  
दस्तावेज क्र. १२४५१ / २०२४  
०६ / ०९

| Sr. No | Particulars   | Details   |
|--------|---|---|
| 1.     | Name of Purchaser/s   | MS. PRATIKSHA LAXMAN PUJARI<br>MRS. URMILA LAXMAN PUJARI  |
| 2.     | Address of Purchaser/s  | 203, SIDDHIVINAYAK CHS, PLOT NO 19, SECTOR 08, KALAMBOLI, NAVI MUMBAI, MAHARASHTRA - 410218   |
| 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   | 8   |
| 8.     | Flat No.  | 0810  |
| 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  | NO CAR PARK   |
| 1.     | Sale Consideration for said Flat/ Premises @ Carpet Area  | Rs. 4231000   |
| 2.     | Other charges, Deposits & Advance   | Rs. 229926  |
| 3.     | PAN No. of Purchaser/s  | CKHPP2993J, CKHPP2992K  |
| 4.     | 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.  |
| 5.     | 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.   |
| 6.     | 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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ANNEXURE J



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

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

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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 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 Larger Land.

**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 Larger Land.

**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. (P/R 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.

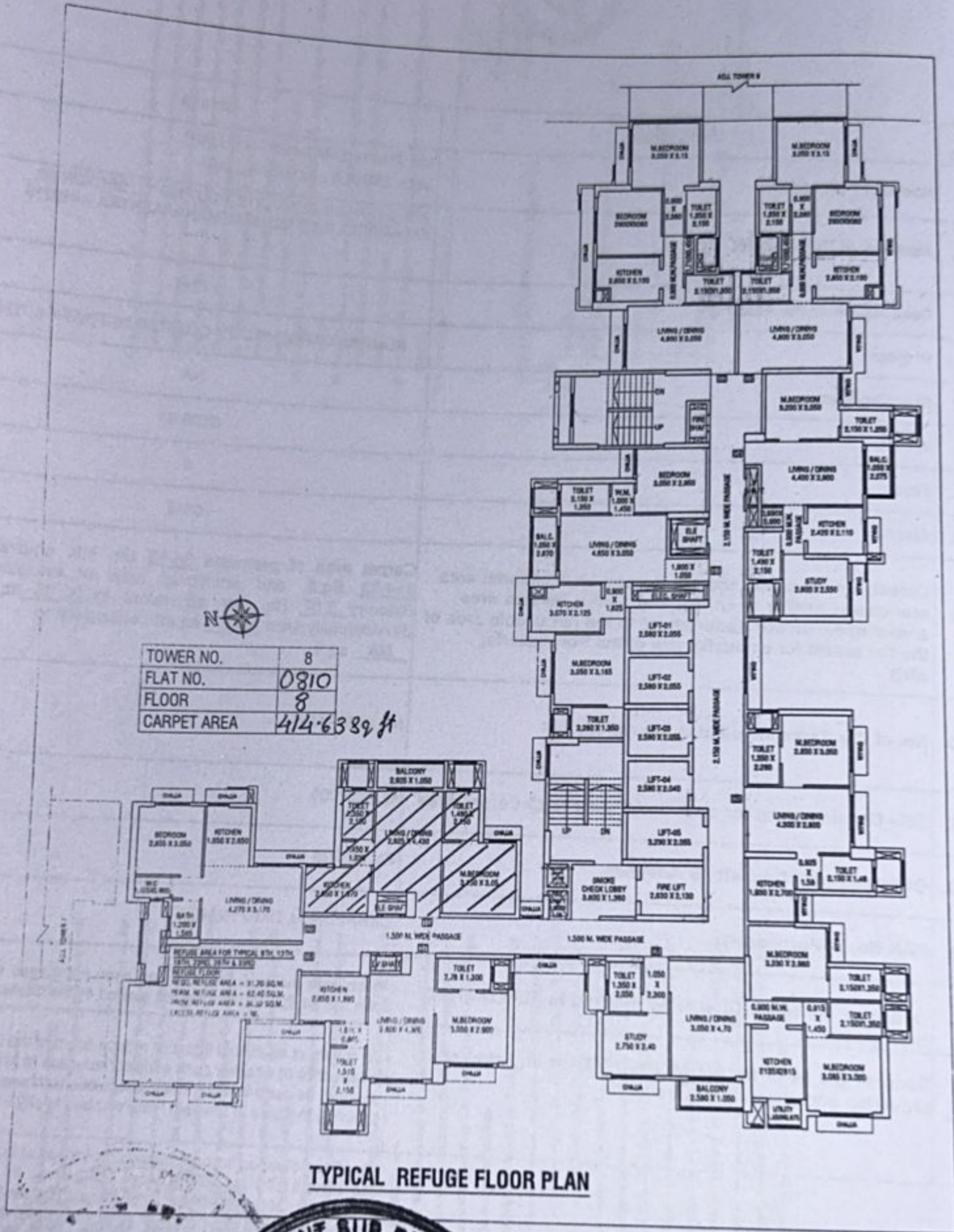
- Cricket Ground

*Lujari* *Rajari*



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ANNEXURE F  
 Floor Plan



TYPICAL REFUGE FLOOR PLAN

TYPICAL 28TH, 13TH, 18TH, 28TH & 33RD REFUGE FLOOR PLAN

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



*Sujai Sujai*

Gardens City Cluster  
 Floor in "CL06-08"  
 Access Forty Two L

| Sl. No. | BOOKING   |
|---------|-----------|
| 1       | WITHIN 30 |
| 2       | WITHIN 45 |
| 3       | ON COME   |
| 4       | ON INITI  |
| 5       | ON INITI  |
| 6       | ON INITI  |
| 7       | ON INITI  |
| 8       | ON INITI  |
| 9       | ON INITI  |
| 10      | ON INITI  |
| 11      | ON INI    |
| 12      | ON INI    |
| 13      | ON INI    |
| 14      | ON INI    |
| 15      | ON INI    |
| 16      | ON INI    |
| 17      | ON I      |
| 18      | ON I      |
| 19      | ON        |
| 20      | ON CE     |