

सूची क्र.2

दुय्यम निबंधक मह.दु.नि. कल्याण 3

दस्तावेज क्रमांक : 16860/2024

नोंदणी

Regn 63m

गावाचे नाव : उसरघर

करारनामा

4331500

3246700

1) पाविकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र. 47/15/1,मुल्यदर 63900/- मोजे उसरघर स.नं. 17/1 व इतर,मोजे संदप स.नं. 2 व 21/1 वरील रुग्णवाला वार्डन्स मिटी ब्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 2410,चोविमावा मजला,सीएल06-06,क्षेत्रफळ 418.93 चौ.फु.(38.92 चौ.मी.)कार्पेट + 33.05 चौ.फु.(3.07 चौ.मी.)एनक्लोझर/ओपन बाल्कनी मह दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कासह 50% सबलत(टीपीएस-1217/331/सीआर-72/17/सुडी-12)((Survey Number : मोजे उसरघर स.नं.17/1, 17/2, 17/3ए, 17/3बी, 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), मोजे संदप स.नं. 2 व 21/1 ;)

1) 38.92 चौ.मीटर

जा जुडी देण्यात असेल तेव्हा.

जन देणा-या/निहून ठेवणा-या किंवा दिवाणी न्यायालयाचा आदेश असल्यास,प्रतिवादिचे

1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नानु तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं. , माळा नं:- पाचवा मजला, इमारतीचे नाव: रुग्णवाला अॅन्ड ओमकार स्पोर्ट्स, ब्लॉक नं:- , रोड नं:- सायन बुनाभटी मिगल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:- AAFCR1404F

जन घेणा-या पक्षकाराचे व त्याच्याबाबत हक्कनामा किंवा प्रतिवादिचे नाव व पत्ता

1): नाव:-आशिष श्रीपाद एडकी यांचे कु.मु. म्हणून जीवनकला टोपले वय:-33; पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: औत्सव हाय, नेपच्यून हौसिंग सोसायटी, ब्लॉक नं: 1601, रोड नं: मेट्रो मॉल मार्गे, एनवीएस मार्ग, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AAJPE0189R
2): नाव:-जीवनकला टोपले वय:-33; पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: औत्सव हाय, नेपच्यून हौसिंग सोसायटी, ब्लॉक नं: 1601, रोड नं: मेट्रो मॉल मार्गे, एनवीएस मार्ग, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400078 पॅन नं:-AJOPT9224E

करून दिल्याचा दिनांक

26/11/2024

मी कल्याणचा दिनांक

26/11/2024

दस्तावेज व पृष्ठ

16860/2024

वापरमाणे मुद्रांक शुल्क

195000

वापरमाणे नोंदणी शुल्क

30000

प्रतिवादागत घेतलेला नपथीव :-



Wamalkar
साह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

72/16860

Tuesday, November 26, 2024

6:32 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 18651 दिनांक: 26/11/2024

गावाचे नाव: उसरघर

दस्तावेज चाचा अनुक्रमांक: कलन3-16860-2024

दस्तावेज चाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: आशिष श्रीपाद एडकी यांचे कु.सु. म्हणून जीवनकला टोपले

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 2380.00

पृष्ठांची संख्या: 119

एकूण:

₹. 32380.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:50 PM ह्या वेळेस मिळेल.

UBSankar

Joint Sub Registrar Kalyan 3

वाजार मूल्य: ₹.3246700/-

मोबदला ₹.4331500/-

भरलेले मुद्रांक शुल्क : ₹. 195000/-

सह.दुय्यम नियंत्रक कार्यालय क्र.३

1) देयकाचा प्रकार: DHC रकम: ₹.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124260910495 दिनांक: 26/11/2024

विकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.80/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124220611285 दिनांक: 26/11/2024

विकचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124263910311 दिनांक: 26/11/2024

विकचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011542950202425E दिनांक: 26/11/2024

विकचे 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

f. topale

मुळ दस्तावेज प्राप्त मिळाला.

एकीकृत सही

द्वितीयक

सह.दुय्यम नियंत्रक कार्यालय-३.

31-12-12-3
2028
8 999



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 26th 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:-

- a) By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Limited ("**Premier**") as the Vendor of the one part and Horizon Projects Private Limited, being the Owners herein as the purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been

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

- b) By and under another Deed of Conveyance dated 31st December, 2012 executed between Premier as 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.

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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 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 and as per Locational Clearance granted by Urban Development Department vide Notification dated 2nd 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/sanctions 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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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 addition 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, 36/1/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 Land.

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PART - II

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

PART-III

All that piece and parcel of land or ground aggregately admeasuring **62,470** sq. mts or thereabouts bearing Survey Nos. 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of 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

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

SIGNED SEALED AND DELIVERED)

By the within named OWNERS)

HORIZON PROJECTS PVT. LTD.)

By hand of its Authorized Signatory)

MR. Saurabh Natu through)

Mr. Tejash Kumar Jain)

in the presence of)

1. Dr. Bhandari)

2. [Signature])

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED

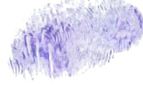
By the within named Purchaser/s

MR. ASHISH SHRIPAD EDKEE THROUGH HIS CONSTITUTED POWER OF ATTORNEY

MRS. JEEVANKALA TOPLE

MRS. JEEVANKALA TOPLE

J. Tople



in the presence of

1. *J. Tople*

2. *Sadanaud S. Tople*

J. Tople



RECEIVED of and from the said Purchaser /s above named the sum of ₹ 433663/-

RUPEES FOUR LAKH THIRTY THREE THOUSAND SIX HUNDRED

SIXTY THREE ONLY

as advance payment or deposit paid by the Purchaser/s to the Owners

We say received.
For Horizon Projects Pvt. Ltd.

[Signature]
Authorized Signatory

Witness:

1. *J. Tople*

2. *[Signature]*

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Table 1: Indicating the details of building (Residential - Sale Component) for which Commencement Certificate is issued per UDCR & hereby granted:

Sale per UDCR & hereby granted	Cluster	Type of Building	No. of Storey	Ht. (in M)	No. of Win	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units								
all complete	Cluster 1	Tower	Ground + 1st to 33rd	98.90	1	13,415.05	A	C	D = A+B+C	323								
											Floors	1	12,788.38	7,673.03	20,461.40	304		
											Ground + 1st to 4th	98.90	1	13,776.93	---	8,266.16	22,043.09	303
											Podium floor, 5th	98.90	1	13,776.93	---	8,266.16	22,043.09	303
											Podium floor, 5th	98.90	1	13,776.93	---	8,266.16	22,043.09	303
											Podium Top Floor, 6th to 33rd	98.90	1	13,776.93	---	8,266.16	22,043.09	303
											Floors	1	13,776.93	---	8,266.16	22,043.09	303	
											Basement + Ground + 1st to 4th	98.90	1	16,990.14	---	10,194.08	27,184.22	420
											Tower	98.90	1	16,990.14	---	10,194.08	27,184.22	420
											Tower	98.90	1	16,990.14	---	10,194.08	27,184.22	420
all complete	Cluster 2	Tower	1st to 33rd	98.90	1	12,223.01	---	7,333.80	19,556.81	257								
											Floors	1	12,223.01	---	7,333.80	19,556.81	257	
											Basement + Ground + 1st to 33rd	98.90	1	13,358.99	---	8,015.39	21,374.38	323
											Tower	98.90	1	13,358.99	---	8,015.39	21,374.38	323
											Tower	98.90	1	13,358.99	---	8,015.39	21,374.38	323
											Podium floor, 5th	98.90	1	13,776.93	---	8,266.16	22,043.09	303
											Podium Top Floor, 6th to 33rd	98.90	1	12,788.38	---	7,673.03	20,461.40	303
											Floors	1	12,788.38	---	7,673.03	20,461.40	303	
											Basement + Ground + 1st to 33rd	98.90	1	12,223.01	---	7,333.80	19,556.81	257
											Tower	98.90	1	12,223.01	---	7,333.80	19,556.81	257
all complete	Cluster 3	Club House	Podium	98.90	1	---	---	---	---	2,955								
											Floors	1	---	---	---	---	2,955	
Total (A) =					1,26,107.93	---	75,664.76	2,01,772.69	2,955									

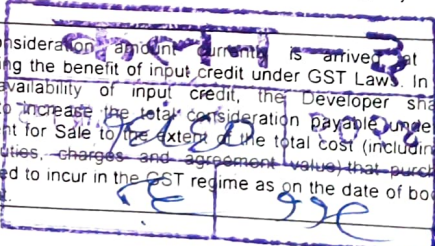
Table 2: Indicating the details of building (Commercial - Sale Component) for which Commencement Certificate is issued per UDCR & hereby granted:

Sale per UDCR & hereby granted	Cluster	Type of Building	No. of Storey	Ht. (in M)	No. of Win	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
all complete	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	A	B	C	D = A + B + C
Total (B) =					590.68	---	---	---	---	26

472.55 1063.23 26
 98450 2022
 00 982

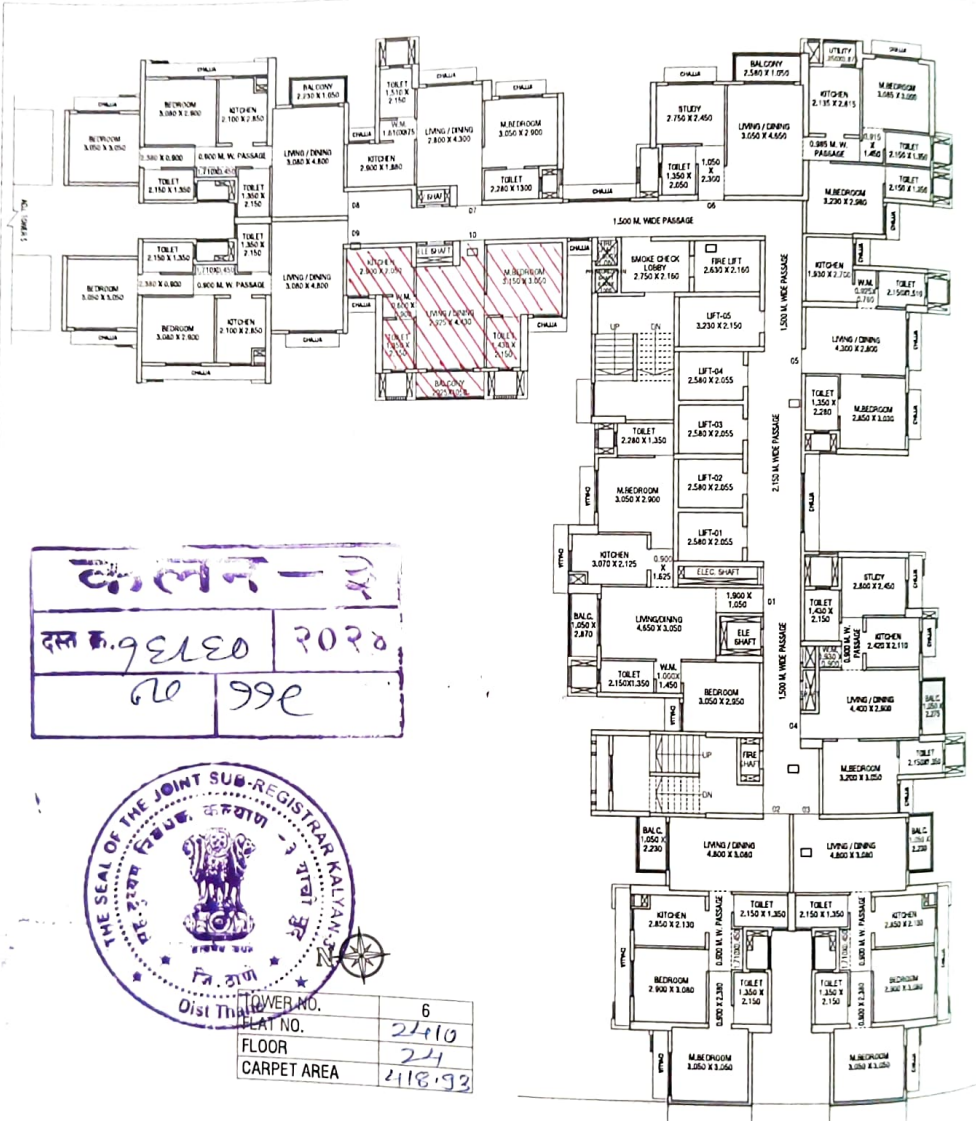


Flat/Flat Purchaser/s Details

Particulars	Details
Name of Purchaser/s	MR. ASHISH SHRIPAD EDKEE THROUGH HIS CONSTITUTED POWER OF ATTORNEY MRS. JEEVANKALA TOPLE MRS. JEEVANKALA TOPLE
Address of Purchaser/s	1601 AUTMN HAY, NEPTUNE HOUSING SOCIETY, BEHIND METRO MALL, LBS MARG, BHANDUP WEST, MUMBAI - 400078
Description of the said Flat	1 BHK
Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
Building Name	NA
Wing	CL06-06
Floor	24
Flat No.	2410
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>38.92</u> Sq. mtr. equivalent to <u>418.93</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
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
Sale Consideration for said Flat/ Premises @ Carpet Area	Rs 4331500
PAN No. of Purchaser/s	AAJPE0189R, AJOPT9224E
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.
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.
Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Law. 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. 



ANNEXURE "F" Floor Plan



कालन-३
 दस क्र. १९६६० २०२०
 ७० ९९६



TOWER NO.	6
FLAT NO.	2110
FLOOR	24
CARPET AREA	2118.93

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

For HORIZON PROJECTS PRIVATE LIMITED
 AUTHORIZED SIGNATORY

J. Tope

J. Tope

