

338/13622

Thursday, August 22, 2024  
2:28 PM

पावती

Page 1 of 1

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14576 दिनांक: 22/08/2024

गावाचे नाव: उसरघर  
दस्तऐवजाचा अनुक्रमांक: कलन4-13622-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: विशाल रमेश पवार

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 115

रु. 30000.00

रु. 2300.00

एकूण:

रु. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:48 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 4288000/-

मोबदला रु. 5594013/-

भरलेले मुद्रांक शुल्क : रु. 251800/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824215217678 दिनांक: 22/08/2024  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 300/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824218417884 दिनांक: 22/08/2024  
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007113891202425E दिनांक: 22/08/2024  
बँकेचे 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



8/22/2024

सूची क्र.2

दुयम निबंधक : सह.दु.नि.कल्याण 4

दस्त क्रमांक : 13622/2024

नोंदणी :

Regn-63m

गावाचे नाव : उसरघर

विनेखात्ता प्रकार	करारनामा
मोवदला	5594013
वाजारभाव(भाडेपट्टयाच्या तितपट्टाकार आकारणी देतो की पट्टेदार मुद्द करावे)	4288000
भू-मापन,पोटहिम्सा व क्रमांक(अमल्याम)	1) पालिकेचे नाव:कल्याण-डोंविवनी इतर वर्णन :, इतर माहिती: विभाग क्रं. 47/151/1,मुल्यदग 63900/- मौजे उसरघर स.नं. 17/1 व इतर,मौजे संदप स.नं. 2 व 21/1 वरील रुणवाल गार्डन्म मिटी क्लम्टर 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 2102,एकविमावा मजला,सीएल06-टी9,क्षेत्रफळ 572.00 चौ.फु.(53.14 चौ.मी.)कारपेट + 24.86 चौ.फु.(2.31 चौ.मी.)एनक्लोज / ओपन बाल्कनी एरियामह,दि. 21/08/2017 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1217/331/सीआर-72/17/युडी-12) ( Survey Number : मौजे उसरघर स.नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 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, 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, 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, 108/1, 108/3, 134/1, 134/2,134/3, 93(पैकी), 103/2, 107/1, 108/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ; )
क्षेत्रफळ	1) 53.14 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:-मे.हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडीत वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: पाचवा मजल, रुणवाल अॅन्ड ओमकार स्केअर. सायन चुनाभट्टी सिग्रल समोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:- AAFCR1404F
दस्तावेज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मतनामा किंवा आदेश असल्याम,प्रतिवादिचे व व पत्ता.	1) नाव:-विशाल रमेश पवार वय:-35; पत्ता:-प्लॉट नं: 336-, माळा नं: -, इमारतीचे नाव: श्रीकर नदन, ब्लॉक नं: 201, रोड नं: सेक्टर - 19 सी, कोपरखैरणे, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CIEPP0255Q 2) नाव:-प्रियंका विशाल पवार वय:-31; पत्ता:-प्लॉट नं: 336, माळा नं: -, इमारतीचे नाव: श्रीकर नदन, ब्लॉक नं: 201, रोड नं: सेक्टर - 19 सी, कोपरखैरणे, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BYPPP5124A
दस्तावेज करून दिल्याचा दिनांक	22/08/2024
दस्त नोंदणी केल्याचा दिनांक	22/08/2024
1)अनुक्रमांक,खंड व पृष्ठ	13622/2024
2)वाजारभावाप्रमाणे मुद्रांक शुल्क	251800
3)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
1)शेरा	

याकनामाठी विचारात घेतलेला तपशील:-  
कि शुल्क आकारताना निवडलेला अनुच्छेद

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



*(Handwritten signature)*

सह.दुयम निबंधक कल्याण - ४



CHALLAN  
MTR Form Number-6



SRN	MH007113891202425E	BARCODE			Date	22/08/2024-13:49:37	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)	CIEPP0255Q				
Location	THANE		Full Name	VISHAL RAMESH PAWAR				
Year	2024-2025 One Time		Flat/Block No.	MY CITY PHASE II BLDG NO CLC6 T9 FLAT NO				
			Premises/Building	2102 21ST FLOOR				
Account Head Details		Amount In Rs.						
030046401	Stamp Duty	251800.00	Road/Street	USARGHAR DOMBIVLI EAST				
030063301	Registration Fee	30000.00	Area/Locality	572.00 SQ FT				
			Town/City/District					
			PIN	4 2 1 2 0 4				
			Remarks (If Any)	PAN2=AAFRCR1404F-SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5594013				
					<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्त क्र. ३६२२/२०२४</p> <p>४ / ११५</p> </div>			
Total		2,81,800.00	Amount In	Two Lakh Eighty One Thousand Eight Hundred Rupees				
			Words	Only				
Payment Details			UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02901792024082246907		526267140	
Cheque/DD No.			Bank Date	RBI Date	22/08/2024-13:51:02		Not Verified with RBI	
Name of Bank			Bank-Branch		UNION BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9137362631  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



क ल न - ४
दस्त क्र. १३६२२/२०२४
५ / १९९

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 22 day of Aug in the Christian year Two Thousand and Twenty Four (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**;

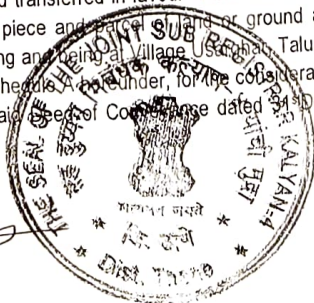
AND

"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/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:-**

- 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 purchasee 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 Ushirgaon, 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 signature/initials*

*Handwritten signature*

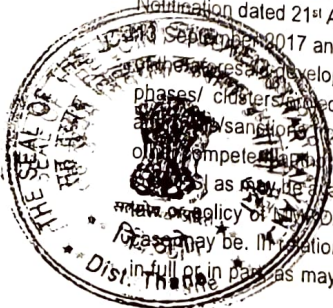
*Handwritten signature/initials*



क ल न - ४  
दस्त क्र. ७३६२२/२०२४  
६ / ११५

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 parcel 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 parcel 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 5,28,330 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.103 (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<sup>th</sup> September, 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the development of the Said Larger Land into multiple phases/ clusters, the Owners have divided the development of the Said Larger Land into multiple phases/ clusters which shall be developed over a span of 20 years. Subject to the receipt of sanction 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 the available from time to time upon the Larger Land if any, or due to change in the applicable laws, regulations, by-laws, or otherwise, on any other portion of the land comprising the Larger Land, as the Owner 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")



क ल न - ४  
दस्त क्र. १३६२२/२०२४  
३० / ११५

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, 36/1A, 36/1B, 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, 103/6A, 103/6/ B,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, 107/25A, 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 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 .

**THE SCHEDULE "B" ABOVE REFERRED TO:**

**(Description of the said Land)**

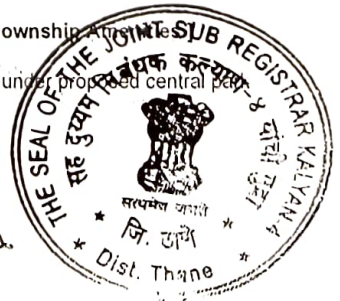
All that piece and parcel of land or ground aggregately admeasuring 2612.14 sq.mtrs. (Plinth Area) bearing Survey No 93 (Part) and Survey No.109 (Part) forming a part of Larger Land, situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

**THE SCHEDULE C ABOVE REFERRED TO:**

**(Description of Whole Project common areas and amenities (Township) and central park)**

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





कलन - ४  
 वस्तु क्र. १२६२२/२०२४  
 ००/११५

- Children Amusement Park
- Jogging Track
- Cycling Track
- Skating Rink
- Health Juice Kiosks
- Gazebo with 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

Other Township amenities/utilities

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

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and year 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 through  
 Mr. Kishor Kumar Jain  
 in the presence of  
 1. [Signature]  
 2. Nilesh Bijalot Ghole

For HORIZON PROJECTS PRIVATE LIMITED  
[Signature]  
 AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s  
 MR. VISHAL RAMESH PAWAR  
 MRS. PRIYANKA VISHAL PAWAR

in the presence of  
 1. [Signature]  
 2. Dhananjay Gulab Patil



[Signature]



[Signature]



[Signature]

क ल न - ४
दस्ता क्र. ३८२२/२०२४
७० / ११५

ANNEXURE D



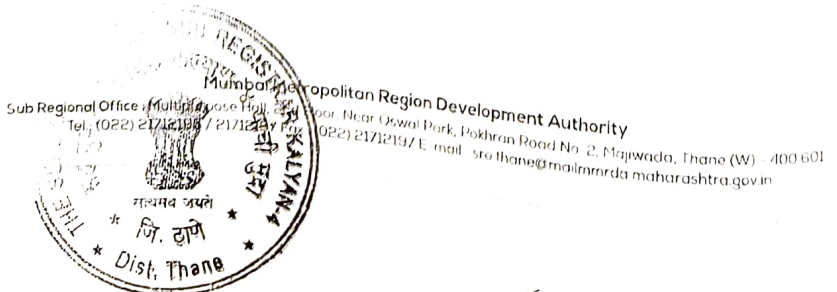
No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/ ३११ /2023 Date: 23 JUN 2023

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

Sir,

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, 103/6/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.



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**Table 1 :** Indicating the details of building (Residential- Sale Component) for which Commencement Certificate as per UDPCR is hereby granted :

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Win	Base Area (In sqm.)	Premium Area (In sqm.)	Ancillary Area (In sqm.)	Total BUA (In sqm.)	No. of Units
						A	B	C	D = A+B+C	
Sale (Residential) Component	Cluster 6	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	---	8,049.03	21,464.08	324
		Tower 2	Ground + 1 <sup>st</sup> to 4 <sup>th</sup>	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Podium floor, 5 <sup>th</sup> Podium Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground + 1 <sup>st</sup> to 4 <sup>th</sup>	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	Podium floor, 5 <sup>th</sup>	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 6	Podium	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 7	Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 8	Basement + Ground + 1 <sup>st</sup> to 33 <sup>rd</sup>	98.90	1	13,358.99	---	8,015.39	21,374.38	323
		Tower 9	Floors	98.90	1	12,223.01	---	7,333.80	19,556.81	257
		Club House	Podium		1		---			
<b>Total (A) =</b>						1,26,107.93	---	75,664.76	2,01,772.69	2,955

**Table 2 :** Indicating the details of building (Commercial- Sale Component) for which Commencement Certificate as per UDPCR is hereby granted :

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Win	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	---	472.55	1,063.23	26
<b>Total (B) =</b>						590.68	---	472.55	1,063.23	26



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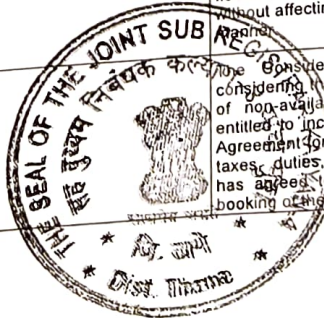
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ANNEXURE E

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. VISHAL RAMESH PAWAR MRS. PRIYANKA VISHAL PAWAR
2.	Address of Purchaser/s	SRIKAR SADAN, PLOT NO - 336, FLAT NO - 201, SEC - 19C, KOPARKHAIRNE - 400709, NAVI MUMBAI
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-T9
7.	Floor	21
8.	Flat No.	2102
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>53.14</u> Sq. mtr. equivalent to <u>572.00</u> Sq.ft. and additional area of enclosed/open Balcony - <u>2.31</u> Sq. mtr equivalent to <u>24.86</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. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary Maharashtra shall be provided to the Allottee shortly	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 5594013
12.	Other charges, Deposits & Advance	Rs. 284883
13.	PAN No. of Purchaser/s	CIEPP0255Q, BYPPP5124A
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 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.



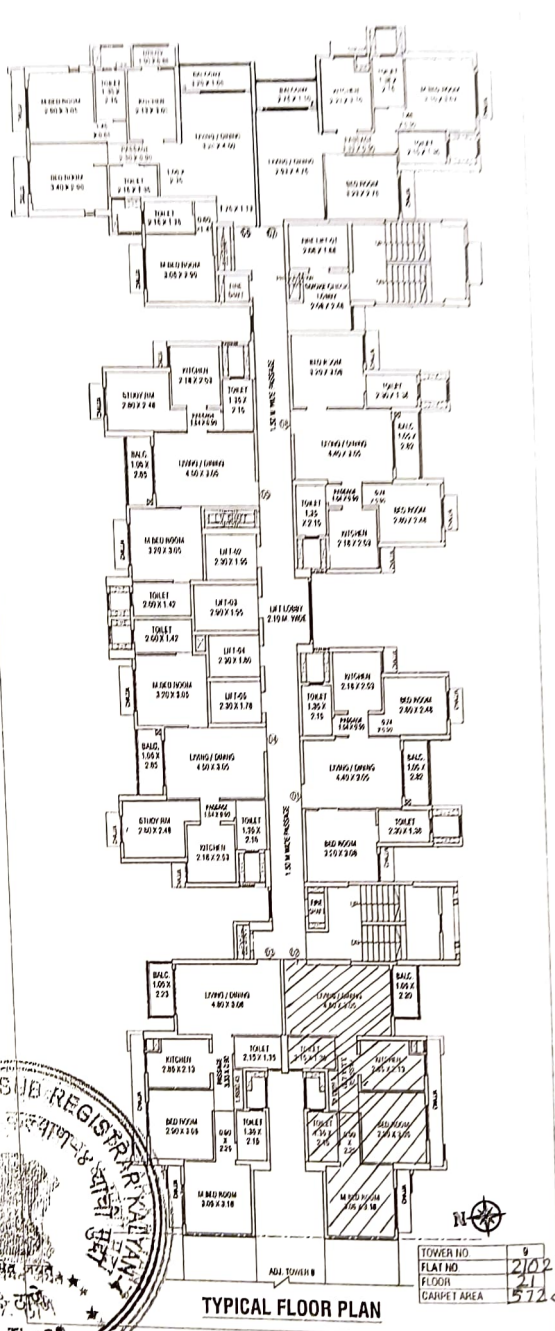
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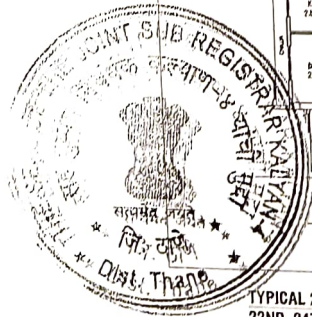
ANNEXURE F  
 Floor Plan



TOWER NO	9
FLAT NO	2102
FLOOR	21
CARPET AREA	572 sq ft

TYPICAL FLOOR PLAN

TYPICAL 2ND TO 7TH, 8TH 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]*



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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:

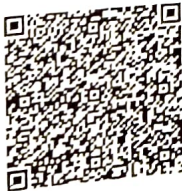
1. *Horizon Projects Pvt Ltd* having its registered office / principal place of business at Tehsil: *Mumbai City, District: Mumbai City, Pin: 400022*.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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.

  - o 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.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - o 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 Pramanand 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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