

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कल्याण 5

दस्त क्रमांक : 13228/2024

नोंदणी

Regn.63m

गावाचे नाव : उसरघर

(1)बिलेबाचा प्रकार	करारनामा	
(2)मोवदला	5213050	
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3631500	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1,मुल्यदर 63900/- मौजे उसरघर स.नं. 17/1 व इतर,मौजे रुदप स.नं. 2 व 21/1 वरील रुग्णवाल नाईन्स मिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 0704,सातवा मजला,सीएल06-09,क्षेत्रफळ 503.97 चौ.फु.(46 82 चौ.मी.)कारपेट + 25.62 चौ.फु.(2.38 चौ.मी.)एनक्लोइड/ओपन बाल्कनी एरियामह दि. 21/08/2017 च्या अधिमुचनेनुसार विधेय वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवनत(टीपीएम-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, 103/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ;)
(5) क्षेत्रफळ		1) 46.82 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		1) नाव:-.मै. हॉरीडोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार नौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-35; पत्ता:-प्लॉट नं. -, माळा न पाचवा मजला, इमारतीचे नाव: रुग्णवाल अॅन्ड ओमकार स्कोअर, ब्लॉक नं. -, रोड नं: सायन चुनाभट्टी मिग्रल. ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1) नाव:-शैलेश कृष्णा खंवायत वय:-33; पत्ता:-प्लॉट नं: 147, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: म्हाडा कॉलनी, सेक्टर नं. 3, कुळगाव, बदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-BMSPK5946A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		2) नाव:-आरती शैलेश खंवायत वय:-26; पत्ता:-प्लॉट नं: 147, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: म्हाडा कॉलनी, सेक्टर नं. 3, कुळगाव, बदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-CPDPM4367F
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	10/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13228/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	234600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

पु सह. दुय्यम निबंधक, वर्ग-2
कल्याण क्र. 19

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



507/13228

Tuesday, September 10, 2024

2:57 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn 39M

पावती क्र.: 13849 दिनांक: 10/09/2024

नावाचे नाव: उसरघर

दम्नऐवजाचा अनुक्रमांक: कलन5-13228-2024

दम्नऐवजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: शैलेश कृष्णा खंबायत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृथांची संख्या: 115

एकूण:

रु. 32300.00

बाजार मूल्य: रु.3631500 /-

मोबदला रु.5213050/-

भरलेले मुद्रांक शुल्क : रु. 234600/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924096609696 दिनांक: 10/09/2024

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924090309782 दिनांक: 10/09/2024

वेंकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008020427202425E दिनांक: 10/09/2024

वेंकेचे नाव व पत्ता:

मुद्रांक शुल्क माननी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

S. K. Leharbhat

Kalyan
पु.सू.ह. दुय्यम निर्देशक, वर्ग-२
कल्याण क्र.५



CHALLAN
MTR Form Number-6



CHALLAN No. MH008020427202425E	BARCODE	Date: 09/09/2024 14:02:00	Form ID: 253
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Department: Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID (If Any)		
Registration Fee	FAN No (If Applicable)	BMSDK3045A	
Office Name: KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	SHAILESH KRUSHNA KHAMBAYAT	
Location: THANE	Flat/Block No.	RUNWAL GARDENS CITY CLUSTER 06 TOWER	
Period: 2024-2025 One Time	Premises/Building	6 TO 9 PROJECT, BLDG NO CL06-T6	
Account Head Details	Amount In Rs.	Road/Street	FLAT NO 0704, 7TH FLOOR USARGHAR DOMBIVLI EAST
0046401 Stamp Duty	234600.00	Area/Locality	46 82 SQ MTR
0063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 2 0 4

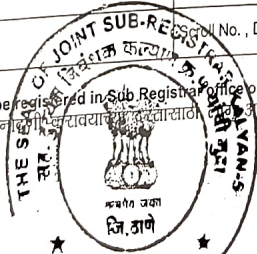
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दस्तावेज क्र १३२२ / २०२४
२ / ११५

DEFACED
264600.00
DEFACED

Remarks (If Any)	PAN2=AAFCR1404F-SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5213050
Amount In Words	Two Lakh Sixty Four Thousand Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332024093918034	2888232500
Cheque/DD No.	Bank Date	RBI Date	09/09/2024-18:03:19	Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK		
Name of Branch	Branch No., Date	100, 10/09/2024		

Department ID: [Blank]
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
दस्तावेज चालन केवल दुय्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजासाठी वैध आहे. नोंदणी न करवावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.



Sl. No.	Remarks	Defacement No.	Defacement Date	UserID	Defacement Amount
1	(IS)-507-13228	0004461942202425	10/09/2024-14:42:44	IGR542	30000.00
2	(IS)-507-13228	0004461942202425	10/09/2024-14:42:44	IGR542	234600.00
Total Defacement Amount					2,64,600.00



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दस्त क्र. १३२२	२०२४
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 10th day of Sep 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 Escuare, 5th 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:-

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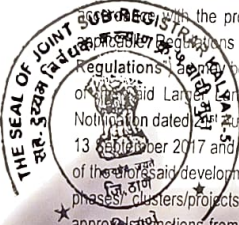
registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.

- b) By and under another Deed of Conveyance dated 31st December, 2012 executed between Premier as 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 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 31st December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.

8202	By and under another Deed of Conveyance dated 31 st 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 31 st 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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क.ल.न.-५	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 2,53,202 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".
दस्त क्र. १३००/२०२४	
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- 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 Maharashtra Regional Town Planning Regulations framed by the Government of Maharashtra for development of an ITP ("ITP Regulations") which 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 7-13 September 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the said development, the Owners have divided the development of the Said Larger Land into multiple phases/ clusters/projects which shall be developed over a span of 20 years. Subject to the receipt of approvals/permissions 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 such FSI 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 MMRDA, or otherwise, on any other portion of the land comprising the Larger Land, as the case 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



Handwritten signatures and initials at the bottom of the page, including a signature that appears to be 'S. Kulkarni' and another that appears to be 'B. M. ...'. There is also a small number '2' written below the signatures.

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

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- 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 charge/ 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, 103/6B, 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, 107/25B, 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.

Handwritten initials

S. K. Chembayal 35

R. Marathe

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
- 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

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दस्त क्र. १३२२	२०२४
०३	११५



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. Ganesh Jaiswal

2. _____

For HORIZON PROJECTS PRIVATE LIMITED

[Signature]
AUTHORIZED SIGNATORY



क.ल.न.-५	
दस्त क्र. १३२२	२०२४
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ANNEXURE C



No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/898/2023 Date 23 JUN 2023

AMENDED LAYOUT APPROVAL LETTER

To,
The Director, M/s. Horizon Projects Pvt. Ltd.
Runwal & Onkar E-square, 5th Floor,
Opp Sion - Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sub : Proposal for issuance of Amended Layout approval, Commencement Certificate (CC) for Cluster-6 (Tower 1,2,3,4,5,6,7,8,9) including Club House on Podium, Retail Shops on Ground Floor and CC for 01 No. of EWS LIG Building as Social Housing Component (with Wings A,B,C) as per UDCPR in the proposed Integrated Township Project (ITP) 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.- Applicant M/s. Horizon Project Pvt. Ltd.

- Ref: 1 GoM Location Clearance notification dt. 21/08/2017.
2 MMRDA Conditional Letter of Intent (LOI) dt. 23/04/2018, dt.03/02/2020
3 MMRDA's Layout Approval dt 23/04/2018, dt. 03/02/2020, dt. 19/05/2022
4 MMRDA's C.C.s, dt. 03/02/2020, dt. 28/09/2020, dt. 20/10/2020, dt. 01/01/2021, dt. 22/11/2021, dt. 14/01/2022, dt. 08/09/2022
5 MMRDA's OC dt. 19/05/2022, dt. 12/12/2022, dt.02/06/2023
6 Approval remarks from Director, T.P., Pune dt.11/06/2020 to the ITP layout
7 M/s. Saakaar Architects letters dt. 18/7/2022, dt. 22/8/2022, dt. 17/02/2023 regarding issuance of Layout Approval and CC for Residential Building in EWS LIG (Wing A,B,C) and letter dt. 18/11/2022 regarding issuance of CC for Cluster 06 Tower 1,2,3,4,5,6,7,8 & 9
8 MMRDA's deficiency letter dt. 22/8/2022, dt.25/11/2022 regarding issuance Layout approval & CC for Residential Buildings in EWS LIG (Wing A,B,C) and deficiency letter dt. 25/11/2022 regarding issuance CC for Cluster 06 Tower 1,2,3,4,5,6,7,8,9.
9 Site visit dt. 21/03/2023
MMRDA's Deficiency Letter dt. 08/05/2023
Application by M/s Horizon Projects Pvt Ltd. dt. 20/04/2023, dt.21/04/2023, dt. 04/04/2023 dt. 02/05/2023, dt. 03/05/2023, dt. 10/05/2023, dt.11/05/2023, dt.16/05/2023 dt.18/05/2023.



Sir,
The Government of Maharashtra vide Notification dated 21/08/2017 at ref. no. (1) above has granted Local/Initial Clearance to the 'Integrated Township Project' situated at Village, Usarghar & Sandap, Tal. Kalyan, Dist - Thane on land admeasuring 49.19 Ha. to you. Accordingly, MMRDA has issued

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601
Tel : (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

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ANNEXURE D



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MMRDA

ITP-Usarghar-Sandap-01/Vol-19 & 21/ 839 /2023

Date: 23 JUN 2023

AMENDED COMMENCEMENT CERTIFICATE

To,
The Director, M/s. Horizon Projects Pvt. Ltd.
Runwal & Omkar E-square, 5th 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



Mumbai Metropolitan Region Development Authority
 State Registration Office, Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601
 (022) 2172195 / 2172197 Fax: (022) 2172197 E-mail: sro.thane@mmrda.maharashtra.gov.in

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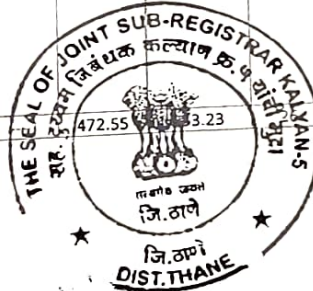
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Table 1: Indicating the details of building (Residential- Sale Component) for which UDCPR is hereby granted :

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	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	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	---	8,049.03	21,464.08	323
		Tower 2	Ground + 1 st to 4 th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground + 1 st to 4 th	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	Podium floor, 5 th	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 6	Podium Top Floor, 6 th to 33 rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 7	Basement + Ground + 1 st to 4 th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 8	Podium floor, 5 th	98.90	1	13,358.59	---	8,015.39	21,374.38	323
		Tower 9	Basement + Ground + 1 st to 33 rd Floors	98.90	1	12,223.01	---	7,333.80	19,556.81	257
	Club House	Podium			1		---			
Total (A) =						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 UDCPR is hereby granted :

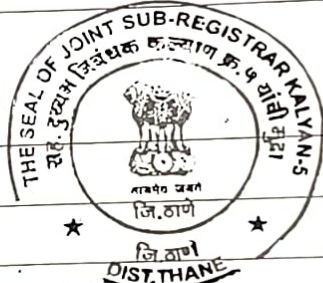
User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	---	472.55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



ANNEXURE E
Flat/Flat Purchaser/s Details

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Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. SHAILESH KRUSHNA KHAMBAYAT MRS. AARTI SHAILESH KHAMBAYAT
2.	Address of Purchaser/s	MHADA COLONY, PLOT NO. 147, SECTOR NO. 3, KULGAON-BADLAPUR (EAST) - 421503
3.	Description of the said Flat	2 BHK
4.	Project	RUNWAL GARDENS CITY CLLSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-T6
7.	Floor	7
8.	Flat No.	0704
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>46.82</u> Sq. mtr. equivalent to <u>503.97</u> Sq.ft. and additional area of enclosed/open Balcony <u>2.38</u> Sq mtr equivalent to <u>25.62</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 MahaRERA shall be provided to the Allottee shortly	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 5213050
12.	Other charges, Deposits & Advance	Rs. 260101
13.	PAN No. of Purchaser/s	BMSPK5946A CPDPM4867F
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 s 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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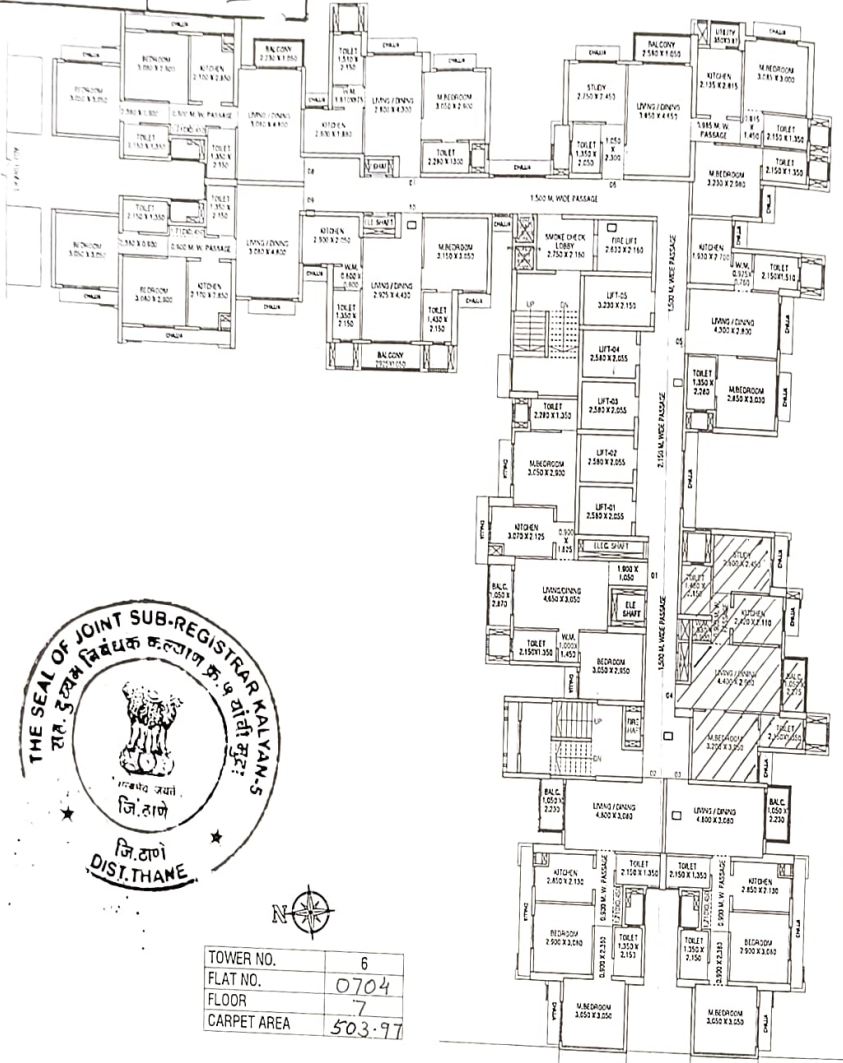
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ANNEXURE F

Floor Plan



TOWER NO.	6
FLAT NO.	0704
FLOOR	7
CARPET AREA	503.97

TYPICAL 6TH, 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

Signature

Signature

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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 PS1700052561

Project Runwal Gardens City Cluster 6 Tower 6 to 9 , Plot Bearing / CTS / Survey / Final Plat No. 93 (P), 109 (P) at Usarghar, Kalyan, Thane, 421204.

- Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil, Mumbai City, District Mumbai City, Pin 400022
 - 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 (l) 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
- 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 hereunder 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 Premnand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 11-09-2023 14:53:14

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

Handwritten signature: P. Anonette

Handwritten signature: S. K. Kumbhar