



28/09/2021

सूची क्र.2

दुय्यम निबंधक सह दु.नि.कल्याण 4

दस्त क्रमांक : 12126/2021

नोंदणी

Regn 63m

गावाचे नाव : **उसरघर**

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5722800
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	3976500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डॉ. विवली इतर वर्णन : , इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मोजे उसरघर स.नं. 17/1 व इतर वरील माय मिटी फेज 2 - क्लस्टर 05(1-6), मदनिका नं. 2101, एकत्रिमावा मजला, सीएल05-01, क्षेत्रफळ 570.06 चौ.फु.(52.96 चौ.मी.) कारपेट + 45.00 चौ.फु.(4.18 चौ.मी.) युटीलिटी एरियामह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्री करारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (टीपीएम-1217/331/मीआर-72/17/युडी-12) ( ( Survey Number : 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 ; ) )
(5) क्षेत्रफळ	1) 52.96 चौ.मीटर
(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:-से. हॉरीझोन प्रोजेक्टम प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार पल्लवी मनकरी तर्फे अधिकृत कुलमुख्याय किशोरकुमार जैन तर्फे कुलमुख्याय म्हणून वैभव बाघ वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: पातया मजला, इमारतीचे नाव: रुग्णवाह अँड ओमकार स्क्रापर, ब्लॉक नं:-, रोड नं: मायन चुना मट्टी सिंगल, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. 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:-मिलिंद जयराव मकपाळ वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अयोध्या कॉम्प्लेक्स, ब्लॉक नं: 3/304, रोड नं: गुमा ऑईल डेपो, रोड नं. 16 किमान नगर 02, बागळे इस्टेट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BNOPS2539E 2): नाव:-प्रिथेश मिलिंद मकपाळ वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अयोध्या कॉम्प्लेक्स, ब्लॉक नं: 3/304, रोड नं: गुमा ऑईल डेपो, रोड नं. 16 किमान नगर 02, बागळे इस्टेट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ESBPS8603A 3): नाव:-प्रियांका मिलिंद मकपाळ वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अयोध्या कॉम्प्लेक्स, ब्लॉक नं: 3/304, रोड नं: गुमा ऑईल डेपो, रोड नं. 16 किमान नगर 02, बागळे इस्टेट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-FNQPS3345E
(9) दस्तऐवज करून दिल्याचा दिनांक	28/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	28/09/2021
(11) अनुक्रमांक	12126/2021
(12) बाजार मूल्य मूद्रांक शुल्क	200500
(13) बाजार भाव प्रमाण शुल्क	0000
(14) शेत	



सह.दुय्यम निबंधक कल्याण - ४

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

1

Tuesday, September 1, 2021  
1:01 PM

1

Joint Sub Registrar  
Kalyan 4  
Regn. 3914

गावाचे नाव: सराफर  
दस्तऐवजाचा अनुक्रम क्र.: कलन4-12126-2021  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: मिलिंद जयराम साकपाळ

पावडी क्र.: 13092 दिनांक: 28/09/2021

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3920.00
पृष्ठांची संख्या: 196	

एकूण: रु. 33920.00

बाजार मूल्य: रु.3976500 /-  
मोबदला रु.5722800/-  
भरलेले मुद्रांक शुल्क : रु. 200500/-

Joint Sub Registrar Kalyan 4  
सह.दुय्यम निबंधक कल्याण - ४

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1920/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2209202101167 दिनांक: 28/09/2021 ✓  
बँकेचे नाव व पत्ता:
  - 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1809202101937 दिनांक: 28/09/2021 ✓  
बँकेचे नाव व पत्ता:
  - 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006250165202122E दिनांक: 28/09/2021  
बँकेचे नाव व पत्ता:
- मुद्रांक शुल्क माफी असल्यास तपशिल :-  
1) Tourism Jnit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018  
(sr.1)



9/8/2021

MY CITY PHASE II 637

कलन - ४  
दिनांक 28/09/2023

कलन - ४  
वसत क्र. 9292 E / 2023  
L / 5EE

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 28<sup>th</sup> day of Sept in the  
Christian year Two Thousand and Twenty-Three (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 Chunabhathi Signal, Off Eastern Express  
Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Mr.

Ms. Pallavi Madkezi hereinafter referred to as the  
"OWNERS/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**

*(Handwritten signatures of the purchaser/s)*

*(Handwritten signature)*  
Owner

दत.क. १२१२६ / २०१३

e

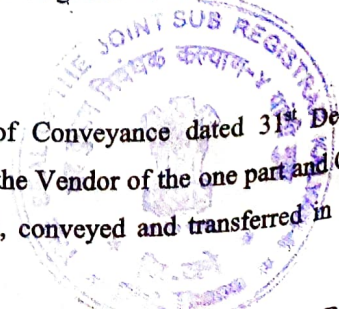
1988

"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators 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 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 285716 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 31<sup>st</sup> December, 2012 has been 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 of the Other Part, Premiers old, 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 195334 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 Owners herein of the Other Part, Premiers old, conveyed and transferred in favour of the



MY CITY PHASE II 637

AF

Purchaser/s

88  
9999E / 1000  
02 / 9EE

Owners and/or to the appropriate authorities all the present/ future/ revised/ new Property/ 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.

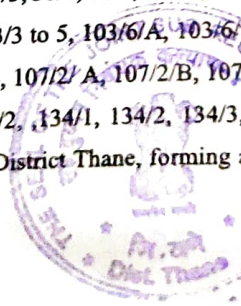
- f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

**THE SCHEDULE A ABOVE REFERRED TO**

**(Description of the said Larger Property)**

**PART - I**

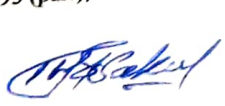
All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos.17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19 /1 to 4 , 20/ 3 to 5 , 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 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 Property.



**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,

  
Owner



Page 65 of 162



Purchaser/s

9232E 229  
63 988

lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

**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 property.

**THE SCHEDULE "B" ABOVE REFERRED TO:**  
**(Description of the said Property)**

All that piece and parcel of land or ground aggregately admeasuring 16596.39 sq.mtrs. forming a part of Larger Property. situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

**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** )

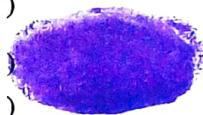
By the within named **OWNERS** For **HORIZON PROJECTS PRIVATE LIMITED**  
**HORIZON PROJECTS PVT. LTD.** )

By hand of its Authorized Signatory )

MR. Pallavi Matkari through )  
POA Kishorkumar Jain )  
in the presence of )

  
**AUTHORIZED SIGNATORY**

- 1.  )
- 2.  )



**SIGNED, SEALED AND DELIVERED** )

By the within named Purchaser/s )

Mr. Milind Jayram Sakpal )

Mr. Prifesh Milind Sakpal )

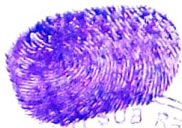
Ms. Priyanka Milind Sakpal )

\_\_\_\_\_ )

in the presence of )

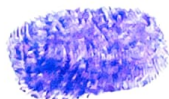
- 1.  )
- 2.  )



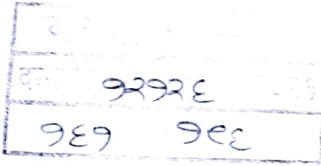


  
**Owner**





**Purchaser/s**



ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. MILIND JAYRAM SAKPAL Mr. PRITESH MILIND SAKPAL Ms. PRIYANKA MILIND SAKPAL
2.	Address of Purchaser/s	GUPTA OIL DEPOT, ROAD NO. : 16 , 3/304 , AYODHYA , COMPLEX , KISAN NAGAR 02 , WAGLE ESTATE ,THANE, MAHARASHTRA, INDIA, 400604
3.	Description of the said Flat/ Premises	2 BHK Ultima
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-01
7.	Floor	21
8.	Flat No.	2101
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 flat 570.06 Sq. Feet equivalent to 52.96 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 4.18 sq.mtr. equivalent to 45.00 sq.ft. and/or Terrace NA sq.mtr. equivalent to NA sq.ft. for which no additional consideration is payable
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. NA Sq. Mts b. NA Sq. Mts c. NA Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	One Car Parkings
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5722800/-
13.	Other charges and Deposits	Rs. 285770/-
14.	PAN No. of Purchaser/s	-BNOPS2539E , ESBPS8603A , FNQPS3345E
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	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.
17.	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.

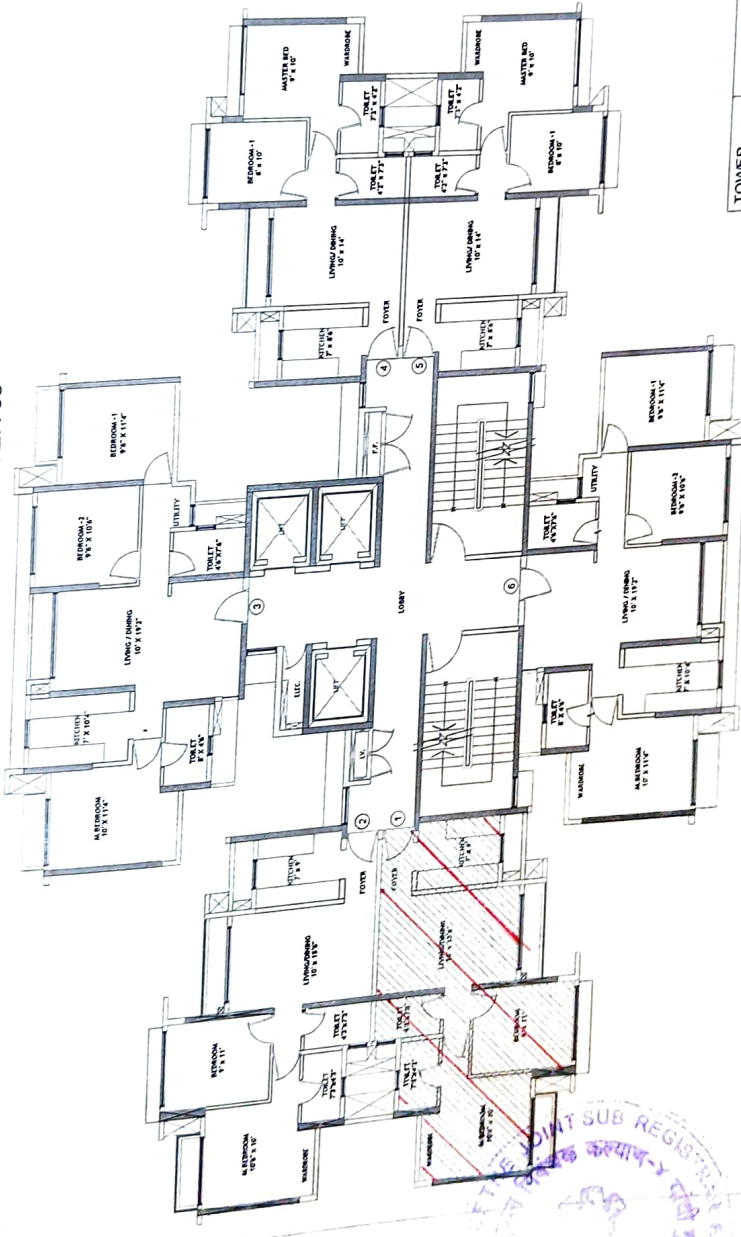
Owner

Purchaser/s

RUNWAL - MY CITY PHASE II CLUSTER 05

ANNEXURE "G"  
Floor Plan

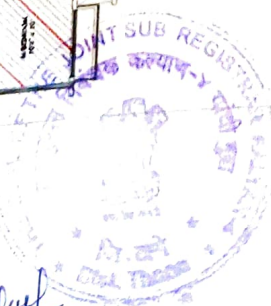
230  
261  
1988



TOWER	01
FLAT NO	210
FLOOR	218
CARPET AREA	220.00 Sq.ft



TYPICAL FLOOR PLAN



HORIZON PROJECTS PRIVATE LIMITED

*[Signature]*  
AUTHORIZED SIGNATORY

Purchaser/s

Owner



9272E  
988 988

## ANNEXURE "I"

### Other Charges

Particulars		Amount in Rs.
1	Additional CAM Charges	47885
2	CLUB MEMBERSHIP	100000
3	SOCIETY MAINTENANCE	47885
4	LEGAL CHARGES	20000
5	Electricity and Water Connection Charges	35000
6	SOCIETY FORMATION and REGISTRATION CHARGES NEW	20000
7	Proportionate share of property tax	15000
	Total	285770

\* Towards Water, Electricity, Drainage and Sewage Charges.

\* Particular "Society Formation" & "Legal Charges" also includes Share Money and Other Charges. and Expenses incurred for application and entrance

\* Particular 'Club Charges' is one time Club Charges.

\* Actual Maintenance charges of the Club for every month shall be extra

Plus GST and any other taxes as applicable

The above charges are estimated & actual charges will be communicated at the time of possession.



Signature

MY CITY PHASE II 637

9803E  
950/955

ANNEXURE "L"



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 P51700019085  
Project MY CITY- PHASE II -CLUSTER 05 - PART<sup>1</sup>lot Bearing / CTS / Survey / Final Plot No. S.NOS.AS PER CERTIFICATES ATTACHED at Usarghar, Kalyan, Thane, 421201.

- 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 04/01/2019 and ending with 30/09/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
  - 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 under.

Signature valid  
Digitally Signed by  
Dr. Vinayak Prasad Prabhakar  
(Secretary, Maharashtra)  
Date: 23-05-2020 12:00:21

Dated: 18/05/2020  
Place: Mumbai

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

Owner

Purchaser/s



वस्तु क्र. 9292E / 2029  
933 / 9EE

ANNEXURE " E "

Annexure 'E'



Date: 03 FEB 2020

No. SROT/Growth Centre/2401/BP/ITP-Usarghar & Sandap - 01/  
cc/174/2020

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to Shri. S. Sunwal, Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Opp Sion - Chunarhatti 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, 103/14/0, 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 Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. 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 1,51,821.14 sq.m. (Sale Component) as against the total permissible built up area of 8,29,373.28 sq.m. (Including premium) (with Base FSI of 1.00 & Premium FSI of 0.70 (presently Premium FSI is not claimed)) and proportionate Social Housing component is 30,217.13 sqm. (against permissible Built up area of 55,620.28 Sq.m.) on basic Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos. 1/107 to 107/107. The Commencement Certificate is granted on the following conditions:

Indicating the details of building for which permission is hereby granted for Awarded CC above plinth for proposed development of Residential Buildings in cluster 4 for the proposed Integrated Township Project for S.Nos Mentioned above

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	6,021.73
	D2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	5,746.86
	A3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	6,324.78
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	5,283.07
	A5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.47
	D6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	5,712.30
	B7	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	5,201.26
	H8	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	4,939.05
	A9	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.24
	B10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	5,232.24
	A11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	6,315.26
	H12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 3 <sup>rd</sup> to 20 <sup>th</sup> upper floors	68.90	4,978.62
	Society Office			20.00
				88,330.88

TOTAL BUA IN SQM

Mumbai Metropolitan Region Development Authority

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



9292E/2023  
9/8/2023

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Residential Buildings in cluster 5 for the proposed Integrated Township Project for S.Nos Mentioned above

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.	
Cluster 5	1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,853.57	
	3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,849.30	
	6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,849.30	
	12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	<b>TOTAL BUA IN SQM</b>				<b>74,734.06</b>

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Educational Buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Educational Building	Ground/Stilt + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors	22.85	8,010.69
<b>TOTAL BUA IN SQM</b>			<b>8,010.69</b>

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of Sport Complex in DP Reservation (PG1) for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Sport Complex	Basement + Ground + 1 <sup>st</sup> Upper Floor	07.95	745.51
<b>TOTAL BUA IN SQM</b>			<b>745.51</b>

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Type	Nos of Storey	Height in Meter	BUA area in sq.m.
EWS SOCIAL HOUSING	1	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,689.67
	2	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,689.67
	3	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,377.01
	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	19.70	2,065.95
	5	Stilt + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floor		12,511.97
<b>TOTAL BUA IN SQM</b>				

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Type	Nos. of Storey	Height in Meter	BUA area in sq.m.	
UG SOCIAL HOUSING	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	5	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	6	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	7	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	8	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	9	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor		17,705.16	
	<b>TOTAL BUA IN SQM</b>				

