

09/2024

गावाचे नाव : उसरघर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	4479625
3) बाजारभाव(भाडेपट्टय च्या निवडितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	3*38900
4) भू-मापन, पोटहिस्सा व क्रमांक(असल्यास)	
5) क्षेत्रफळ	
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
9) दस्तऐवज करून दिल्याचा दिनांक	30/09/2024
10) दस्त नोंदणी केल्याचा दिनांक	30/09/2024
11) अनुक्रमांक, खंड व पृष्ठ	15579/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	201600
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शिरा	

1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन ; इतर माहिती: विभाण क्रं. 47/151/1, मुल्यदर 63900/-
मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 बरील रुग्णवाल गार्डन्स मिटी क्लस्टर 06 टॉवर 6
ते 9 प्रोजेक्ट सदनिका नं. 1810 अठरावा मजला, सीएल06-07, क्षेत्रफळ 414.09 चौ.फु.(38.47
चौ.मी.) कारनेट + 33.05 चौ.फु.(3.07 चौ.मी.) ओपन वालकनी दि. 21/08/2017 च्या अधिसुचनेनुसार विशेष
वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1217/331/
सीआर-72/17/युजो-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 ;)

1) 38.47 चौ.मीटर

1): नाव:-मे. हॉरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे
अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं:-, माळा
नं:- पाचवा मजला, इमारतीचे नाव: रुग्णवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं:- सायन चुनाभट्टी म्ग्रल.
ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404=

1): नाव:-न्तिश दामबाबू ठाकूर वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चाळ नं. 10, जोकीन
कंपाऊंड, ब्लॉक नं: रूम नं. 5, रोड नं: प्रताप नगर रोड, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400378
पॅन नं:-AJJPT9988Q



सह. दुय्यम निबंधक कल्याण - ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantcment area annexed to :-



338/15579

Monday, September 30, 2024
1:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 16687 दिनांक: 30/09/2024

गावाचे नाव: उसरघर
दस्तावेजाचा अनुक्रमांक: कलन4-15579-2024
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: नितेश दासबाबू ठाकूर

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2300.00
पृष्ठांची संख्या: 115

एकूण: ₹. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:11 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह. दुय्यम निबंधक कल्याण - ४

बाजार मुल्य: ₹. 3138900/-
मोबदला ₹. 4479625/-
भरलेले मुद्रांक शुल्क : ₹. 201600/-

- 1) देयकाचा प्रकार: DHC रक्कम: ₹. 300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924307804180 दिनांक: 30/09/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: ₹. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924309104099 दिनांक: 30/09/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009001354202425E दिनांक: 30/09/2024
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

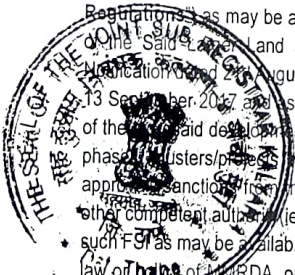
- 1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

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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 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 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.
- c) By and under another Deed of Conveyance dated 31st 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 31st 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 5,28,350 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 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 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 portion of the Said Larger Land as per Locational Clearance granted by Urban Development Department vide Notification dated 29th 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/consent 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 of FSI 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



Signature

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

- 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 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, 103/6/A, 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, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2, 134/3, situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Land.

PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2, 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Land.

PART-III

All that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts. or thereabouts bearing Survey Nos. 2 and 2/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of Said Larger Land.



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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



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. Sewarabh Natar through
 Mr. Kishor Kumar Jain

in the presence of

1. [Signature]

2. [Signature]

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED AND
 By the within named Purchaser
 MR. NITESH DASH

in the presence of

1. [Signature]
2. [Signature]

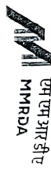
RECEIVED of and from
 above named the sum of
 RUPEES FOUR LAKH
 THOUSAND NINE
 SIXTY TWO
 as advance payment of
 Purchaser/s to the Owner

Witness:

1. [Signature]
2. [Signature]

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ANNEXURE D



No. SSO7/Growth Centre 2401/SP/ITP/Usarghar-Sandap-01/Vol-19 & 21/ ३१९/२०२३ Date: २३ JUN २०२४

AMENDED COMMENCEMENT CERTIFICATE

To,
 The Director, M/s. Horizon Projects Pvt. Ltd.
 Runwal & Omkar Esquare, 5th Floor,
 Opp. Sion - Chunnabhatti 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 Esquare, 5th Floor, Opp Sion - Chunnabhatti 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, 17/3/4, 17/3/8, 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, 93/1(a), 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, 109/1(a), 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 1/31 to 81/81.



Sub Region - Pookhon Region Development Authority
 Near Oravel Park, Pookhon Road No 2, Palajwada, Thane (W) - 400 601
 Contact No. 022-27121977, 27121978, 27121979, 27121979 E-mail: soa.thane@maharashtra.gov.in

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Table 1 : Indicating the details of building (Residential- 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 Windows	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	11,415.05	---	8,049.03	2,464.08	303
		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	11,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground -	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	1 st to 4 th Podium	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 6	Podium floor, 5 th	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 7	Podium Top Floor, 6 th to 33 rd Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 8	Basement + Ground +	98.90	1	13,358.99	---	8,015.39	21,374.38	323
		Tower 9	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 Windows	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	26



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ANNEXURE E

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR NITESH DASBABU THAKUR
2.	Address of Purchaser/s	ROOM NO - 5, CHAWL NO - 10, JOKIM COMPOUND, PRATAP NAGAR ROAD, BHANDUP WEST, MUMBAI, MAHARASHTRA - 400078
3.	Description of the said Flat	1 EHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-07
7.	Floor	18
8.	Flat No.	1810
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of premises <u>38.47</u> Sq. mtr. equivalent to <u>414.09</u> Sq.ft. and additional area of enclosed/open Balcony <u>3.07</u> Sq. mtr equivalent to <u>33.05</u> sq. ft. and Service/utility area <u>NA</u> sq mtr equivalent to <u>NA</u> sq ft
10.	No. of Car Parks included in the Agreement. 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 4479625
12.	PAN No. of Purchaser/s	AJJPT9988Q
13.	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
14.	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
15.	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 Purchaser shall be entitled to increase the sale consideration payable under the Agreement for Sale (to be as per the actual cost including all taxes, duties, charges and agreement value) that the Purchaser has agreed to include in the GST invoice as on the date of booking of the Flat

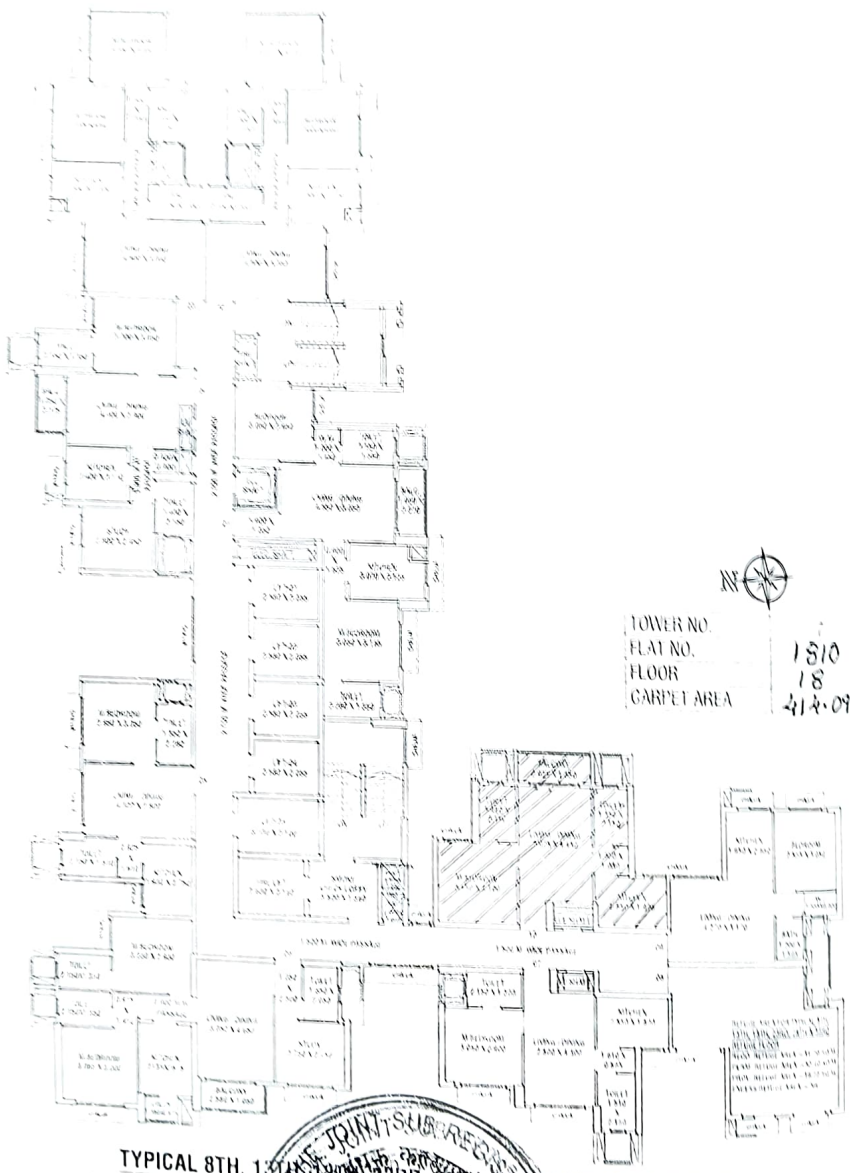


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ANNEXURE
 Floor Plan

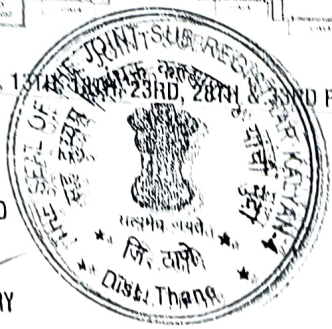


TOWER NO. 1810
 FLAT NO. 18
 FLOOR
 CARPET AREA 414.09 Sq. Ft.

TYPICAL 8TH, 15TH, 23RD, 28TH & 33RD FLOOR REFUGE FLOOR PLAN

FOR HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



N. Thakur

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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 (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

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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

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

Handwritten initials

Handwritten signature