

## गावाचे नाव : उसरघर

लिखाचा प्रकार	करारनामा
बंदना	4000143
वाजारभाव(भाडेपट्ट्याच्या पिनपट्टावापर आकारणी देतो की पट्टेदार ते करावे)	2418900
मापन, पॉटहिस्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: , इतर माहिती: विभाग क्रं. 47/148, मुल्यदर 47700/-, मौजे उसरघर स.नं. 17/1 व इतर वरील माय सिटी फेज 2 - क्लस्टर 5-पार्ट(1-6), मदतिका नं. 108, पहिला मजला, सीएल05-02, क्षेत्रफळ 409.02 चौ.फु.(38.00 चौ.मी.) कारपेट + 41.97 चौ.फु.(3.90 चौ.मी.) युटीलिटी एरियासह दि. 21/08/2017 च्या अधिमूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1217/331/मीआर-72/17/युडी-12)( ( Survey Number : 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 ; ) )
क्षेत्रफळ	1) 38.00 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मे.हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिकृत स्वाधरीकार पल्लवी मतकरी तर्फे अधिकृत कुलमुखत्यार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्नल समोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAF CR1404F
दस्तऐवज करून देणा-या/निहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे व पत्ता.	1): नाव:-रोहित हनुमंत पचिंबरे वय:-31; पत्ता:-प्लॉट नं:-, माळा नं: चौथा मजला, इमारतीचे नाव: सुशील चंद्र अपार्टमेंट, ब्लॉक नं: 402, रोड नं: शिवाजी नगर, अमृत नगर, मुंब्रा, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BACPP3516M
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा त्या गी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-रुपेश हनुमंत पचिंबरे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं: चौथा मजला, इमारतीचे नाव: सुशील चंद्र अपार्टमेंट, ब्लॉक नं: 402, रोड नं: शिवाजी नगर, अमृत नगर, मुंब्रा, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BACPP3514K
	3): नाव:-मीरा हनुमंत पचिंबरे वय:-62; पत्ता:-प्लॉट नं:-, माळा नं: चौथा मजला, इमारतीचे नाव: सुशील चंद्र अपार्टमेंट, ब्लॉक नं: 402, रोड नं: शिवाजी नगर, अमृत नगर, मुंब्रा, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-DGEP2191E
दस्तऐवज करून दिल्याचा दिनांक	26/10/2021
दस्त नोंदणी केल्याचा दिनांक	26/10/2021
1) भूक्रमांक, खंड व पृष्ठ	13386/2021
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	140500
3) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) गेरा	

य कनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह. मुख्य लिपिक कल्याण - ४

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१६२/१६६

ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. ROHIT HANUMANT PACHIMBARE Mr. RUPESH HANUMANT PACHIMBARE, Mrs. MEERA HANUMANT PACHIMBARE
2.	Address of Purchaser/s	402, 4TH FLCOR, SUSHILCHANDRA APARTMENT. SHIVAJI NAGAR, AMRUT NAGAR, MUMBRA, 400612.
3.	Description of the said Flat/ Premises	1 BHK Ultima
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-02
7.	Floor	1
8.	Flat No.	108
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 flat 409.02 Sq. Feet equivalent to 38.00 Sq.mtr. of enclosed/open Flower bed Balcōny - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 3.90 sq.mtr. equivalent to 41.97 sq.ft. and/or Terrace - NA sq.mtr. equivalent to NA sq.ft. for which no additional consideration is payable.
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. NA Sq. Mts b. NA Sq. Mts c. NA Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	No Car Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.4000143/-
13.	Other charges and Deposits	Rs. 258716/-
14.	PAN No. of Purchaser/s	-BACPP3516M , BACPP3514K , DGEPP2191E
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	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.
17.	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.



Owner

Purchaser/s

102/108

MY CITY PHASE II 618

RUNWAL MY CITY PHASE II  
CLUSTER 05



TYPICAL FLOOR PLAN

TOWER	02
FLAT NO	108
FLOOR	5 <sup>th</sup>
CARPET AREA	1409.02 Sq.ft



HORIZON PROJECTS PRIVATE LIMITED

*[Signature]*  
AUTHORIZED SIGNATORY

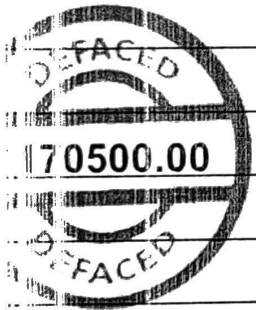
*[Signature]*  
Purchaser/s

4721

Ref No. MH007435270202122E	BARCODE	Date 12/10/2021-18:29:41	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	BACPP3516M	
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	ROHIT HANUMANT PACHIMBARE	
Location THANE	Flat/Block No.	MY CITY PHASE II FLAT NO 108 1ST FLOOR	
Year 2021-2022 One Time	Premises/Building	TOWER CL05 02	

Account Head Details	Amount In Rs.		
00046401 Stamp Duty	140500.00	Road/Street	USARGHAR DOMBIVLI THANE
00033301 Registration Fee	30000.00	Area/Locality	409.02 SQ. FT.
		Town/City/District	
		PIN	4 2 1 2 0 4



Remarks (If Any)  
 PAN2=AAF5R1404F-SecondPartyName=HORIZON PROJECTS PVT LTD-CA=4000143  
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Amount In	One Lakh Seventy Thousand Five Hundred Rupees Only
Words	
Total	1,70,500.00

Payment Details PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
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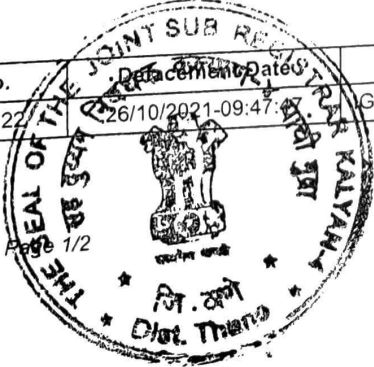
Cheque-DD Details		Bank CIN	Ref. No.		
Cheque/DD No.		03006172021101201208	338543556	Bank Date	RBI Date
Name of Bank				12/10/2021-18:32:55	13/10/2021
Name of Branch		Bank-Branch	PUNJAB NATIONAL BANK		
		Scroll No. , Date	1 , 13/10/2021		

Department ID :   
 Note - This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू आहे.

Signature Not Verified

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2021.10.26  
 09:51:28 IST  
 Reason: Secure Document  
 Location: India

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
	(IS)-338-13386	0003766368202122	26/10/2021-09:47:47	GR127	30000.00





MY CITY PHASE II 618

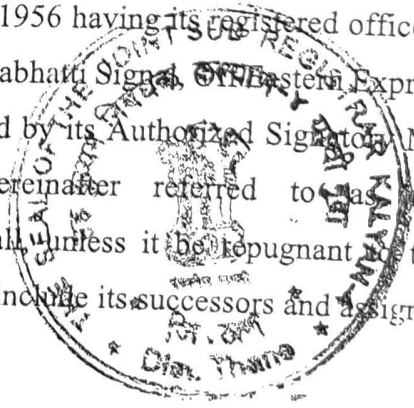
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AGREEMENT FOR SALE

**ARTICLES OF AGREEMENT** made at Thane on this 26<sup>th</sup> day of OCT in the Christian year Two Thousand and 21 (hereinafter referred to as the 'Agreement')

**BETWEEN**

**HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR1404F)** 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, ~~Sion~~ Eastern Express Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Mr. Ms Pallavi Matkari hereinafter referred to as the "OWNERS/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**

Owner

Purchaser/s

R.V. Perhimbave  
  
 11/21

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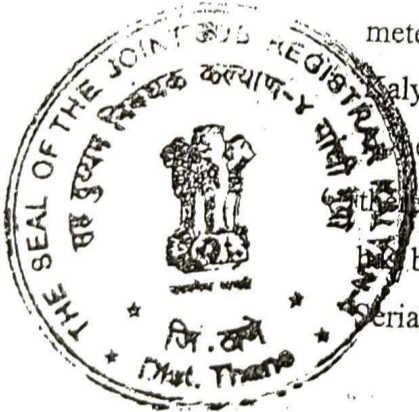
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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 285716 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. KLN1-368 of 2013.

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 of the Other Part, Premiers old, 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 195334 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 Owners herein of the Other Part, Premiers old, conveyed and transferred in favour of the

Owner

Purchaser/s

R. U. Pachimbay

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Owners and/or to the appropriate authorities all the present/ future/  
 revised/ new Property/ 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 Property 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 Property)**

**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, situated  
 lying and being at Village Usarghar, Taluka Kalyan, District Thane forming a part of  
 Larger Property.

**PART - II**

All that piece and parcel of land or ground aggregately admeasuring 1,95,834 sq. mtrs.  
 or thereabouts bearing Survey Nos.93 (part), 103/2, 107/1, 108/3, and 109/2 situated at



Owner  
*(Signature)*

Purchaser/s  
*(Signature)*  
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lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

**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 the said larger property.

**THE SCHEDULE "B" ABOVE REFERRED TO:**

**(Description of the said Property)**

All that piece and parcel of land or ground aggregately admeasuring 16596.39 sq.mtrs. forming a part of Larger Property. situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

**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** )

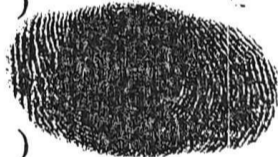
By the within named OWNERS For HORIZON PROJECTS PRIVATE LIMITED )  
**HORIZON PROJECTS PVT. LTD.** )

By hand of its Authorized Signatory )

MR. Palkavi Matkani through )  
 POA Kishor Kumar Jain, )  
 in the presence of )

1. Alexian Chinn )  
 2. [Signature] )

[Signature]  
 AUTHORIZED SIGNATORY



**SIGNED, SEALED AND DELIVERED** )

By the within named Purchaser/s )

- Mr. Rohit Hanumant Pachimbare )  
Mr. Rupesh Hanumant Pachimbare )  
Mrs. Meera Hanumant Pachimbare )

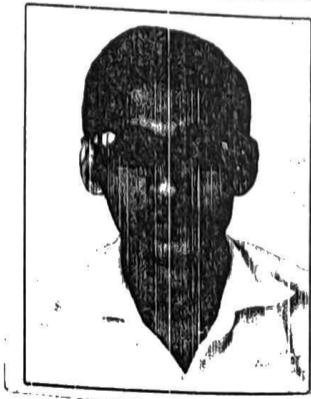


R. H. Pachimbare



in the presence of )

1. Mrs. N. D. Bodke )  
 2. Mrs. Nidya D. Bodke )



[Signature]  
 Owner



[Signature]  
 Purchaser/s



ANNEXURE "C"



Annexure 'C'  
MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/27 VILLAGES/2401/BP/USARGHAR-03/VOL-IV/1479/2017.

Date: 7 OCT 2017.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. S S Runwal, Director, M/s. Horizon Projects Pvt Ltd, Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Opp Stn - Chunabhatti Signal, Stn (E), Mumbai-400 022 for the Proposed Commercial, Residential and ancillary Educational building up to plinth level only (As mentioned in table below) on land bearing S.No 17/1, 17/2, 17/3/A, 17/3/B, 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/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, 107/2/A, 107/2/B, 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 at Village Usarghar, Taluka-Kalyan, District-Thane admeasuring plot area of 2,56,303.00 sqm having net plot area admeasuring 1,57,965.92 sq.m and with buildable plot area of 1,26,372.74 sq.m (80 % of net plot area), permissible built up area of 1,20,054.10 sq.m (as per FSI 0.95) and proposed built up area of 1,19,970.62 Sqm (as per proposed FSI 0.949) as depicted on Drawing No 1/68 to 58/68 (Total No. 68). The Commencement Certificate upto plinth is granted on the following conditions:

Indicating the details of building for which permission is hereby granted upto plinth for proposed development of Residential, Commercial and Ancillary Educational Building.

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.	No. of Tenements
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4937.83	64
	D2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4703.05	64
	A3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	5136.73	98
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4258.55	64
	A5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	5136.73	98

Sub Regional Office, 1st Floor, Baham Fire Brigade Station Building, Thane, Bhandarkar Road, Bhandarkar Thane (M) - 400 800  
Tel. No.: (022) 2544 2640, 2538 8172 - Fax: (022) 2541 8299 - E-mail: sro.thane@mmrda.gov.in



कलन - ४  
 दस्त क्र. १३३८९/२०२१  
 ३३८/१९९

	D6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4767.79	64
	B7	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4326.84	64
	H8	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4136.76	64
	A9	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 3 <sup>rd</sup> upper floors	19.60	1201.45	18
	B10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	554.62	04
	A11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	588.16	06
	H12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	545.38	04
Cluster 5	B1	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
	D2	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	576.34	04
	A3	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
	A5	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
	D6	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	576.34	04
	B10	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
	A11	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
	H12	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	545.38	04
Cluster 6	J1	Stilt + 1 <sup>st</sup> upper floor	6.55	398.32	04
	D2	Stilt + 1 <sup>st</sup> upper floor	6.55	440.86	04
Cluster 13	H1	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	545.38	04
	A2	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
	B3	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
	A4	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
	K5	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	520.41	04
	K6	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	520.41	04
	A7	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06



कराज - ४  
 दस्त क्र. 33CE/2023  
 9/8/2023

ANNEXURE " E "

Annexure 'E'



Date: 03 FEB 2023

No. SROT/Growth Centre/2401/BP/ITP-Usarghar & Sandap - 03/  
 CC/747020

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. S. Sunwal, Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Opp Sion - Chumbhatti 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(P1), 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(P1), 134/L, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1 pt. of Village Sandap, Taluka-Kalyan, Dist-Thane Component) as against the total permissible built up area of 8,29,373.28 sq.m. (Including premium) (with Base FSI of 1.00 & Premium FSI of 0.70 (presently Premium FSI is not claimed)) and proportionate Social Housing component is 30,217.13 sqm. (against permissible built up area of 55,620.20 Sq.m.) on basic Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos. 1/107 to 107/107. The Commencement Certificate is granted on the following conditions:

Indicating the details of building for which permission is hereby granted for Amended CC above plinth for proposed development of Residential Buildings in cluster 4 for the proposed Integrated Township Project for S.Nos Mentioned above

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,021.73
	D2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium - Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,745.86
	A3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium - Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,324.78
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,231.07
	A5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.47
	D6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,712.30
	B7	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,201.26
	H8	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	4,939.05
	A9	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.24
	B10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,231.24
	A11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,315.26
	H17	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	4,973.62
Society Office				20.00
<b>TOTAL BUA IN SQM</b>				<b>68,330.88</b>

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhara Road No. 2, Majiwada, Thane (W) - 400 601  
 Tel. : (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in



MY CITY PHASE II 618

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 दस्ता क्र. 92364/2029  
 24/9/2024

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Residential Buildings in cluster 5 for the proposed Integrated Township Project for S.Nos Mentioned above

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.	
Cluster 5	1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,853.57	
	3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,849.30	
	6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	7,993.36	
	11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,849.30	
	12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.85	8,067.27	
	<b>TOTAL BUA IN SQM</b>				<b>74,734.06</b>

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Educational Buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Educational Building	Ground/Stilt + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors	22.85	8,010.69
<b>TOTAL BUA IN SQM</b>			<b>8,010.69</b>

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of Sport Complex in DP Reservation (PG1) for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Sport Complex	Basement + Ground + 1 <sup>st</sup> Upper Floor	07.95	745.51
<b>TOTAL BUA IN SQM</b>			<b>745.51</b>

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Type	Nos of Storey	Height in Meter	BUA area in sq.m.
EWS SOCIAL HOUSING	1	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,689.67
	2	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,689.67
	3	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,689.67
	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,377.01
	5	Stilt + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floor	19.70	2,065.95
<b>TOTAL BUA IN SQM</b>				<b>12,511.97</b>

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

Building Type	Type	Nos. of Storey	Height in Meter	BUA area in sq.m.	
UG SOCIAL HOUSING	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	5	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	6	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	7	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	8	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	9	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floor	22.45	2,950.86	
	<b>TOTAL BUA IN SQM</b>				<b>17,705.08</b>





## 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 :  
**P51700019085**

**Project: MY CITY- PHASE II -CLUSTER 05 - PART I, Plot Bearing / CTS / Survey / Final Plot No.:S.NOS.AS PER CERTIFICATES ATTACHED at Usarghar, Kalyan, Thane, 421201;**

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 **04/01/2019** and ending with **30/03/2025** 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.

Dated: 09/09/2021  
Place: Mumbai



Signature valid  
Digitally Signed by  
Dr. Vasanti Premchand Prabh  
(Secretary, MahaRERA)  
Date:09-09-2021 14:39:24

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

<b>SSL</b>		<b>Code No.</b>	<b>MUM99999</b>
		<b>File Ref No.</b>	
HLSE	SHAILESH NERURKAR	14401	8850421348
HLSM	ROHAN RAUT	6568	8097138369
HLCM	ROHAN RAUT		
HLQM	MEHA		

LOS Number	
CRM ID	
Branch Name	K STAR MALL
Branch Code	40245
Source Type	CONNECTOR

CIF ID	
Applicant Name	ROHIT PACHIMBARE
Co-Applicant Name	MEERA PACHIMBARE
Date of Birth	09/07/1990 / 05/03/1960
Pan Card Number	BALPP3516M / DGEPP241E
Bank Account Number	20147801233 - SBI
E-mail ID	ropachimbare@gmail.com
Mobile No.	8850261947
Loan Amount & Interest Rate	30,00,000 / - 8.60%
Tenure	30 year
Connector Name & Code	
Proposal Type	TERM LOAN
Property Final : Yes / No	YES
RACPC	SIOH
RBO	SIOH