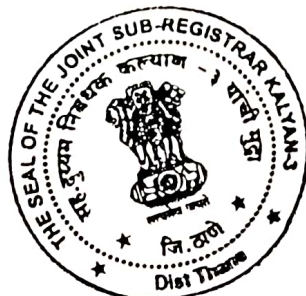


गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3627500
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2437800
(4) भू.मापन,पॉटहिस्सा व प्रक्रमांक(असल्यास)	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 रुणवाल गार्डन्स मिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट,सदनिका नं. 0609,महावा मजला,सीएल06-07,क्षेत्रफळ 355.53 चौ.फु.(33.03 चौ.मी.)कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/सीआर-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 ;))
(5) क्षेत्रफळ	1) 33.03 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नोवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हूकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.हॉरीझोन प्रोजेक्टस प्रा. लि तर्फे डायरेक्टर/ अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार दिपक लोहिया तर्फे कुलमुखत्यार म्हणून सदानंद पंडीत वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, , इमारतीचे नाव: रुणवाल अटॅन्ड ओमकार स्क्वेअर, , ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल ममोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(8)दम्नोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हूकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निहार रंजन प्रधान वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नहल पूर, गुंडोला कत्तक ओडीसा, ऑरीस्सा, कटक. पिन कोड:-754003 पॅन नं:-CPXPP1545M 2): नाव:-सुभाश्री स्वाईन - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नहल पूर, गुंडोला कत्तक ओडीसा, ऑरीस्सा, कटक. पिन कोड:-754003 पॅन नं:-NDFPS6994Q
(9) दम्नोवज करून दिल्याचा दिनांक	14/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16335/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	163300
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

ल्याकनामाटी विचारात घेतलेला तपशील:-

त्रिक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



B Samalkar
सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

72/16335

पावती

Original/Duplicate

Thursday, November 14, 2024

नोंदणी क्र.: 39म

5:51 PM

Regn.: 39M

पावती क्र.: 18089

दिनांक: 14/11/2024

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन3-16335-2024

दस्तऐवजाचा प्रकार : करारनामा

नादर करणाऱ्याचे नाव: निहार रंजन प्रधान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:10 PM ह्या वेळेस मिळेल.

B. S. Malkar
Joint Sub Registrar Kalyan 3

बाजार मूल्य: रु. 2437800 /-

मोबंदला रु. 3627500/-

भरलेले मुद्रांक शुल्क : रु. 163300/-

मह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124145709388 दिनांक: 14/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124149209278 दिनांक: 14/11/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011136633202425E दिनांक: 14/11/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

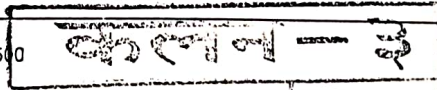
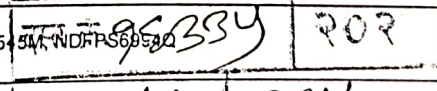
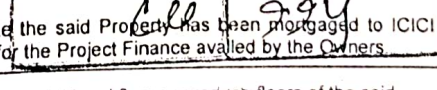
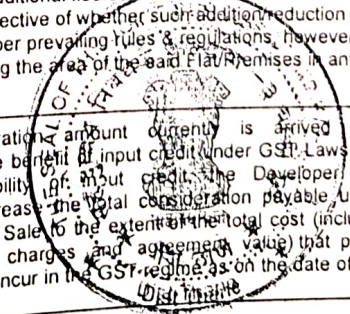
1) The Integrated Township Project : No. Mu. Drank 2020/UOF/148/M-1(Policy),
Dated 20th Jun 2023

Nihar Rangan Pradhan
पदः गावाची सही

सिपाईक

मह. दुय्यम निबंधक कल्याण-३

ANNEXURE E
Flat/Flat Purchaser/s Details

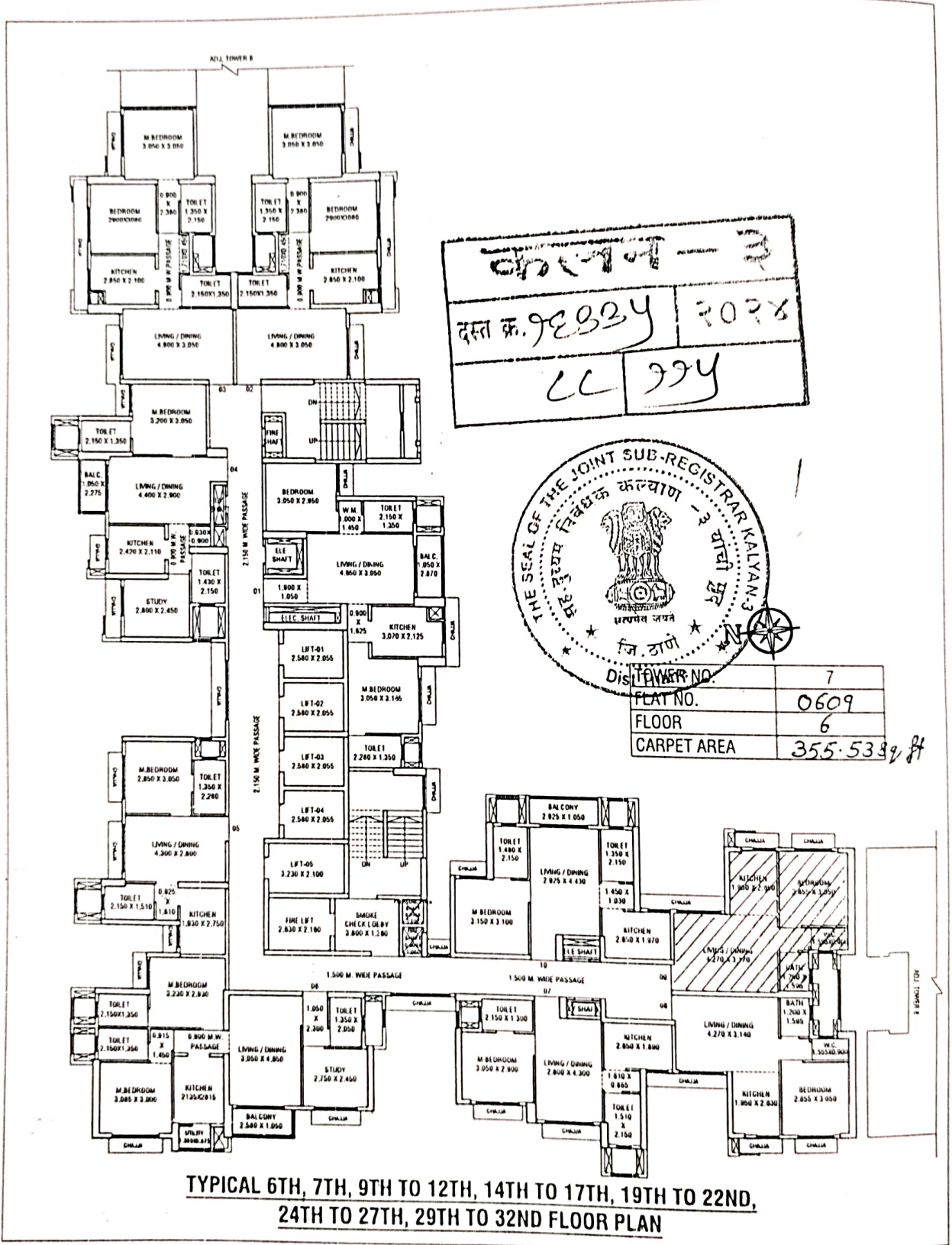
Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. NIHAR RANJAN PRADHAN MRS. SUBHASHREE SWAIN
2.	Address of Purchaser/s	NAHAL PUR, GUNADOLA, CUTTACK, ODISHA - 754003
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-07
7.	Floor	6
8.	Flat No.	0609
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. 3627500 
12.	PAN No. of Purchaser/s	CPXPP1534CNDP6954Q 
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. 

Nihar Ranjan Pradhan

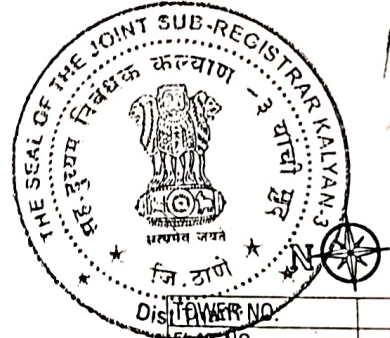
Subhashree Swain

ANNEXURE F

Floor Plan



कलम - 3
 दस्ता क्र. 98324 2024
 22 994



DISPENSARY NO.	7
FLAT NO.	0609
FLOOR	6
CARPET AREA	355.5339 84

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

(Signature)
 AUTHORIZED SIGNATORY

Nishan Ranjan Paedhan



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 (I) 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.

 - o The Registration shall be valid for a period commencing from 11/09/2023 and ending with 31/05/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including evoking the registration granted herein, as per the Act and the rules and regulations made there under.

पं. १६३३५		२०२४	
०२	११५		



Dated: 11/09/2023
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

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

Nishan Rangan Pradhyan

Subhashree Surain



CHALLAN
MTR Form Number-6



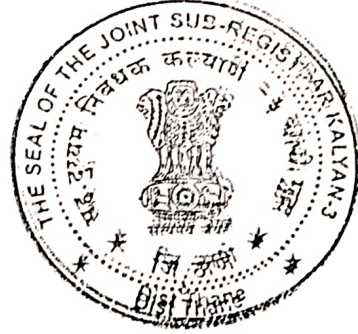
GRN	MH011136533202425E	BARCODE			Date	14/11/2024-15:35:32	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)						
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR				PAN No.(If Applicable)	CPXPP1545M					
Location	THANE				Full Name	NIHAR RANJAN PRADHAN					
Year	2024-2025 One Time				Flat/Block No.	RLNWAL GARDENS CITY CLUSTER 06 TOWER					
Account Head Details		Amount In Rs.			Premises/Building	6 TO 9 PROJECT, BLDG NO CL06-07					
0030046401	Stamp Duty	✓	163300.00	Road/Street	FLAT NO 0609, 6TH FLOOR, USARGHAR, DOMBIVLI EAST						
0030063301	Registration Fee	✓	30000.00	Area/Locality	33.03 SQ MTR						
				Town/City/District							
				PIN		4	2	1	2	0	4
				Remarks (If Any)	PAN2=AAFRCR1404F--SecondPartyName=HORIZON PROJECTS PVT LTD-CA=3627500						
Total			1,93,300.00	Amount In Words	One Lakh Ninety Three Thousand Three Hundred Rupees Only						
Payment Details	UNION BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.								
Cheque/DD No.		Bank Date	RBI Date								
Name of Bank		Bank-Branch		UNION BANK OF INDIA							
Name of Branch		Scroll No. , Date		Not Verified with RBI							

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
बंदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदन खाला लागू नाही.

Nihar Ranjan Pradhan

Subhashree Seal





AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 14th 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 Kayan, 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

Nihar Ranjan Prafnay

Subhashree Swain