



26/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 13764/2024

नोंदणी :

Regn 63m

गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार करारनामा  
 (2)मोबदला 3488258  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे) 2554000  
 (4) भू-मापन,पोटहिस्सा व परक्रमांक (असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग नं. 47/15/1/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 2809,28 वा मजला,टॉवर सीएल06-टी7,रुणवाल गार्डन्स सिटी-नलस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 33.03 चौ. मी. कार्पेट म्हणजेच 355.53 चौ. फुट कार्पेट ..... 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 शुल्कामध्ये50% 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 संवप, सर्व्हे नं. 2 आणि 21/1 ; )

(5) क्षेत्रफळ  
 (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) 355.53 चौ.फूट

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

1): नाव:-हॉरीमोन 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 चुनामट्टी सिंग्रल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. : .. रोड नं. : .. महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-रामअशीप गुप्ता - वय:-44; पत्ता:-प्लॉट नं. : माळा नं. : .. इमारतीचे नाव: रूम नं. 602, सहावा मजला, टॉवर 3, क्लस्टर 4, रुणवाल माय सिटी, कल्याण शिळ फाटा रोड, डोंबिवली, ब्लॉक नं. : .. रोड नं. : .. महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-ALKPG5449C

(9) दस्तऐवज करून दिल्याचा दिनांक

26/08/2024

(10)दस्त नोंदणी केल्याचा दिनांक

26/08/2024

(11)अनुक्रमांक,खंड व पृष्ठ

13764/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

157000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह.दुय्यम निबंधक कल्याण - ४



CHALLAN  
MTR Form Number 6

कलन - ४  
दस्त क्र. 93062/2028  
3/en



N MH007146507202425E BARCODE [Barcode] Date 22/08/2024-19:04:10 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	ALKPG5449C
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	RAMASHISH GUPTA
Location THANE		Flat/Block No.	FLAT NO 2809 FLOOR 28 TOWER CL06-T7
Year 2024-2025 One Time		Premises/Building	RUNWAL GARDENS CITY
Account Head Details	Amount In Rs.	Road/Street	USARGHAR DOMBIVLI EAST
90046401 Stamp Duty	157000.00	Area/Locality	355.53 SQ. FT.
90063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 2 0 4
Remarks (If Any)			
PAN2=AAFQR1404F--SecondPartyName=HORIZON PROJECTS PVT LTD-CA=3488258			
Amount In	One Lakh Eighty Seven Thousand Rupees Only	Words	
Total	1,87,000.00		
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03006172024082201313 559297600
Cheque/DD No.		Bank Date	RBI Date 22/08/2024-19:05:53 Not Verified with RBI
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : [ID] Mobile No. : 9000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document.  
 नोंदणी केवल दुर्य्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी केवळ दुर्य्यम निबंधक कार्यालयत नोंदणी केवळ दुर्य्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे.



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दस्ता क्र. १३७६४ / २०२४  
२/२

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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 26<sup>th</sup> day of August 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/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 hereon as the purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners hereon 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 Kalvan, 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



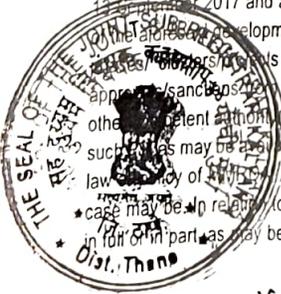
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registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013

- b) By and under another Deed of Conveyance dated 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 plot 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 plot 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 lakh 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 in 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 (TP - TTP 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 12<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 said project development, the Owners have divided the development of the Said Larger Land into multiple plots which shall be developed over a span of 20 years. Subject to the receipt of the necessary approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or other competent authorities, the Owner proposes to carry out construction on the Larger Land by consuming such plots as may be available from time to time upon the Larger Land if any, or due to change in the applicable law or policy of Government or otherwise, on any other portion of the land comprising the Larger Land as the case may be. In this regard, it is stated that in the event of any change in the applicable law or policy, 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")



Handwritten signature/initials.

2 Pratish Gupta

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 समक. १३७६४/२००१  
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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 here 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, M.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 changes/ 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 addition 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, 103/6B, 103/7 to 13, 103/14B, 103/15 to 18, 104, 108/2, 108/3, 108/6, 107/2/ A, 107/2/B, 107/3 to 24, 107/25A, 107/25B, 107/25A, 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 Usarghar, 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. or thereabouts 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)

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



*[Handwritten signatures]*

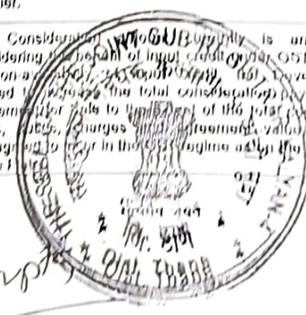
SIGNATURE

Flat/Flat Purchaser/s Details

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 दिनांक १३/०८/२०२४  
 (१०/८०)

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. RAMASHISH GUPTA
2.	Address of Purchaser/s	RAMASHISH GUPTA, CLUSTER 4, PUJWAL MAY CITY, TOWER 3, ROOM NO 692, 6 <sup>TH</sup> FLOOR, KALYAN SHILPATA ROAD, DOMBIVLI - 421204
3.	Description of the said Flat	1 BHK
4.	Project	PUJWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL-06-17
7.	Floor	2B
8.	Flat No.	2B99
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 33.93 Sq. mtr. equivalent to 365.53 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. 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. 3488268
12.	Other charges, Deposits & Advance	Rs.196977
13.	PAN No. of Purchaser/s	ALKPG5449C
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 for the said Property 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 refund the total consideration payable under the Agreement after deduction of the total cost (including all taxes, duties, charges and other amounts) that purchaser has agreed to pay in the GST regime as on the date of booking of the flat.

*Pranish Gupta*

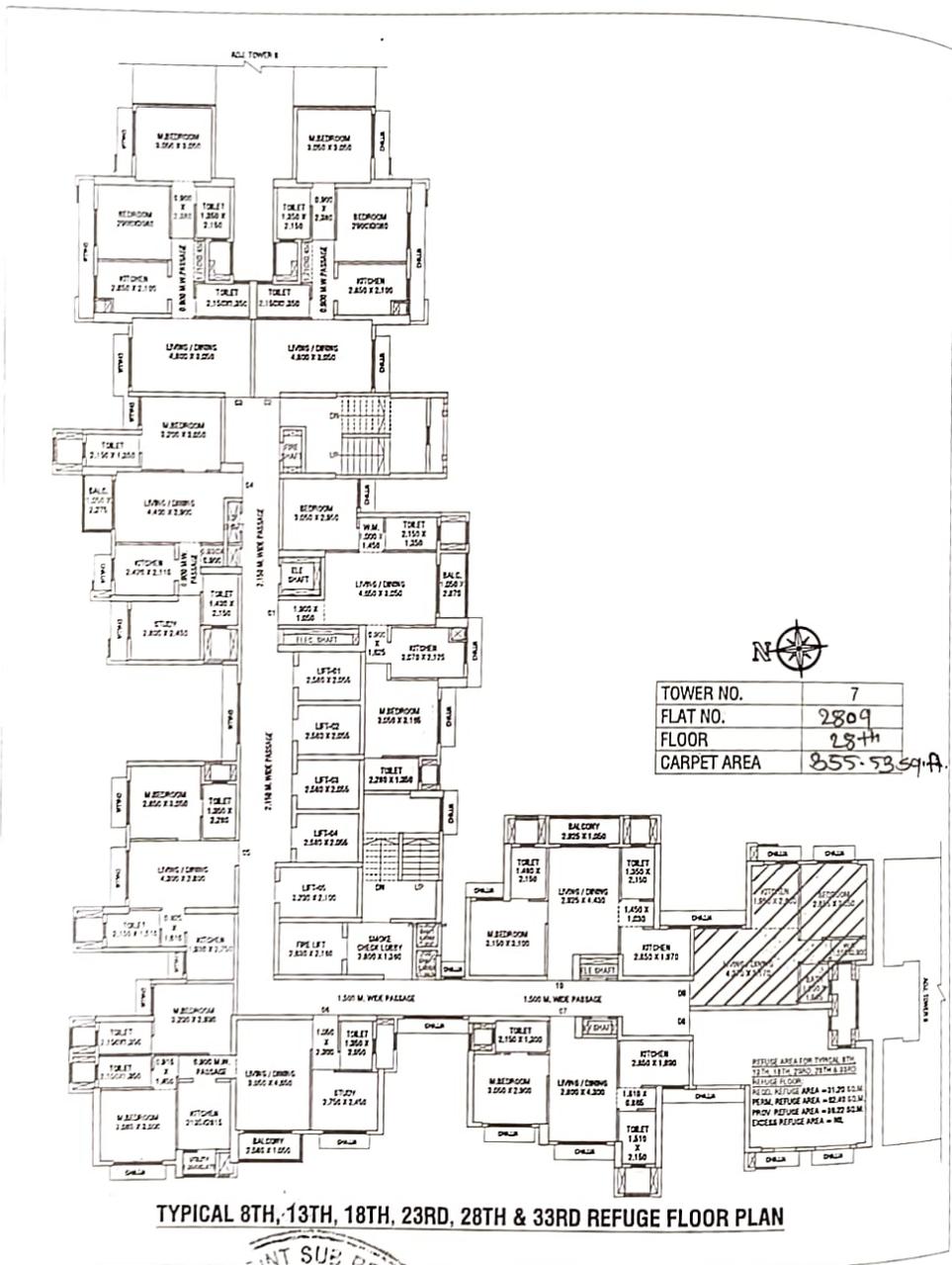


*RF*

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 दस्त क्र. १३७६४/२०२४  
 ७१/२२

ANNEXURE F

Floor Plan



For HORIZON PROJECTS PRIVATE LIMITED



*Horizon projects*

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देस्त क्र. १३७६४/२०२४
०५/२२

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 :  
PS1700052561

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 (1) 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. Vexant Armanand Prabhu  
(Secretary, MahaRERA)  
Date: 11-09-2023 14:53:14

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