

Receipt (pavti)

71/1714

पावती

Tuesday, January 28, 2025

1:27 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1868 दिनांक: 28/01/2025

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन2-1714-2025

दस्तऐवजाचा प्रकार : करारनामा

मादग करणाऱ्याचे नाव: अनिलकुमार आर सिंह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 31680.00

आपणास भूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:44 PM ह्या वेळेस मिळाले.

बाजार मूल्य: रु.2483700 /-

मोयदला रु.3556870/-

गरलेले मुद्रांक शुल्क : रु. 160100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125274120064 दिनांक: 28/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015102103202425E दिनांक: 28/01/2025

बँकेचे 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

मुळ दस्त परत मिळाले.

Anil Kumar Singh



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 1714/2025

नोंदणी :

Regn:63m

8/01/2025

गावाचे नाव : उसरघर

1) विलकाचा प्रकार करारनामा  
 2) मोजकना 3556870  
 3) बाजारभाव(भाडेपट्ट्याच्या विलतपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)

करारनामा  
 3556870  
 2483700

4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती : इतर माहिती: विभाग नं. 47/151/1, मोजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिका नं. 1408, 14वा मजला, टॉवर सीएल06-07, रुग्णवाला गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, सदनिकेचे क्षेत्रफळ 32.87 चौ. मी. कारपेट म्हणजेच 353.81 चौ. फुट कारपेट.... शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर. 36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्री करारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (536/म-1 दिनांक 04-01-2008/15-01-2008) ( Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 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(Pt.), 103/2, 103/3 to 5, 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, 104, 106/2, 106/3, 106/6, 107/1, 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, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मोजे संवप, सर्व्हे नं. 2 आणि 21/1 ; )

5) क्षेत्रफळ

1) 353.81 चौ. फूट

6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या अकारणाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- हॉरीझोन प्रोजेक्टस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: पाचवा मजला, रुग्णवाला एण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंग्रल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. : , रोड नं. : , 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:- अनिलकुमार आर सिंह - वय:-47; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: आय विंग, 204, मानसरोवर रेजेन्सी, मेदतिया नगर, सेव्हन स्केअर शाळेसमोर, मीरा रोड पूर्व, ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-BDZPS3998G

9) दस्तऐवज करून दिल्याचा दिनांक

28/01/2025

10) दस्त नोंदणी केल्याचा दिनांक

28/01/2025

1) अनुक्रमांक, खंड व पृष्ठ

1714/2025

2) बाजारभावाप्रमाणे मुद्रांक शुल्क

160100

3) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

4) शेग

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

याकनामाट्टी विचारात घेतलेला तपशील:-

याक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



Anilkumar Singh

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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 28 day of Jan in the Christian year Two Thousand and 25 (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 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**;

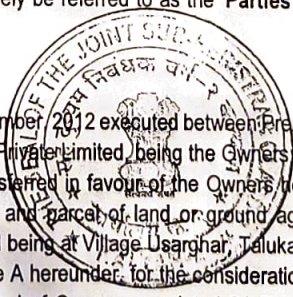
**AND**

"**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 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 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 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN/1368 of 2013.



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- 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 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 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 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 31<sup>st</sup> 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 28<sup>th</sup> 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.
- h) The Owners have obtained the necessary permissions and approvals for carrying out the development and construction of the Said Larger Land.

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 applicable 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 21<sup>st</sup> August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7-September 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/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")

Annexure

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 LargerLand.

**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 LargerLand.

**PART-III**

All that piece and parcel of land or ground aggregately admeasuring **62,477** 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 .



कल्याण	
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Handwritten signature/initials.

Amil Kumar Shinde

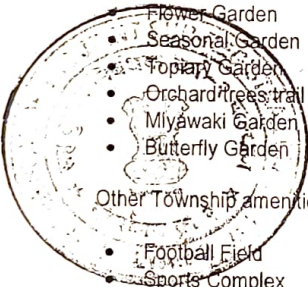
**THE SCHEDULE "B" ABOVE REFERRED TO:**  
(Description of the said Land)

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, Tal. 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 area 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



क.प्र.प्र.
दस्ता क्र. १०९४/२०२५
IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and 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**  
 His POA Mr. Kishor Kumar Jain  
 in the presence of

1. रिचु सिंह  
 2. अश्विनी

**For HORIZON PROJECTS PRIVATE LIMITED**

**AUTHORIZED SIGNATORY**

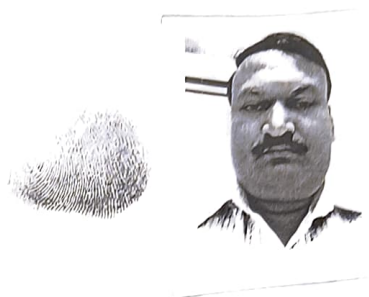


*[Handwritten signature]*

*Anil Kumar*

SIGNED, SEALED AND DELIVERED )  
By the within named Purchaser/s )

ANILKUMAR R SINGH )



Anilkumar Singh

in the presence of )

1. Rishi Singh )

2. Atul )

RECEIVED of and from the said Purchaser /s )  
above named the sum of ₹.359724/- )

(Rupees Three Lakhs Fifty Nine Thousand Seven Hundred Twenty Four 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.

2.



क.स.न.२	
दस्त क्र.	१७१४/२०२५
४०	८४

Anilkumar Singh





Conditional Letter of Intent (LOI) dt. 23/04/2018, dt.03/02/2020. Further, MMRDA has granted Layout Approval for the subject ITP dt. 23/04/2018 dt. 03/02/2020, Amended Layout Approval dt. 19/05/2022. With reference to your application for Amended Layout approval dt. 18/7/2022, dt. 22/8/2022, dt. 17/02/2023 dt. 28/04/2023 dt. 03/05/2023 & dt. 10/05/2023 Hon. Metropolitan Commissioner, MMRDA hereby grants 'Amended Layout Approval' to the Master Layout as indicated on duly authenticated drawing nos. 03 to 05 (Total 05 No of drawing sheet) which is enclosed herewith. The total gross plot area of the land w/ r/ admeasures 4,91,917.72 sqm (49.19 Ha). Accordingly, Permissible BUA potential of subject ITP as per UDCPR is as follows:

**TABLE A: Permissible BUA potential of subject ITP as per UDCPR**

Sr. No.	Description	Area (In Sqm.)
1.	Area of Plot as per 7/12 Extract	5,29,210.00
2.	Area of plot as per Location clearance	5,28,350.00
3.	Gross Plot Area (Least considered) for the ITP excluding S. No. 106/6 of Village Usarghar	5,23,650.00
4.	Area not in possession	31,732.28
5.	Area of Plot considered for ITP (3) - (4)	4,91,917.72
6.	Permissible Base BUA (Base FSI*1.00) = 1.00 x 4,91,917.72	4,91,917.72
7.	Permissible additional FSI/BUA on payment of premium (Permissible Premium FSI = 0.7) Premium FSI is not applicable on an area @ 2% of gross area (i.e. Share of Local / Planning Authority = 9838.35 Sqm), hence plot area applicable for premium FSI = 4,91,917.72 Sqm - 9838.35 Sqm = 4,82,079.36 Sqm. Permissible additional BUA on payment of Premium = 0.70 x 4,82,079.36 = 3,37,455.56	3,37,455.56
8.	Total Permissible BUA = (6) + (7)	8,29,373.28
9.	BUA for Residential Activity [BUA for residential activities is remaining BUA (i.e. Excluding the BUA required for Mandatory Town Level Amenities) subject to minimum 60% of total proposed basic Residential FSI] = 8,29,373.28 Sqm - 1,48,352.02 Sqm - 21,632.27 Sqm (i.e. Base BUA for Public Offices) = 6,59,388.98	6,59,388.98
10.	Earlier approved BUA for Non-Residential Activity (i.e. for Educational Building & Sports Complex) to be retained by applicant as per Old DCR for notified Area of 27 villages of Kalyan & Ambernath Tehsil of Thane District. Educational Building BUA (corrected as per as Built area at the time of DC) = 8,152.63 Sqm, Sports Complex BUA = 745.51 Sqm Total approved BUA for Educational Building & Sports = 8898.14 Sqm	8898.14
11.	BUA for Non-Residential Activity = 1,48,352.02 Sqm = 8898.14 Sqm	1,59,454.88
12.	Permissible Ancillary BUA for Residential Activity as per UDCPR = 60% of 6,59,388.98	3,95,513.39
13.	Permissible Ancillary BUA for Non-Residential Activity as per UDCPR = 80% of Non-Residential Activity = 80% of 1,59,454.88	1,27,563.90
14.	Total Entitlement of the Project = (8) + (11) + (12) + (13)	13,40,569.77

The details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is as mentioned in the Table below:

**TABLE B: The Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project**

S. N.	Description	Total Required Area (In Sqm.)	Total Proposed Area (In Sqm.)
1.	Spaces for Recreation:		
a.	Garden & Parks	24,595.80	25,783.07
b.	Playgrounds	36,893.83	46,296.99
c.	Additional Sector Level Open Space (10%)	24,906.18	43,721.88
2.	Spaces for Combined Schools (Primary Schools + Secondary School):	7,188.88	7,345.62
3.	Play Ground adjoining to School Building	1,962.24	3,177.89
4.	Community Health Care Facilities:	1,229.79	1,905.02
5.	Community Market:	2,000.00	2,300.00
6.	Public Assembly Facilities (Town Hall and/or Auditorium including Library)	5,000.00	5,000.00
7.	Economic Activities (Commercial Plot):	49,131.77	62,758.55
8.	Public Utilities:		
a.	Fire Brigade Station	3,000.00	3,055.00
b.	Sewage Waste management project (SWMP)	4,000.00	4002.13
c.	Cremation Ground	2000.00	2000.00
d.	Burial Ground	2000.00	2007.99
e.	Bus Station/Transport Hub	3,000.00	3,008.72
f.	Police Station	2,000.00	2,000.00
g.	Electric Sub-Station	8000.00 Sqm required by Maharashtra State Electricity Transmission Company Ltd.	8090.00
h.	Other Public Utilities	As per Applicant shall provide	As per plot area for Other Public Utilities, as per

Table 1: Indicating the details of building (Residential- Sale Component) for which Commencement Certificate is granted.

User	Cluster	Type of Wing / Building No.	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
						A	B	C	D = A+B+C	
Sale (Res.) Component at Residential at User	Cluster 4	Tower 1	Ground + 1st to 33rd floors	98.90	1	13,433.05	—	8,049.01	21,482.06	913
		Tower 2	Ground + 1 <sup>st</sup> to 4 <sup>th</sup>	98.90	1	12,788.30	—	7,675.03	20,463.33	303
		Tower 3	Podium Floor, 5 <sup>th</sup> Podium Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> floors	98.90	1	13,776.93	—	8,366.16	22,043.09	303
	Tower 4	Basement + Ground + 1 <sup>st</sup> to 4 <sup>th</sup>	98.90	1	16,990.14	—	10,194.08	27,184.22	430	
	Tower 5	Podium Floor, 5 <sup>th</sup> Podium Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> floors	98.90	1	13,776.93	—	8,366.16	22,043.09	303	
	Tower 6	Basement + Ground + 1 <sup>st</sup> to 33 <sup>rd</sup> floors	98.90	1	16,990.14	—	10,194.08	27,184.22	430	
	Tower 7	Podium Floor, 5 <sup>th</sup> Podium Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> floors	98.90	1	13,776.93	—	8,366.16	22,043.09	303	
	Tower 8	Basement + Ground + 1 <sup>st</sup> to 33 <sup>rd</sup> floors	98.90	1	16,990.14	—	10,194.08	27,184.22	430	
	Tower 9	Podium Floor, 5 <sup>th</sup> Podium Top Floor, 6 <sup>th</sup> to 33 <sup>rd</sup> floors	98.90	1	13,776.93	—	8,366.16	22,043.09	303	
	Tower 10	Basement + Ground + 1 <sup>st</sup> to 33 <sup>rd</sup> floors	98.90	1	16,990.14	—	10,194.08	27,184.22	430	
	Total (A)						1,26,107.93	—	75,664.76	2,01,772.69

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

User	Cluster	Type of Wing / Building No.	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
						A	B	C	D = A + B + C	
Sale (Commercial 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

Table 3: Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 12/12/2022.

User	Cluster	Type of Wing / Building No.	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		
						A	B	C	D = A+B+C			
Sale (Res.) Component at Residential at User	Cluster 4	Tower No. 6 *	Lower SIR + Upper Still + Podium P1 + Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,811.54	—	2,840.53	7,708.07	79		
		Tower No. 7 *	Upper Still + Podium P1 + Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,364.61	—	2,618.77	6,983.38	79		
		Tower No. 8 *	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,063.54	—	2,438.12	6,501.66	79		
		Tower No. 9 *	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	5,329.55	—	3,197.73	8,527.28	121		
		Tower No. 10 *	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,359.13	—	2,615.48	6,974.60	79		
		Tower No. 11 *	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	5,372.50	—	3,223.50	8,596.00	121		
		Tower No. 12 *	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,058.15	—	2,434.89	6,493.04	79		
		Society					12.50	—	7.50	20.00	—	
		Total (C)						32,377.52	—	19,426.52	51,804.03	637

\* Note :- The nomenclature of earlier approved Building Nos. 6, 7, 8, 9, 10, 11 & 12 of Cluster No. 4 are now changed as Tower No. 6, 7, 8, 9, 10, 11 & 12 respectively.

Table 4: Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 10/05/2022.

User	Cluster	Type of Wing / Building No.	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
						A	B	C	D = A+B+C	
Sale (Res.) Component at Residential at User	Cluster 4	Tower No. 1	Lower SIR + Upper SIR + Podium P1 + Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	5,051.46	—	3,030.88	8,082.34	79
		Tower No. 2	Upper SIR + Podium P1 + Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,806.91	—	2,884.15	7,691.06	79
		Tower No. 3	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	5,334.86	—	3,200.91	8,535.77	121
		Tower No. 4	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	4,359.68	—	2,615.81	6,975.49	79
		Tower No. 5	Sky Lobby Level + to 20 <sup>th</sup> floors	68.90	01	5,320.11	—	3,192.06	8,512.17	121
Total (D)						24,873.02	—	14,923.81	39,796.83	479

\* Note :- The nomenclature of earlier approved Building Nos. 1, 2, 3, 4 & 5 of Cluster No. 4 are now changed as Tower No. 1, 2, 3, 4 & 5 respectively.

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## ANNEXURE E

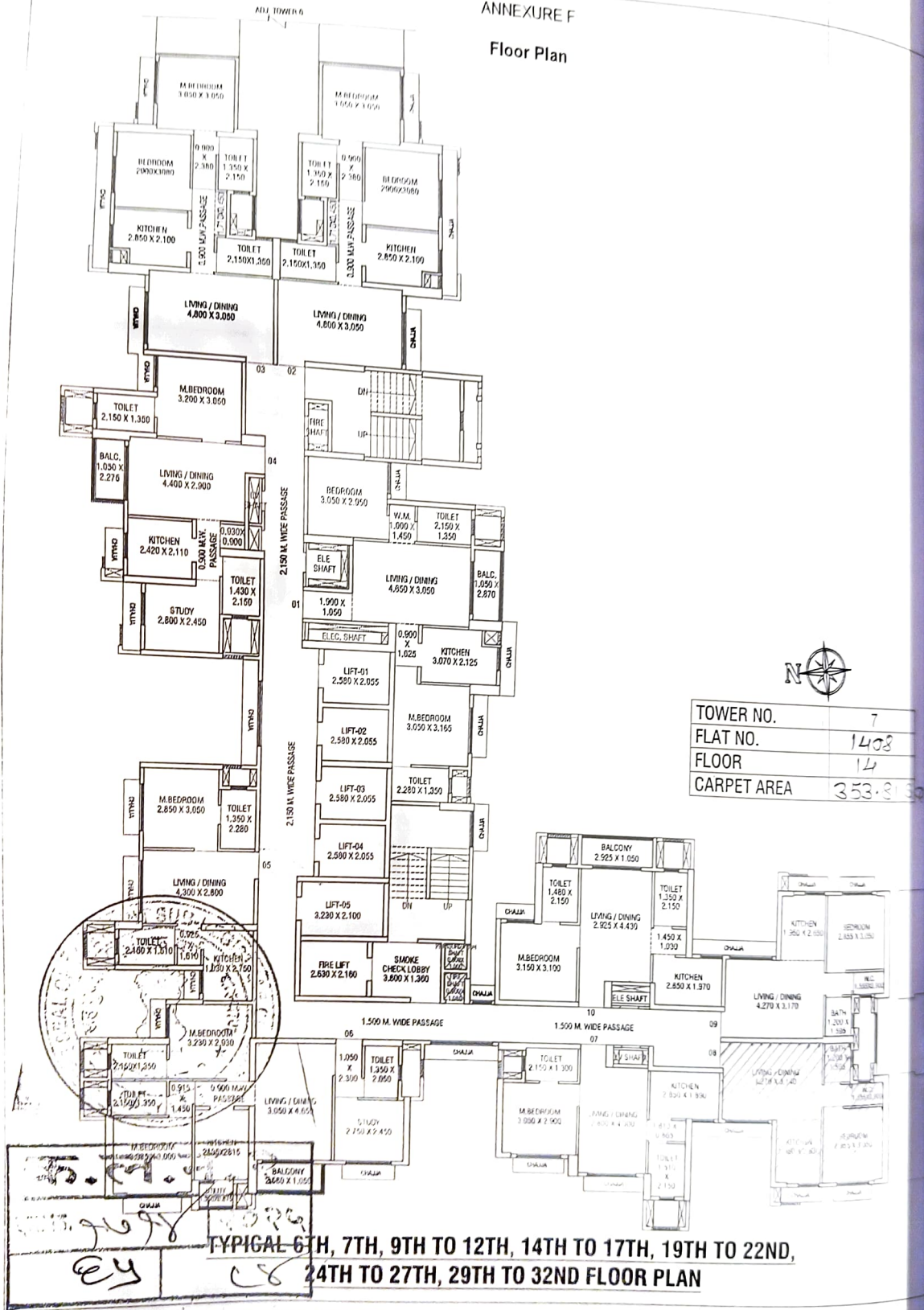
## Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	ANILKUMAR R SINGH
2.	Address of Purchaser/s	I WING, 204, MANSAROVAR REGENCY MEDATIYA NAGAR, OPP. SEVEN SQUARE SCHOOL MIRA ROAD (EAST), THANE, 400107
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	14th Floor
8.	Flat No.	1408
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>32.87</u> Sq. mtr. equivalent to <u>353.81</u> Sq.ft. and additional area of enclosed/open Balcony <u>0</u> Sq. mtr equivalent to <u>0.00</u> sq. ft. and Service/utility area <u>0.00</u> sq.mtr. equivalent to <u>0.00</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. 3556870
12.	PAN No. of Purchaser/s	BDZPS3998G
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.

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EX	U8

ANNEXURE F

Floor Plan



For HORIZON PROJECTS PRIVATE LIMITED

*AP*  
*Am*  
AUTHORIZED SIGNATORY

*Anil Kumar*



### Maharashtra Real Estate Regulatory Authority

#### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 8(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;**

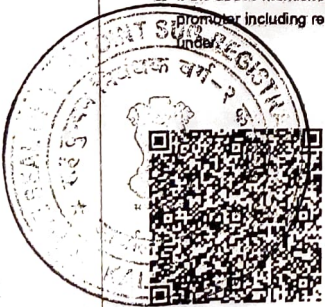
1. **Horizon Projects Pvt Ltd** having its registered office / principal place of business at **Tehsil. Mumbai City, District. Mumbai City, Pin: 400022.**

2. This registration is granted subject to the following conditions, namely:-
- 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 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.
- 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

3. 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



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

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

Dated: 11/09/2023  
Place: Mumbai

[Handwritten Signature]	
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AniKa Singh