



29/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 13952/2024

नोदणी :

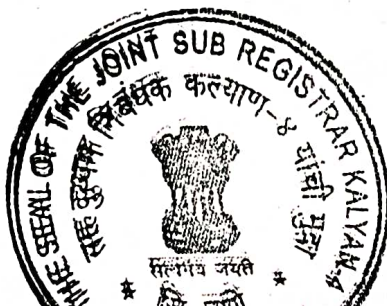
Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3642042
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2554000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग नं. 47/151/1, मीजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 2108,21 वा मजला,टॉवर सीएल08-टी08,रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 33.03 चौ. मी. कारपेट म्हणजेच 355.53 चौ. फूट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत (536/म-1 दिनांक 04-01-2008/15-01-2008)((Survey Number : मीजे-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(Pl.), 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, मीजे संदप, सर्व्हे नं. 2 आणि 21/1 ;))
(5) क्षेत्रफळ	1) 355.53 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हॉरीमोन प्रोजेक्टस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-; पत्ता:-प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: पाचवा मजला, रुणवाल ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. ,, रोड नं. ,, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोनाली हार्दिक मकवाना वय:-27; पत्ता:-प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: सदनिका क्र. 204, बिल्डींग नं. 6, जागृती सोसायटी, विठ्ठल नगर, एस एल रोड, मुलुंड प., मुंबई, ब्लॉक नं. ,, रोड नं. ,, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-BQVPA7448A 2): नाव:-हार्दिक अल्पेश मकवाना वय:-26; पत्ता:-प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: सदनिका क्र. 204, बिल्डींग नं. 6, जागृती सोसायटी, विठ्ठल नगर, एस एल रोड, मुलुंड प., मुंबई, ब्लॉक नं. ,, रोड नं. ,, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-DWSPM3401C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13952/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	164000
(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.



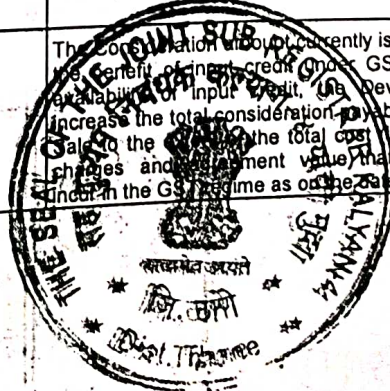
सह.दुय्यम निबंधक कल्याण - ४

ANNEXURE E

क ल न - ४
दस्त क्र. १३५२/२०२४
००/२२

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. SONALI HARDIK MAKWANA MR. HARDIK ALPESH MAKWANA
2.	Address of Purchaser/s	FLAT NO. 204, BUILDING NO. 6, JAGRUTI SOCIETY, VITTHAL NAGAR, S.L. ROAD, MULUND WEST, MUMBAI - 400080
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	21
8.	Flat No.	2108
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>33.03</u> Sq. mtr. equivalent to <u>355.53</u> Sq.ft. and additional area of enclosed/open Balcony <u>NA</u> Sq. mtr equivalent to <u>NA</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. 3642042
12.	Other charges, Deposits & Advance	Rs.195977
13.	PAN No. of Purchaser/s	BQVPA7448A, DWSPM3401C
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 prevalling 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 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 development 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

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