

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 16712/2024

नोंदणी :

Regn.63m

गावाचे नाव : **उसरघर**

कार
करारनामा
3578750
2495800

भाडेपट्ट्याच्या
आकारणी देतो की पट्टेदार

टिप्पणी व
धाम)

1) पालिकेचे नाव:कल्याण-डोंबिवली 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 रुग्णवाला
गाईन्स सिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 1809,अठरावा मजला,सीएल06-07,क्षेत्रफळ
355.53 चौ.फु.(33.03 चौ.मी.)कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वमाहत प्रकल्पाअंतर्गत
प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएम-1217/331/मीआर-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, 108/3,
109(पैकी), मौजे संदप स.नं. 2 व 21/1 ;))

1) 33.03 चौ.मीटर

बा जुडी देण्यात असेल तेव्हा.

रून देणा-या/लिहून ठेवणा-या
किंवा दिवाणी न्यायालयाचा
आदेश असल्यास,प्रतिवादिचे

1): नाव:-मे. हॉरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर तातू तर्फे अधिकृत
स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून मदानंद पंडित वय:-65; पत्ता:-प्लॉट नं: -, माळा नं:
पाचवा मजला, इमारतीचे नाव: रुग्णवाला अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी निग्रल,
ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

न घेणा-या पक्षकाराचे व
न्यायालयाचा हुकुमनामा किंवा
प्रतिवादिचे नाव व पत्ता

1): नाव:-अपूर्वा भालचंद्र कडवे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला, इमारतीचे नाव: शिवानिक
पार्क, ए विंग, बिल्डिंग नं. 14, ब्लॉक नं: 401, रोड नं: भादवड रोड, टेमघर पाडा, भिवंडी, महाराष्ट्र, ठाणे. पिन
कोड:-421302 पॅन नं:-DFDPK7945M

न दिल्याचा दिनांक

22/11/2024

कल्याचा दिनांक

25/11/2024

ड व पृष्ठ

16712/2024

प्रमाणे मुद्रांक शुल्क

161100

प्रमाणे नोंदणी शुल्क

30000

बारात घेतलेला नपशील:-:

एताना निवडलेला अनुच्छेद

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



18sarmaker
सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

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')

AGREEMENT FOR SALE

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECCR1404F), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Son Chunnabhatti Signal, Off Eastern Express Highway, Son (East), Mumbai - 400022, represented by its Authorized Signatory MR. SAURABH SHAIKAR 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 PURCHASERS" 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 trustees for the time being and from time to time of the trust and the surviving or survivors of the trust; and (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART** Party'.

as the "Parties" and indivisibly as the

981092	3028
4	994

WHEREAS:-

a) By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Ltd. (Premier) as the Vendor of the one part and Horizon Projects Private Limited, being the Owners hereinafter purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners hereafter all their right, title, interest claim and benefit in respect of the piece and parcel of land or ground, aggregated, subdivided into 2,85,716 sq. meters or thereabouts situate lying and being at Village Usarghat, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder, for the consideration and value such as therein and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 may be seen



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 5,28,355 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 125 (Part) forming a part of the Said Larger Land, are annexed and collectively marked as **Annexure "B"** hereto.

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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 Regulations framed by the Government of Maharashtra for development of an ITP (ITP Regulations) of the Said Larger Land as per Locational Clearance granted by Urban Development Department on 13 th August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette of Maharashtra dated 13 th August, 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the aforesaid 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/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and the 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")	

THE SEAL OF THE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY

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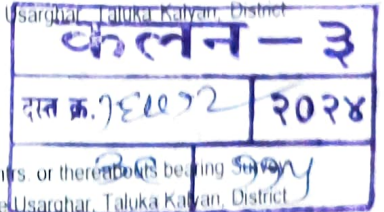
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including sales brochures, marketing materials, models, photographs, videos and illustrations concerning the said Premises between the parties hereto.

- 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. mtrs. 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.



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

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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 of 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 Nated through

Mr. Kishor Kumar Jain
in the presence of

1. Vij B. Bhandarkar

2. Mr. Anisist

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED)

By the within named Purchaser/s)

MRS. APURVA BHALCHANDRA KADAVE)

_____)

_____)

_____)

in the presence of)

1. Nagmore)

2. Karan Babasaheb Nagmore)

RECEIVED of and from the said Purchaser /s)

above named the sum of ₹. 357876)

RUPEES THREE LAKH FIFTY SEVEN)

THOUSAND EIGHT HUNDRED)

SEVENTY SIX ONLY)

as advance payment or deposit paid by the)

Purchaser/s to the Owners)

~~APURVA~~



We say received.
For Horizon Projects Pvt. Ltd.

[Signature]
Authorized Signatory

Witness

1. [Signature]

2.

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[Signature]

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 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 (Residential) Component	Cluster 6	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	---	8,049.03	21,464.08	324
		Tower 2	Ground + 1 st to 4 th Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Basement + Ground + 1 st to 4 th 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 Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	Basement + Ground + 1 st to 4 th Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 6	Basement + Ground + 1 st to 4 th 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 7	Basement + Ground + 1 st to 4 th Podium floor, 5 th 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 + 1 st to 33 rd Floors	98.90	1	13,358.99	---	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	26

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ANNEXURE E

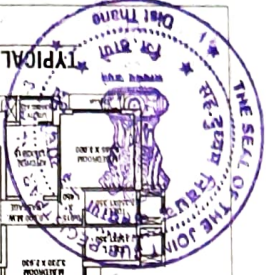
Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. APURVA BHALCHANDRA KADAVE
2.	Address of Purchaser/s	FLAT NO: 401, 4 TH FLOOR, WING-A, BLDG NO: 14, SHIVALIK PARK, BHADWAD RD, TEMGHAR PADA, BHIWANDI - 421302
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-07
7.	Floor	18
8.	Flat No.	1809
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of premises <u>33.03</u> Sq. mtr. equivalent to <u>355.53</u> Sq.ft. and additional area of enclosed/open Balcony <u>NA</u> Sq. mtr equivalent to <u>NA</u> sq. ft. and Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft.
10.	No. of Car Parks included in the Agreement. 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. 3578750
12.	PAN No. of Purchaser/s	DFDPK7945M
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 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.

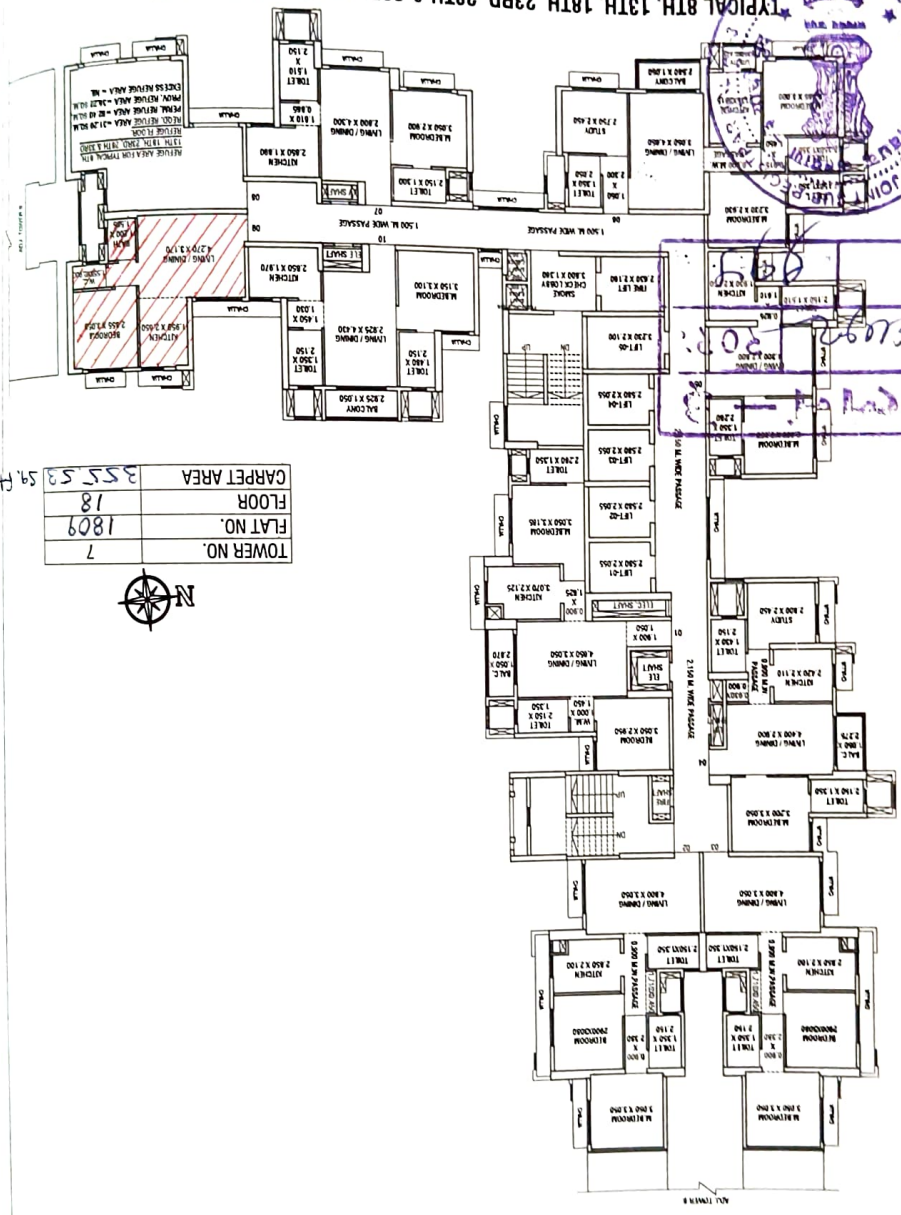


For HORIZON PROJECTS PRIVATE LIMITED
 AUTHORIZED SIGNATORY

TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH & 33RD REFUGE FLOOR PLAN



Handwritten notes and stamps in purple ink, including a large '77' and other illegible markings.



TOWER NO.	7
FLOOR NO.	1809
FLOOR AREA	18
CARPET AREA	355.53 Sq. Ft.



ANNEXURE F
 Floor Plan

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
P517000525561
Project: **Runjal Gardens City Cluster 6 Tower 6 to 9** Plot Bearing / CTS / Survey / Final Plot No **93 (P), 199 (P) & Usarghar, Kalyan, Thane, 421204.**

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at: **Terst, 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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (b) of clause (i) of sub-section (2) of section 4 read with Rule 5.

 CR	That effect of the approvals to be realised hereinafter by promoter for the real estate project from the allottees shall come to term, 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 promoters less than the estimated cost of completion of the project. The Registrar 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.
२२	The promoter shall comply with the provisions of the Act and the rules and regulations made there under. The promoter shall take all the pending approvals from the competent authorities The promoter shall comply with the conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including involving the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
The Joint Surveyor, Maharashtra
(Section 5, Maharashtra)

Date: 11/09/2023
Place: Mumbai
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority