



सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कल्याण 3

दस्त क्रमांक : 16676/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

लिखाचा प्रकार	करारनामा
वदना	5404250
गजारभाव(भाडेपट्ट्याच्या नेतपट्टाकार आकारणी देतो की पट्टेदार ते करावे)	3843600
संपादन, पोटहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं. 47/151/1,मुल्यदर 63900/-मौजे उसरघर स.नं. 17/1 व इतर,मौजे संदप स.नं. 2 व 21/1 वरील रुणवाल गाईन्म सिटी कन्स्ट्र 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 2104,एकविसावा मजला,सीएल06-07,क्षेत्रफळ 510.00 चौ.फु.(47.38 चौ.मी.)कारपेट + 25.08 चौ.फु.(2.33 चौ.मी.)एनक्लोज / ओपन वालकनी एरियासह,दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1217/331/सीआर-72/17/युडी-12)((Survey Number : स.नं. 17/1, 17/2, 17/3/1, 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) 47.38 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
संपादन करून देणा-या/लिहून ठेवणा-या गाराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-मे.हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिकृत स्वाक्षरीकार सौरभ शंकर नाहू 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 मजला, रुणवाल अॅन्ड ओमकार स्क्रॅअर, सायन चुनाभट्टी मिग्रल ममोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, महाराष्ट्र मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
संपादन करून घेणा-या पक्षकाराचे व किंवा नी न्यायालयाचा हुकुमनामा किंवा आदेश याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-संगीता सदानंद किल्लेदार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मथुरा रेसिडेन्सी , ब्लॉक नं: रूम नं. 201, रोड नं: पीएनपी डेव्हलपर्स, पुष्पक नगर, प्लॉट नं. 15, सेक्टर 3, करंजादे,पनवेल, महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-CKSPK9134P 2): नाव:-सीमा अविनाश पवार वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मथुरा रेसिडेन्सी , ब्लॉक नं: रूम नं. 201, रोड नं: पीएनपी डेव्हलपर्स, पुष्पक नगर, प्लॉट नं. 15, सेक्टर 3, करंजादे,पनवेल महाराष्ट्र, राईगार:(०). पिन कोड:-410206 पॅन नं:-CKSPK9135N
संपादन करून दिल्याचा दिनांक	22/11/2024
दस्त नोंदणी केल्याचा दिनांक	22/11/2024
घरक्रमांक,खंड व पृष्ठ	16676/2024
गजारभावाप्रमाणे मुद्रांक शुल्क	243200
गजारभावाप्रमाणे नोंदणी शुल्क	30000

सनामाठी विचारात घेतलेला तपशील:-
शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



B. S. Malkar
सह.दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 22nd day of Nov 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, 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

[Signature]

[Signature]

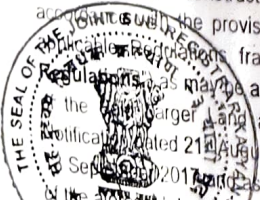
[Signature]

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 here n 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 Usarghat, 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) **कलम - 3**
The Owners have obtained the necessary permissions and approvals for carrying out the development and construction of the Said Larger Land.

- h) 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 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 21st August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7th September, 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the above said development, the Owners have divided the development of the Said Larger Land into multiple phases, the projects which shall be developed over a span of 20 years. Subject to the receipt of approval 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")



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Signature

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

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.

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.

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.

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.

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

that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey 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, 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 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

that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey 109/3 (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

that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts or thereabouts bearing Survey 109/3 (part), 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the Said Larger Land.

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[Handwritten signatures]

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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IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof of the day and year first hereinabove mentioned.

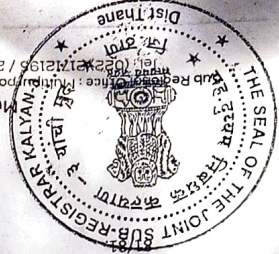
SIGNED, SEALED AND DELIVERED
by the undersigned OWNERS
HORIZON PROJECTS PRIVATE LTD.
and of its Authorized Signatory
MR. SAURABH KUMAR JAIN
in the presence of
1. Mr. K. S. K. Natar through
2. Mr. B. B. Bhargava
Dist Thane

For HORIZON PROJECTS PRIVATE LIMITED

KD
Atom
AUTHORIZED SIGNATORY



Mumbai Metropolitan Region Development Authority
 Sub-Registrar, Kalyan, Dist. Thane
 Office: Kalyan, Dist. Thane
 Telephone: 2172197 / 2172197 Fax: (022) 2172197 E-mail: sro.thane@mairda.maharashtra.gov.in



Sub-Registrar, Kalyan, Dist. Thane	26/06/2023
Sub-Registrar, Kalyan, Dist. Thane	26/06/2023

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 & Orkhar 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(P1), 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(P1), 134/1, 134/2, 134/3 of Village Usarhar, 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 sq.m. (Maximum Permissible Ancillary BUA for Residential Activity) + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity] as per UDPR = 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

AMENDED COMMENCEMENT CERTIFICATE

No. SRO1/Growth Centre/2401/BP/ITP-Usarhar-Sandap-01/Vol-19 & 21/ 8-9/2023 Date: 23 JUN 2023



ANNEXURE D

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	13,415.05	—	8,049.03	21,464.08	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	13,776.93	—	8,266.16	22,043.09	303
		Tower 4	Basement + Ground +	98.90	1	16,990.14	—	10,194.08	27,184.22	400
		Tower 5	1 st to 4 th Podium	98.90	1	16,990.14	—	10,194.08	27,184.22	400
		Tower 6	floor, 5 th Podium	98.90	1	13,776.93	—	8,266.16	22,043.09	303
		Tower 7	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	2,855

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

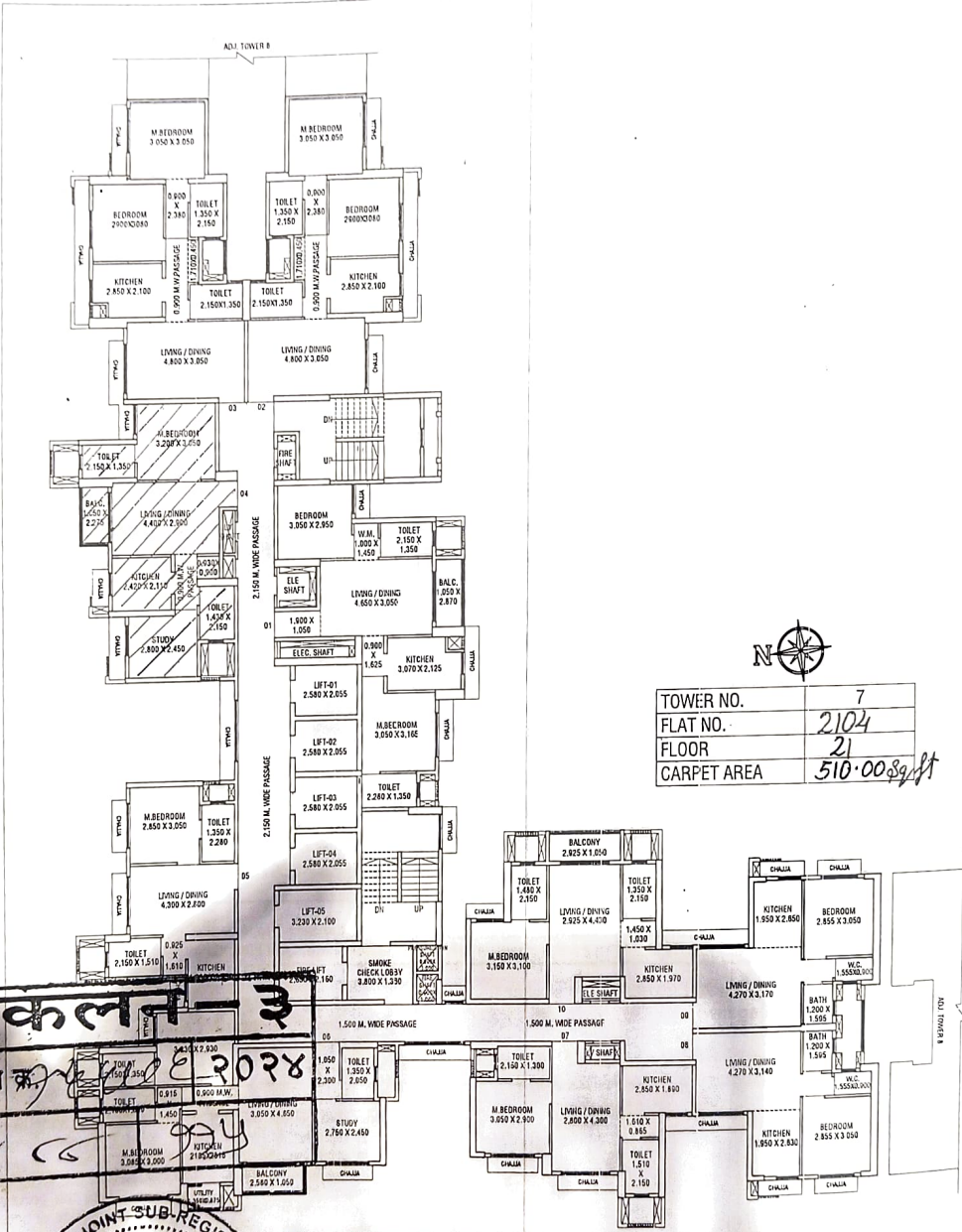
User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Windows	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	—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

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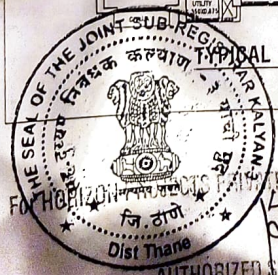
ANNEXURE F

Floor Plan



TOWER NO.	7
FLAT NO.	2104
FLOOR	21
CARPET AREA	510.00 Sqft

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 दस्त क्र. २२०२४
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TYPICAL 6TH, 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND,
 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

AUTHORIZED SIGNATORY

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ANNEXURE E

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. SANGEETA SADANAND KILLEDAR MRS. SEEMA AVINASH PAWAR
2.	Address of Purchaser/s	ROOM NO 201, MATHURA RESIDENCY, PNP DEVELOPERS, PUSHPAK NAGAR, PLOT NO. 15, SECTOR - 3, KARANJADE, PANVEL - 410206
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	CL06-07
7.	Floor	21
8.	Flat No.	2104
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>47.38</u> Sq. mtr. equivalent to <u>510.00</u> Sq.ft. and additional area of enclosed/open Balcony <u>2.33</u> Sq. mtr equivalent to <u>25.08</u> sq. ft. and Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sc.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. 540*250
12.	PAN No. of Purchaser/s	CKSPKE134P, CKSPK9135N
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 Ltc 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, have been without affecting the area of the said Flat/Premises in any manner. <u>29/04/2024</u>
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 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 Invoice 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:-

- 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 (l) of sub-section (2) of section 4 read with Rule 5;

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That 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 herein, as per the Act and the rules and regulations made there



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