



CHALLAN
MTR Form Number-6



RN	MH011509157202425E	BARCODE			Date	25/11/2024-13:11:01	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)	AAUPI3170M					
Location	THANE			Full Name	GEETA SHEKAR AYER					
Year	2024-2025 One Time			Flat/Block No.	RUNWAL GARDENS CITY CLUSTER 06 TOWER					
Account Head Details		Amount In Rs.		Premises/Building	6 TO 9 PROJECT BLDG NO CL06-07					
30046401	Stamp Duty	✓	169300.00	Road/Street	FLAT NO 1407 14TH FLOOR USARGHAR DOMBIVLI EAST					
30063301	Registration Fee	✓	30000.00	Area/Locality	35.81 SQ MTR					
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)	PAN2=AAFRCR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD~CA=3761605					
				Amount In	One Lakh Ninety Nine Thousand Three Hundred Rupees					
Total				1,99,300.00	Words	Only				
Payment Details				FOR USE IN RECEIVING BANK						
UNION BANK OF INDIA				Bank CIN	Ref. No.	02901792024112567724	527857974			
Cheque-DD Details				Bank Date	RBI Date	25/11/2024-13:13:44	Not Verified with RBI			
Name of Bank				Bank-Branch		UNION BANK OF INDIA				
Name of Branch				Scroll No. , Date		दस्तावेज नं. 92006 Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नूतन चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजाची चलन चलन लागू नाही.



Geeta SHEKAR

कलम ३	
दस्ता क्र. १८०८	२०२४
५	११५



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 25th 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

Greta

SHEKAR

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.

h) 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 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 portion of the Said Larger Land as per Locational Clearance granted by Urban Development Department vide Notification dated 21st August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7th 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 plots 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

KL

Geeta 2

SHEIKAR

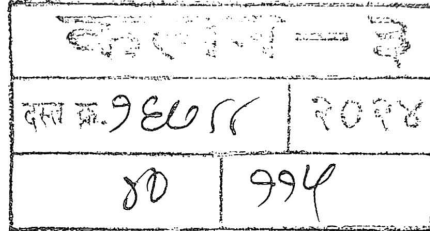
THE SCHEDULE "B" ABOVE REFERRED TO:
(Description of the said Land)

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



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. Kishor Kumar Jain)
in the presence of)
1. Mr. B. Bhandari)
2. वि. ठाणे)

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED

By the

MRS. G.B.

MR. CHA

in the pr

1. _____

2. _____

RECEIVED

above na

RUPEES

SIX T

NINE

as advan

Purchase

Witness:

1. _____

2. _____

ANNEXURE E

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. GEETA SHEKAR AYER MR. CHANDRASHEKAR NARAYAN AYER
2.	Address of Purchaser/s	B/03, SONAM SAMRUDDHI, GOLDEN NEST PHASE - I, NEAR ICICI BANK, MIRA BHAYANDAR ROAD (E), MUMBAI, MAHARASHTRA - 401107
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	14
8.	Flat No.	1407
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>35.81</u> Sq. mtr. equivalent to <u>385.46</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. 3761605
12.	PAN No. of Purchaser/s	AAUPI3170M, AAQPI9281D
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. Date: 9th Dec 2024
15.	Payment of GST	The Consideration amount currently agreed 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.



Handwritten signature/initials.

Geeta

SHEKAR

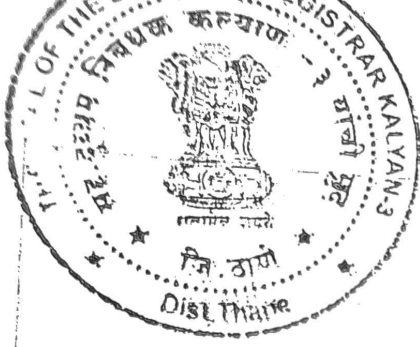


TOWER NO.	7
FLAT NO.	1407
FLOOR	14
CARPET AREA	385.46 Sq.ft

एफ.एन. 3
202X
66 994

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





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:-
 - 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 (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.

 - 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 under.



Signature valid
Digitally Signed by
Dr. Vasant 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



25/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 16788/2024

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3761605
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2707000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (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 सिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट, सदनिका नं. 1407, चौदावा मजला, सीएल06-07, क्षेत्रफळ 385.46 चौ.फु. (35.81 चौ.मी.) कारपेट दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (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) 35.81 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:- 65; पत्ता:- प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं:-, रोड नं:- सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400022 पॅन नं:- AAFCR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नीता शेखर अय्यर वय:- 51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सोनम समृद्धी, गोल्डन नेस्ट फेज - 1, ब्लॉक नं: बी/03, रोड नं: आयसीआयसीआय बँक जवळ, मिरा भाईंदर रोड पूर्व, मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AAUPI3170M 2): नाव:- चंद्रशेखर नारायण अय्यर वय:- 57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सोनम समृद्धी, गोल्डन नेस्ट फेज - 1, ब्लॉक नं: बी/03, रोड नं: आयसीआयसीआय बँक जवळ, मिरा भाईंदर रोड पूर्व, मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AAQPI9281D
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16788/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	169300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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



B. S. Malkar

ANNEXURE D



एमएमआरडीए
MMRDA

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/ 899 /2023 Date: 23 JUN 2023

AMENDED COMMENCEMENT CERTIFICATE

To,
The Director, M/s. Horizon Projects Pvt. Ltd.
Runwal & Omkar E-square, 5th Floor,
Opp. Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sir,

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar E square, 5th Floor, Opp Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Development (As mentioned in table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 /1 of Village

सं. १६०८	
२०२४	
००	१९५

Sandap, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of 4,74,070.16 sq.m. (Sale component) as against the total permissible built up area of 13,40,569.77 Sqm [Base FSI of 1.00 on gross plot] + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity as per UDCP = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCP = 80% of Proposed BUA for Non-Residential Activity]

Social Housing component is 49,825.24 Sqm. as depicted on the drawing nos 1/81 to



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	323
		Tower 2	Ground + 1 st to 4 th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	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	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	Podium floor, 5 th	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 6	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 33 rd Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 8	Podium floor, 5 th	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

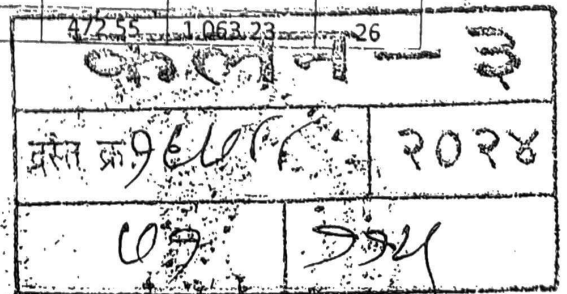


Table 3 : Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 12/12/2022.

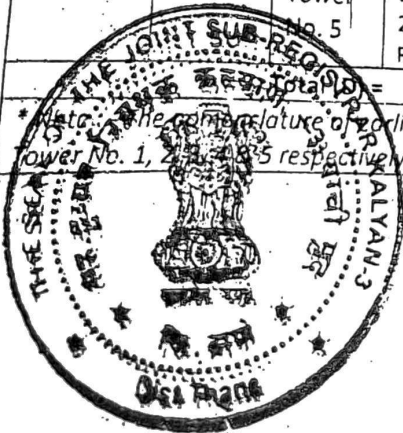
User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D= A+B+C	
Sale (Res.) Component Residential User	Cluster 4	Tower No. 6 *	Lower Stilt +	68.90	01	4,817.54	---	2,890.53	7,708.07	79
		Tower No. 7 *	Upper Stilt +	68.90	01	4,364.61	---	2,618.77	6,983.38	79
		Tower No. 8 *	Podium P1 +	68.90	01	4,063.54	---	2,438.12	6,501.66	79
		Tower No. 9 *	Stilt/Lobby	68.90	01	5,329.55	---	3,197.73	8,527.28	121
		Tower No. 10 *	Level + 1 st to 20 th Floors	68.90	01	4,359.13	---	2,615.48	6,974.60	79
		Tower No. 11 *		68.90	01	5,372.50	---	3,223.50	8,596.00	121
		Tower No. 12 *		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 19/05/2022.

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 (Res.) Component Residential User	Cluster 4	Tower No. 1	Lower Stilt +	68.90	01	5,051.46	---	3,030.88	8,082.34	79
		Tower No. 2	Upper Stilt +	68.90	01	4,806.91	---	2,884.15	7,691.06	79
		Tower No. 3	Podium P1 +	68.90	01	5,334.86	---	3,200.91	8,535.77	121
		Tower No. 4	Stilt/Lobby	68.90	01	4,359.68	---	2,615.81	6,975.49	79
		Tower No. 5	Level + 1 st to 20 th Floors	68.90	01	5,320.11	---	3,192.06	8,512.17	121
Total (C) =						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.



			y 1st to 25th floors							
Sale (Res.) Component Residential User	Cluster 5	Tower No. 10	Lower Ground / Podium Pt	82.50	01	8,307.87	--	4,984.72	13,292.59	206
		Tower No. 11	+ Ground/Podium Pt	82.50	01	9,556.81	--	5,734.08	15,290.89	208
		Tower No. 12	+ Upper Ground/Podium Pt + Still/Lobby + 1st to 25th floors	82.50	01	8,571.73	--	5,143.04	13,714.76	206
Total (E) =						1,06,036.66	---	63,622.00	1,69,658.66	2,376

Table 6 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already granted on 08/09/2022

User	Cluster	Type of Wing / Buildin g No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premi um Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Unit s/Sh ops
						A	B	C	D = A+B+C	
Sale (Economic Activity) Component	Cluster 5	Retail Shops (Tower No. 5,6,7,8, 9)	Ground Floor only	Included in total height of building	--	599.77	--	479.81	1,079.58	53
Total (F) =						599.77	---	479.81	1,079.58	53

Table 7 : Indicating the details of building for which Part Occupancy Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted on 19/05/2022

User	Cluster	Type of Wing / Buildin g No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premi um Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Unit s
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component Educational Building	08	Educational Building	Ground / Still 1 st Floors	8.45	--	2,105.62	--	--	2,105.62	--
Total						2,105.62	---	---	2,105.62	---

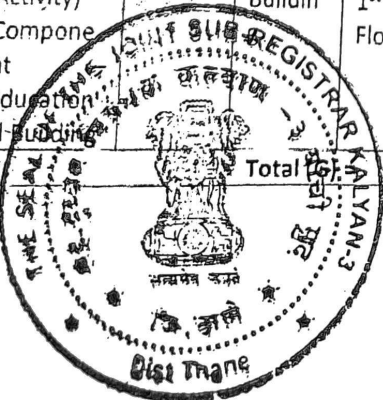


Table 8 : Indicating the details of building for which Commencement Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted

User	Cluster	Type of 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 - Educational Building	---	Educational Building	Ground/ Stilt + 1st to 5th Upper Floors	21.35	--	8,152.63	--	--	8,152.63	--
Total (H) =						8,152.63	--	--	8,152.63	--

Table 9 : Indicating the details of building for which Commencement Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already 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 - Sports Complex	---	Sports Complex	Basement + Ground + 1st Upper Floor	7.95	--	745.51	--	--	745.51	--
Total (I) =						745.51	--	--	745.51	--

Table 10 : Indicating the details of building for which fresh 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 / Shops
						A	B	C	D = A + B + C	
Social housing Component (EWS/LIG)	---	EWS / LIG Building (Wings A, B & C)	Stilt + 1 st to 23 rd floors	69.90	1	46,799.81	---	---	46,799.81	825
Watchman Cabin			1		---	15.87			15.87	3
Total (J) =						46,815.68			46,815.68	828

3
 9800
 994

Table 11 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already 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 /Shops
						A	B	C	D = A+B+C	
Social housing Component (LIG)	---	LIG Building-1	Stilt + 1st to 8th Floor	25.20	01	3,009.56	--	--	3,009.56	48
Total (K) =						3,009.56	--	--	3,009.56	48

Table 12 : Indicating the details of building for which Part Occupancy Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted on 02/06/2023

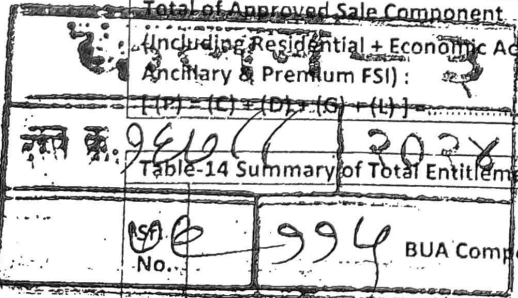
User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)
				A	B	C	D = A + B + C
Sale Component (Economic Activity) Educational Building	Educational Building	2 nd Floor + 3 rd Floor	14.15	2,961.96	---	---	2,961.96
Total (L) =				2,961.96	---	---	2,961.96

Table 13 : Summary of BUA

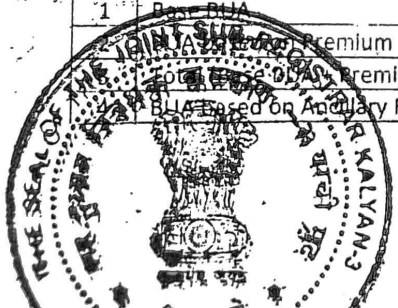
Till date Commencement Certificate is granted for		
Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI) :	4,74,073.16	6,447
[(M) = (A) + (B) + (C) + (D) + (E) + (F) + (H) + (I)] =(M) =		
Total of Approved Social Housing Component :	49,825.24	873
[(N) = (J) + (K)] =(N) =		
Grand Total of BUA (Social Housing + Sale Component) :	5,23,898.40	7,320
[(O) = (M) + (N)] =(O) =		
Till date Occupancy Certificate / Part – Occupancy Certificate is granted for		
Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI) :	96,668.44	1,116
[(P) = (C) + (D) + (G) + (L)] =(P) =		

Table-14 Summary of Total Entitlement of BUA in entire ITP Usarghar Sandap

No.	BUA Component	Permissible BUA (in sqm)	Proposed BUA till date (in sqm)	Balance BUA (in sqm)
		A	B	C = A - B
1	Base BUA	4,91,917.72	2,99,483.72	1,92,434.00
	Premium	3,37,455.56	0.00	3,37,455.56
	Total of Base & Premium BUA = (1) + (2)	8,29,373.28	2,99,483.72	5,29,889.56
	BUA Based on Ancillary FSI			



 994 BUA Component



a)	at 60% for Residential BUA			
b)	at 80% of Non-Residential BUA	3,83,633.39	1,73,637.08	2,09,996.31
		1,27,563.10	952.36	1,26,610.74
5	Total BUA based on Ancillary FSI= (4a) + (4b)	5,11,196.49	1,74,589.44	3,36,607.05
6	Total entitlement of BUA of Site A= (3) + (5)	13,40,569.77	4,74,073.16	8,66,496.61
7	Social Housing Component BUA, this is over-&-above BUA other than Entitlement Potential as per UDCPR	55,620.29	49,825.24	5,795.05
8	Total Entitlement of BUA including Social Housing Component = (6) + (7)	13,96,190.06	5,23,898.40	8,72,291.66

Approval to the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

Viz:-

1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
 - a) The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
5. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
6. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
7. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded

SEAL OF THE JOINT SUB-REGISTRAR	
MUMBAI	
2028	
66	994

