

72/2650

पावती

Original/Duplicate

Wednesday, February 12, 2025

नोंदणी क्र.: 39म

5:28 PM

Regn.: 39M

पावती क्र.: 2887

दिनांक: 12/02/2025

गावाचे नाव: उसरघर

दस्तावेजाचा अनुक्रमांक: कलन3-2650-2025

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्वेतल निलेश होनदेवकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1700.00

पृष्ठांची संख्या: 85

एकूण:

₹. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:46 PM ह्या वेळेस मिळेल.

Banmalkar

Joint Sub Registrar Kalyan 3

बाजार मूल्य: ₹.2726500/-

मोबदला ₹.4048000/-

भरलेले मुद्रांक शुल्क : ₹. 182500/-

सह.दय्यम निबंधक वर्ग २ कल्याण क्र. ३

1) देयकाचा प्रकार: DHC रकम: ₹.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225129702735 दिनांक: 12/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015998325202425E दिनांक: 12/02/2025

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

मूळ दस्तावेज परत मिळाला.

(Signature)

सिमाद

सह. दय्यम निबंधक कल्याण-३.



2/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 2650/2025

नोदंणी :

Regn:63m

गावाचे नाव : उसरघर

विलेखाचा प्रकार	करारनामा
1)विलेखाचा प्रकार	
2)मोवदला	4048000
3) बाजारभाव(भाडेपट्ट्याच्या गाबनिनपट्टाकार आकारणी देतो की पट्टेदार ते मूद करावे)	2726500
4) भू-मापन,पोट्टिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 1507,15 वा मजला,टॉवर मीएल06-06,रुणवाल गार्डन्स मिटी-क्लस्टर-06-टॉवर 6 ते 9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,मदनिकेचे क्षेत्रफळ 36.08 चौ. मी. कारपेट म्हणजेच 388.37 चौ. फुट कारपेट.. शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ मी. आर / मी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ मी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% 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, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;))
5) क्षेत्रफळ	1) 388.37 चौ.फुट
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:-हॉरीओन प्रोजेक्टस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर / अधिकृत स्वाधरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पाचवा मजला, रुणवाल एँण्ड ओमकार इस्केअर, मायन चुनाभट्टी मिंग्रल ममोर, मायन पूर्व, 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:-स्वेल निलेश होनदेवकर वय:-39; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: रूम नं. 14, राजारामवाडी चाळ, खिंडीपाडा, मुलुंड प., मुंबई, ब्लॉक नं: , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:-APCPB0250J 2): नाव:-मचिन परशुराम बुचडे वय:-40; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: रूम नं. 14, राजारामवाडी चाळ, खिंडीपाडा, मुलुंड प., मुंबई, ब्लॉक नं: , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:-APCPB0251K
9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2025
10)दस्त नोंदणी केल्याचा दिनांक	12/02/2025
11)अनुक्रमांक,खड व पृष्ठ	2650/2025
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	182500
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

B Samalkar

सह.दुय्यम निबंधक क्र 2 कल्याण क्र.3

मुल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आचाराताना निबंधलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



कलान-३	
दस्त क्र. २६५०	२०२५
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Signature
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 12th day of Feb. 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, 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:-

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

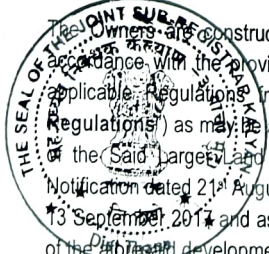
[Handwritten Initials]

Signature
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- 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.

<p>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</p>	
2840	1094
<p>h) The Owners have obtained the necessary permissions and approvals for carrying out the development and construction of the Said Larger Land.</p>	

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 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 project development, the Owners have divided the development of the Said Larger Land into multiple phases/ clusters/projects which shall be developed over a span of 20 years. Subject to the receipt of approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or other competent authority(ies), the Owner proposes to carry out construction on the Larger Land by consuming such FSI as may be available from time to time upon the Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Larger Land, as the case may be. In relation to this, the Owner is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required/ permissible under the applicable law from time to time. ("Whole Project



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[Handwritten signatures: Ghondekar, and others]

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, 103/6A, 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, 107/25A, 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 Usarohar, Taluka Kalyan, District Thane, forming a part of LargerLand.

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PART - II

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

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 Land .



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

All that piece and parcel of land or ground aggregately admeasuring 2612.14 sq.mtrs. (Plinth Area) bearing Survey No 93 (Part) and Survey No.109 (Part) forming a part of Larger Land, situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

THE SCHEDULE C ABOVE REFERRED TO:
[Description of Whole Project common areas and amenities (Township Amenities)]

These proposed facilities (subject to approval from authorities) are planned under proposed central park and are to be handed over to authorities after completion of ITP.

- Cricket Ground
- Children Amusement Park
- Jogging Track
- Cycling Track
- Skating Rink
- Health Juice Kiosks
- Gazebo with seating
- Picnic Seating
- Amphitheatre
- Outdoor Gym
- Board Games plaza
- Pet Park
- Senior Citizens Corner
- Flower Garden
- Seasonal Garden
- Topiary Garden
- Orchard trees trail
- Miyawaki Garden
- Butterfly Garden

कलन-३	
दस्ता क्र. २६५०	२०२५
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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

His POA Mr. Rishor Kumar Jain
in the presence of

1. [Signature]
2. [Signature]

For HORIZON PROJECTS PRIVATE LIMITED



AUTHORIZED SIGNATORY



[Handwritten signatures]

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

SWETAL NILESH HONDEOKAR

S. Hondeokar



SACHIN PARSHURAM BUCHADE



In the presence of

1. [Signature]
2. [Signature]

[Signature]

RECEIVED of and from the said Purchaser /s
above named the sum of ₹.202400/-
(Rupees Two Lakhs Two Thousand Four Hundred 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.

३	
दस्तावेज क्र. २८५०	२०२५
४०	५



S. Hondeokar [Signature]

Table 1: Indicating the details of building (Residential - Site Component) for which Commencement Certificate as per UDCPA is hereby granted.

User	Cluster	Type of Wing/ Building & No.	No. of Storey	Ht. (in M)	No. of Win	Base Area (in sqm.)	Prem. Area (in sqm.)	Auxiliary Area (in sqm.)	Total BUA (in sqm.)	No. of Units	
						A	B	C	D = A+B+C		
Site (Res.) Component #1 User	Cluster 6	Tower 1	Ground + 1st to 33rd Floor	98.90	1	11,415.05	—	8,049.03	21,464.08	323	
		Tower 2	Ground + 1st to 4th Floor	98.90	1	12,788.38	—	2,673.03	20,461.40	303	
		Tower 3	Podium floor, 5th Floor, Top Floor, 6th to 13th Floor	98.90	1	13,776.93	—	8,256.16	22,043.09	303	
		Tower 4	Basement + Ground + 1st to 4th Floor	98.90	1	16,990.14	—	10,194.08	27,184.22	420	
		Tower 5	Podium floor, 5th Floor, Top Floor, 6th to 13th Floor	98.90	1	11,776.33	—	8,256.16	20,043.09	303	
		Tower 6	Podium floor, 5th Floor, Top Floor, 6th to 13th Floor	98.90	1	12,788.38	—	7,673.03	20,461.40	303	
		Tower 7	Basement + Ground + 1st to 4th Floor	98.90	1	13,158.99	—	8,015.39	21,174.38	323	
		Tower 8	Basement + Ground + 1st to 13th Floor	98.90	1	12,223.01	—	7,333.80	19,556.81	297	
		Club House	Podium floor	—	1	—	—	—	—	—	—
		Total (A) =				1,276,107.93	—	76,644.76	2,01,777.60	2,955	

Table 2: Indicating the details of building (Commercial - Site Component) for which Commencement Certificate as per UDCPA is hereby granted.

User	Cluster	Type of Wing/ Building & No.	No. of Storey	Ht. (in M)	No. of Win	Base Area (in sqm.)	Prem. Area (in sqm.)	Auxiliary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Site (Economic Activity) Component #11	Cluster 8	Retail Shops	Ground Floor only	1.2	—	390.68	—	472.55	1,063.23	26
		Total (A)			590.68	—	472.55	1,063.23	26	

Table 3: Indicating the details of building for which Part Occupancy Certificate (as per UDCPA) 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.)	Prem. Area (in sqm.)	Auxiliary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Site (Res.) Component #1 User	Cluster 4	Tower No. 1	1st to 7th Floor	68.90	01	4,817.34	—	2,893.53	7,710.87	79
		Tower No. 2	1st to 7th Floor	68.90	01	4,564.61	—	2,618.77	6,983.38	79
		Tower No. 3	Podium floor, 1st to 7th Floor	68.90	01	4,063.54	—	2,488.12	6,501.66	79
		Tower No. 4	1st to 7th Floor	68.90	01	3,379.55	—	3,197.73	6,577.28	121
		Tower No. 5	1st to 7th Floor	68.90	01	4,339.13	—	2,615.48	6,974.60	79
		Tower No. 6	1st to 7th Floor	68.90	01	5,172.50	—	3,323.50	8,996.00	121
		Tower No. 7	1st to 7th Floor	68.90	01	4,068.13	—	2,434.89	6,493.04	79
		Tower No. 8	1st to 7th Floor	68.90	01	3,250	—	2,50	3,000	—
		Tower No. 9	1st to 7th Floor	68.90	01	3,237.50	—	19,426.52	31,904.03	637
		Total (A)				—	—	—	—	—

*Note: The nomenclature of tower appointment 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 UDCPA) 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.)	Prem. Area (in sqm.)	Auxiliary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Site (Res.) Component #11	Cluster 4	Tower No. 1	1st to 7th Floor	68.90	01	5,102.46	—	—	5,102.46	79
		Tower No. 2	1st to 7th Floor	68.90	01	4,499.51	—	2,499.51	7,999.02	79
		Tower No. 3	1st to 7th Floor	68.90	01	5,234.86	—	3,234.86	8,469.72	121
		Tower No. 4	1st to 7th Floor	68.90	01	4,234.86	—	2,234.86	6,469.72	79
		Tower No. 5	1st to 7th Floor	68.90	01	5,234.86	—	3,234.86	8,469.72	121
		Tower No. 6	1st to 7th Floor	68.90	01	4,234.86	—	2,234.86	6,469.72	79
		Tower No. 7	1st to 7th Floor	68.90	01	5,234.86	—	3,234.86	8,469.72	121
		Tower No. 8	1st to 7th Floor	68.90	01	4,234.86	—	2,234.86	6,469.72	79
		Tower No. 9	1st to 7th Floor	68.90	01	5,234.86	—	3,234.86	8,469.72	121
		Total (A)				—	—	—	—	—



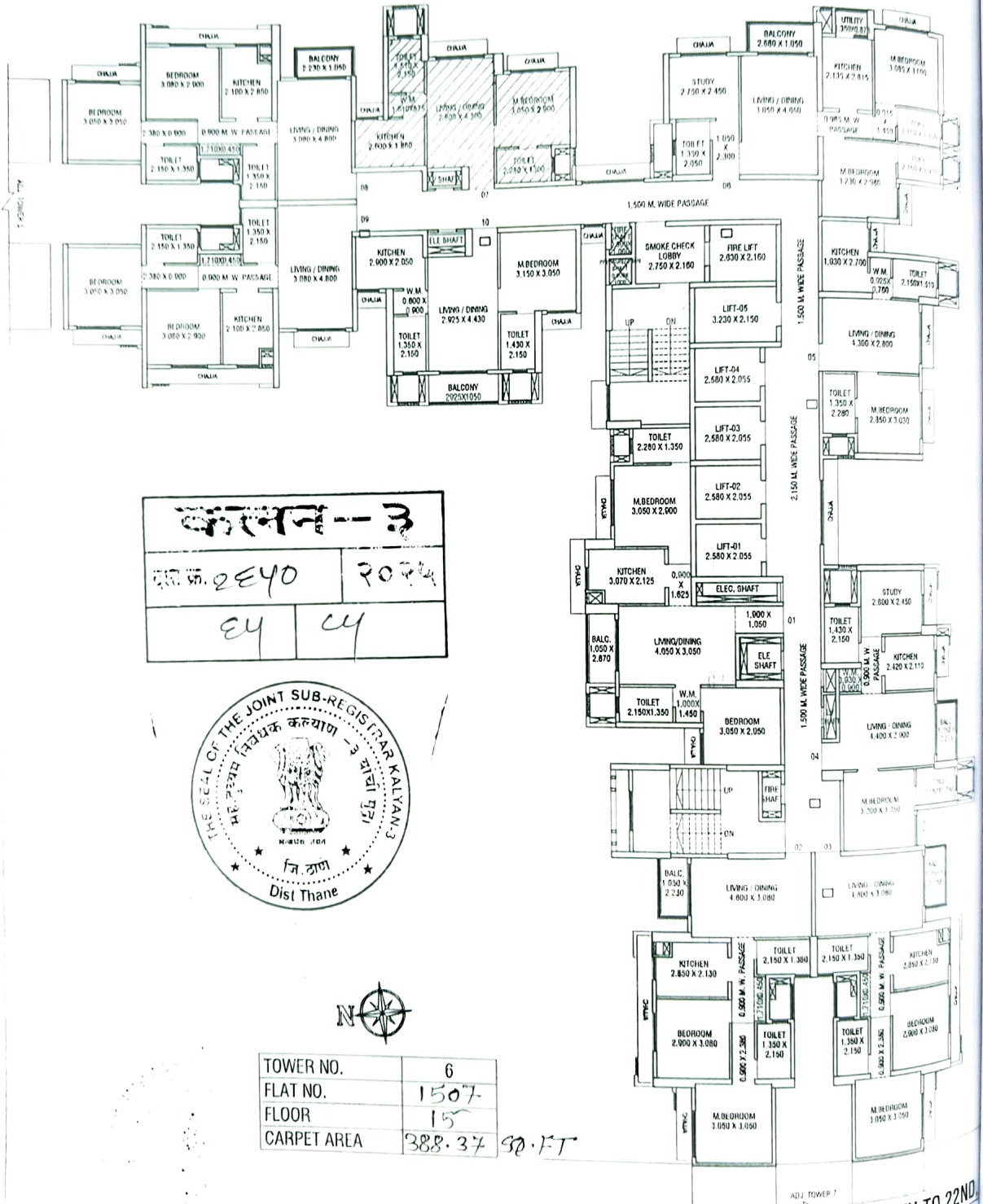
ANNEXURE E
Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	SWETAL NILESH HONDEOKAR SACHIN PARSHURAM BUCHADE
2.	Address of Purchaser/s	ROOM NO.14, RAJARAMWADI CHAWL, KHINDIPADA, MULUND WEST, MUMBAI, 400082
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDEN CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-06
7.	Floor	15th Floor
8.	Flat No.	1507
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>36.08</u> Sq. mtr. equivalent to <u>388.37</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. 40,80,000/-
12.	PAN No. of Purchaser/s	APCPB0250J APCPB0250J
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 additional construction 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 claimed 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.

EN. Hondeokar
[Signature]

ANNEXURE F

Floor Plan



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TOWER NO.	6
FLAT NO.	1507
FLOOR	15
CARPET AREA	388.37 sq. FT

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

For HORIZON PROJECTS PRIVATE LIMITED.

AUTHORIZED SIGNATORY

Signature

Project: Run
 No. 1507
 4048000
 Payment Ter

ANNEXURE J



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.

कलकत्ता - 3	
दस्तावेज क्र. 2540	2023
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Dated: 11/09/2023
Place: Mumbai



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

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

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