

# HORIZON PROJECTS PRIVATE LIMITED



## POSSESSION LETTER

Date: 06/02/2025

To,  
MRS. MOHINDER KAUR VIRDI  
MS. SHIANA KAUR VIRDI  
MR. AMRITRAJ SINGH VIRDI

A-501, RUNWAL TOWER NEAR SANTOSHI MATA MANDIR,  
LBS MARG MULUND WEST MUMBAI - 400080

Ref: Occupation Certificate ("OC") dated 12-Dec-2022 granted by Mumbai Metropolitan Region Development Authority in respect of residential building known as "CLUSTER 04 - T7" in the project known as "MY CITY PHASE II - CLUSTER 4" being constructed on the plot of land bearing CTS 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, 134/3 situated at Diva Manpada Road, Off. Kalyan Shil Road, Dombivli ("the said Land")

Sub: Handing over possession of the Flat bearing no. 2003, ("Said Flat") situated on 20<sup>TH</sup> floor of Tower CL04 - T7 ("Said Building") in the project known as "MY CITY PHASE II - CLUSTER 4" ("said Project")

Dear Sir / Madam,

We once again record that we have received OC from Mumbai Metropolitan Region Development Authority as referred hereinabove (copy whereof has already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:

1. You will use the Said Flat for residential purpose only.
2. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors/agents shall also strictly follow the same.
  - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;
  - (ii) To carry out the furniture/interior work in the Said Flat only during the stipulated times as notified by the maintenance agency / Promoter and not at any time cause any nuisance or disturbance or hindrance or obstruction to the neighboring occupants and/or any other occupants of the building or otherwise;



21/32070  
Amir

Regd. Office : Runwal & Omkar Esquare, 5th Fir., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.  
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# HORIZON PROJECTS PRIVATE LIMITED



- (iii) Not to make any addition or any alteration to the architectural elevation, structure, projection of the building or to change the outside colour scheme or coating of the same;
- (iv) Not to partition the Said Flat or remove/demolish the existing partition and not to amalgamate, merge the Said Flat with other(s) or adjoining flat(s);
- (v) Not to make any change in any of the external windows or doors of the Said Flat by way of shifting, altering, changing the colour or in any other way whatsoever;
- (vi) To install only the standard design of external grills over the windows, which are to be obtained by the Allottee from the Promoter. The Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter;
- (vii) Not to affix any fixtures or grills on the exterior of the Said Flat for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the Said Flat;
- (viii) Not to keep any plants in pots or any other objects on the outer sill of the windows or on the parapets or chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat and not to do anything which may cause discoloration or disfiguration or any damage to the building or the external facade;
- (ix) Not to cover any chhajjas/ terrace/ balconies or construct any structure or poles or pergolas or trellis on the chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat;
- (x) Not to chisel or break or cause any damage to the columns, beams, walls, slabs, chhajjas, R.C.C. or other structural members in the building etc. as provided therein;
- (xi) Not to carry out any alteration in the Said Flat and/or the building by way of breaking any walls, beams, columns, chhajjas so as to alter the external appearance of the Said Flat, nor to cause or create any slabs on voids provided in the building;
- (xii) Not to make any other structural additions or alterations of a temporary or permanent nature, in or to the Said Flat;
- (xiii) Not to damage the water proofing layers in the bathrooms, dry balconies, flowerbeds, niches and chhajjas while doing interior works or otherwise of the Said Flat;
- (xiv) Not to break or damage the final coat of waterproofing or damage the brick bat layer either in the bathrooms, dry balconies, flowerbeds, niches, chhajjas of the Said Flat. In the event, any change/s is/are done or caused to be done by you in the Said Flat which causes leakage to the flat below the Said Flat or otherwise, you shall be liable and responsible for the same and you shall make good the loss suffered and/or sustained by us /occupant of such affected flat in addition to restoring/ repairing the damage caused;



- (xv) Your workmen and agents will not do any work of interior decoration, renovation, furniture making or any other allied work between 7:00 P.M. and 9:00 A.M. in the Said Flat and no nuisance shall be caused at any time in the building and at the time of any work. During the day, your

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workmen and agents shall stop the work between 1:00 P.M. and 3:00 P.M. Your workmen/agent/contractor or their employees, etc. will wear identity card and the same will be produced as and when demanded by any occupant/ security personnel in the building;

(xvi) To make suitable arrangements for removal of debris. You have issued undated cheque in our favour for a sum of Rs. NA /- (Rupees NA only) towards debris management. This cheque will be returned to you upon final inspection of the Said Flat post fit-outs. In case debris are not removed, you authorise and entitle us to encash the undated cheque to meet the expenses incurred by us for such debris removal. In case such expenses exceed more than the above amount, then, the same shall be paid by you immediately on receipt of the necessary intimation/invoice from the Promoter;

(xvii) To store dirt, rubbish, refuse, garbage, etc. only in the designated places.

(xviii) You have paid to us a sum of Rs. NA /- (Rupees NA ) towards Building Protection Deposit for carrying out fit-out works in the Said Flat. This cheque will be returned to you upon final inspection of the Said Flat post fit-out. In case any fit-out violation is noticed during the inspection, you will duly rectify the same, failing which we will be entitled to do the same and seek reimbursement thereof from the Building Protection Deposit. The Building Protection Deposit cheque will be encashed accordingly and balance amount, if any, shall be returned to you. If the fit-out violation requires rectification for a sum beyond Rs. NA /- (Rupees NA ) then in such event you shall be required to pay to the Promoter the differential amount within a period of 7 days from the date of intimation to you by the Promoter.

3. You have paid to us an advance amount of Rs. NA /- (Rupees NA Only) towards the club house membership fees as per the terms of the said Agreement. You are required to pay the balance sum of Rs. NA /- (Rupees NA ) simultaneously with the handover of possession of the said Flat.

4. You are required to pay to us the maintenance charges of Rs. NA /- (Rupees NA ) for a period of NA (payable at Rs. NA per sq. ft. per month on carpet area) for a period of NA months commencing from NA ("CAM Commencement Date") in the following manner:

- Rs. NA /- (Rupees NA Only) for a period of NA months from the CAM Commencement Date, simultaneously with handover of possession of the said Flat; and
- balance sum of Rs. NA /- (Rupees NA ) for a period of NA months commencing from expiry of NA months from the CAM Commencement Date vide post-dated cheques to be handed over to us simultaneously with the handover of possession of the said Flat.

You are required to pay to us the Apex Body CAM charges of Rs. 81211/- (Rupees Eighty-One Thousand Two Hundred and Eleven Only) (payable at Rs. 1.99 per sq. ft. per month on carpet area) for a period of 60 months commencing from NA ("Apex Body CAM Commencement Date") in the following manner:



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*Signature*

*Signature*



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- Rs. 81211 /- (Rupees Eighty-One Thousand Two Hundred and Eleven Only) for a period of 60 months from the Apex Body CAM Commencement Date, simultaneously with handover of possession of the said Flat; and
- balance sum of Rs. NA /- (Rupees NA ) for a period of NA months commencing from expiry of NA months from the Apex Body CAM Commencement Date vide post-dated cheques to be handed over to us simultaneously with the handover of possession of the said Flat.

Once the maintenance charges collected from you is exhausted, then the Society formed for buildings comprised in MY CITY PHASE II CLUSTER 4 shall collect the maintenance charges from you every quarter in advance and hand over the same to us. Once we handover the Said Building to a duly operational Society, the Society will take over and maintain the amenities and common areas and facilities for the Said Building and we shall not be responsible for the same and you will have to make necessary contributions and payments towards building and other applicable common area maintenance charges as decided by the Society from time to time. Further, the Society shall continue to collect from you Apex Common Area Maintenance Charges every quarter in advance and hand over the same to us. You hereby agree and confirm that you will be liable to promptly pay from time to time without any demur or delay, Apex Common Area Maintenance Charges (at actuals) to the Society. In the event you fail to pay the aforesaid maintenance charges to the Society, we will no longer be liable to maintain and operate the amenities and facilities comprised in the Apex Common Area. No accounts or statement will be required to be given by us to you in respect of the BCAM amounts deposited by you with us.

6. You are aware that the Real Estate Project is being developed as part of an Integrated Township Project and the Promoter is required to provide certain utility buildings, EWS housing, social amenities, institutional buildings, and other amenities/facilities/reservations on the Larger Property. The Promoter is also entitled to amend the lay-out plan of the said Property and/or the said Larger Property, other approvals in accordance with prevailing provisions of law or as may be required by the Promoter, including acquisition of additional plots/ property/ adjoining property/properties in the vicinity and inclusion/amalgamation of such plots of land in the lay out plan of the said Property / Larger Property. Accordingly, pursuant to obtainment of the requisite permissions and approvals, to enhance and improve the use, enjoyment, development and living experience or for better planning/planning efficiency, the Promoter is combining and/or relocating certain reservations and amenities provided on the Larger Property to another property or from another property to the Larger Property. The Promoter shall be entitled to use and undertake such development on the balance portion of the Larger Property/amalgamated property as it deems fit and proper. The Promoter assures and confirms to you that the aforesaid changes or modifications do not and will not adversely affect the area of the Said Flat.

7. You have physically inspected, checked and verified the Said Flat and have fully satisfied yourself about the accuracy of the carpet area, height, quality of construction, flooring, painting, plastering, electrical fitting, fixture, plumbing, sanitary work and all other amenities and specifications as provided in the Said Flat and that the same are in accordance with the terms of the said Agreement executed between ourselves and yourselves and confirm the same.

You will not store any goods in the common areas.



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change in rate of GST applicable to such services, and any other associated benefits under GST, if any, have been passed on to you. You hereby further confirm that you will not claim any further benefit of input tax credit or dispute or call into question such benefit of input tax credit passed on to you.

20. You will indemnify and keep the Promoter indemnified from time to time and at all times in future against any loss, cost, damage, expenses, etc. (including advocate fee) that the Promoter may incur or suffer or is likely to incur or suffer for any act of omission or commission on your part.

21. You hereby agree and confirm that since you are completely satisfied with the Said Flat and the amenities provided therein and also the amenities and facilities provided/being provided in the said Project, you will not make any claim or demand any interest, fine, penalty, damages, compensation etc. of any nature whatsoever, now or in future, from the Developer on any account whatsoever.

22. Notwithstanding anything to the contrary, any breach on your part will entitle the Promoter or the Society/Apex Society/Federation (when formed), as the case may be, to take such action against you as deemed fit, entirely at your risk, cost and consequences.

In token of acceptance of the above, you are requested to sign herein below.  
Thanking you,

Yours Faithfully,

**FOR HORIZON PROJECTS PVT. LTD.**



I/We have read and understood the contents mentioned above and accept the same and have taken quiet, vacant and peaceful possession of the Said Flat along with keys.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**MRS. MOHINDER KAUR VIRDI**

**MS. SHIANA KAUR VIRDI**

**MR. AMRITRAJ SINGH VIRDI**

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9. While carrying out the furniture / interiors in the Said Flat, in case the Promoter or other occupants/residents suffer any loss, cost, damages or expenses (including advocate fee) of any nature due to any of your acts/ deeds, you shall indemnify and keep the Promoter indemnified from time to time and at all times in future for such loss, costs, expenses, etc.
10. You agree and confirm that in the event you, or any flat purchasers of the said Building, make any internal structural / non-structural changes to any flat in the said Building, the Promoter shall stand discharged of all their expressed and implied warranties with respect to the construction issues of the said Building.
11. You have agreed that you will not carry out any work by which structure or RCC changes are made in the Said Flat or any part thereof and in case the Promoter finds any unauthorized work or extension, covering any area is being carried out in the Said Flat, the Promoter is entitled to stop the same immediately without any notice to you and you will solely and exclusively be liable for such act, losses and damages and shall restore the same to the earlier position at your own costs and expenses. In case any action is initiated by any authority including MCGM for such changes/ alterations, you will be solely liable for the same.
12. You shall not raise any objection or protest on account of any disturbance or nuisance of whatsoever nature due to construction activities going on around the Said Flat or building.
13. You will not cause any damage to the building or any other flat, common area by any act of omission or commission. In case of any damage caused to other flats you will be solely responsible for the same and shall rectify the damage or shall compensate the concerned party for such damage.
14. You will not use the Said Flat for any illegal or immoral purpose. You will not change the user thereof without our consent and permission and/or the consent of the Society and also the MCGM and/or any other concerned authority, as the case may be.
15. You shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with possession of the Said Flat or dispose of or alienate otherwise howsoever, the Said Flat and / or its rights, entitlements and obligations under the agreement for sale executed between us in respect of the Said Flat, without prior written permission of the Promoter.
16. You will be admitted as a member of the Society, as and when formed, subject to compliance with the terms and conditions of the said Agreement and the applicable laws.
17. You shall adhere to, observe and perform all the guidelines, bye-laws, rules, regulations, instructions, directions as may be issued, from time to time, by the Promoter or the Society (when formed) or the competent authorities.
18. You shall unconditionally comply with the terms and conditions as enumerated in the registered Agreement/s for Sale dated 25-01-2024 and instructions as may be specified by us from time to time. You hereby declare and confirm that the benefit of input tax credit available under the GST Laws including but not limited to credits available on account of transition to GST, benefit on account of *input tax credit*



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Date: 06/02/2025

To,  
MRS. MOHINDER KAUR VIRDI  
MS. SHIANA KAUR VIRDI  
MR. AMRITRAJ SINGH VIRDI

A-501, RUNWAL TOWER NEAR SANTOSHI MATA MANDIR  
LBS MARG, MULUND WEST MUMBAI 400080.

Ref: Allotment of Car Parking Space.

Dear Sir/ Madam,

This is with reference to the Agreement for Sale dated **25-JAN-2024** executed between **HORIZON PROJECTS PVT. LTD.** and yourselves registered with the Sub-Registrar at **KDMC** under Sr. No. **KLN2-1879-2024** on **25-JAN-2024** in respect of your Flat No. **2003** on **20<sup>TH</sup>** Floor, in Tower "**CL04-T7**" **MY CITY PHASE I - PART II - CLUSTER 4**" located at Diva Manpada Road, Off. Kalyan Shil Road, Dombivali.

Pursuant to above Agreement for Sale, we are hereby pleased to allot you **ONE CAR PARK Space** bearing No. **UG-52** at **UNDERGROUND LEVEL** (the said "Car Parking Space"). You confirmed having seen the location of the said car park space/s allotted to you and are satisfied with the same. You hereby also agreed and confirmed that the said car parking space/s shall be used only for parking of your car as well as your visitor's car.

This letter supersedes all earlier correspondences for car parking space, if any, issued to you.

Yours faithfully,

For HORIZON PROJECTS PVT. LTD.

AUTHORIZED SIGNATORY



WE HERE BY CONFIRM

*Mohinder Kaur Virdi*

MOHINDER KAUR VIRDI

*Shiana Kaur Virdi*

SHIANA KAUR VIRDI

*Amritraj Singh Virdi*

AMRITRAJ SINGH VIRDI

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गावाचे नाव : उसरघर

करारनामा

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भावा प्रकार

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1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , 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 माय सिटी फेज 2 प्रोजेक्ट,सेरेनिटी बिल्डिंग,सदनिका नं. 2003,विसावा मजला,सीएल04-बी1,क्षेत्रफळ 576.41 चौ.फु.(53.55 चौ.मी.)कारपेट + 1 कार पार्किंग स्पेस सहित 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 ; ) )

1) 53.55 चौ.मीटर

किंवा जुडी देण्यात असेल तेव्हा.

व करून देणा-या/लिहून ठेवणा-या

नाव किंवा दिवाणी न्यायालयाचा

किंवा आदेश असल्यास,प्रतिवादिचे

1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-44; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAF CR1404F

1): नाव:-मोहिंदर कौर विर्दी - वय:-74; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुणवाल टॉवर, ब्लॉक नं: ए-501, रोड नं: संतोषी माता मंदिराजवळ, एलबीएस मार्ग, मुलुंड प., महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AADPV5498C

2): नाव:-शाईना कौर विर्दी - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुणवाल टॉवर, ब्लॉक नं: ए-501, रोड नं: संतोषी माता मंदिराजवळ, एलबीएस मार्ग, मुलुंड प., महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AXZPV6083A

3): नाव:-अमरीतराज सिंग विर्दी - वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुणवाल टॉवर ए 501 संतोषी माता मंदिराजवळ एल बी एस मार्ग मुलुंड प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-BBEPV1048M

वज करून दिल्याचा दिनांक

25/01/2024

नोंदणी केल्याचा दिनांक

25/01/2024

मांक,खंड व पृष्ठ

1879/2024

भावाप्रमाणे मुद्रांक शुल्क

276500

भावाप्रमाणे नोंदणी शुल्क

30000



सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

की विचारात घेतलेला तपशील:-

भावाप्रमाणे निवडलेला अनुच्छेद :-

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





OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/ITP-OC/  
Usarghar-Sandap-01/Vol-20/1604/2022

Date: 12 DEC 2022

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

Sub: Occupancy Certificate to Residential Building in Cluster 04 (Building No 6,7,8,9,10,11,12) in the Proposed Integrated Township Project (ITP) 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) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane

- Ref :
1. Location Clearance (Conditional) issued by Urban Development Dept. Govt. of Maharashtra under No. 1217/331/C.R-72/17/UD-12 Dt: 21/08/2017 on approx. 52.835 Ha. land
  2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018, 03/02/2020
  3. MMRDA's Layout Approval dt. 26/12/2016, dt. 17/10/2017, 03/02/2020, 19/05/2022
  4. MMRDA's C.C.s dt. 23/12/2016, 17/10/2017, 03/04/2018, 03/02/2020 & 28/09/2020, 03/02/2020, 20/10/2020, 01/01/2021, 18/02/2021, 22/11/2021, 14/01/2022, 08/09/2022
  5. MMRDA's OC dt 19/05/2022
  6. Letter of approval remarks from DTP, Pune dt. 11/06/2020
  7. M/s Saakaar Architects letter dt 20/09/2022, dt. 23/09/2022, dt. 03/10/2022, dt. 10/10/2022, dt. 18/10/2022, dt. 19/10/2022, dt. 28/11/2022, dt. 28/11/2022
  8. MMRDA's deficiency letter dt 28/09/2022, dt. 25/11/2022
  9. Collector, Thane order dt. 16/09/2022
  10. M/s. Horizon Projects Pvt Ltd letter dt. 24/11/2022, 02/12/2022
  11. Collector Thane Office letter dt 25/11/2022

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions

Development work on land u/r with the total built-up area as mentioned in the table below:

Cluster No.	Building	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
04	Building No 6	Residential	Lower Stilt + Upper Stilt +	68.90	01	7,708.07	79
	Building No 7	Residential	Podium P1 + Stilt/Lobby level +	68.90	01	6,983.38	79
	Building No 8	Residential	1st to 20th Floors	68.90	01	6,501.66	79
	Building No 9	Residential		68.90	01	8,527.28	121
	Building No 10	Residential		68.90	01	6,974.60	79

Mumbai Metropolitan Region Development Authority

1

Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pekarhan Road No. 2, Majiwada, Thane (W) - 400 601.

Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

	Building No 11	Residential	68.90	01	8,596.00	121
	Building No 12	Residential	68.90	01	6,493.04	79
	Society Office		--	--	20.00	--
<b>TOTAL</b>					<b>51,804.03</b>	<b>637</b>

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc;
9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
10. Applicant shall comply with all the conditions in CFO NOC from KDMC;
11. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein];
12. Applicant shall submit consent to operate for STP from MPCB for residential buildings 6,7,8,9,10,11,12 of cluster 04 prior to occupancy of flats;
13. All the lifts along shall be made operational along with the lift license prior to occupancy of flats for residential building no 6,7,8,9,10,11,12 of Cluster 04;
14. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP issued by GoM, Letter of Intent (LOI) issued by MMRDA, Layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy;



क.ल.न.२	
दस्ता क्र.	१०९२०२४
५	१३

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivali on this 25<sup>th</sup> day of JAN in the Christian year Two Thousand and Twenty Four (hereinafter referred to as the 'Agreement')

**BETWEEN**

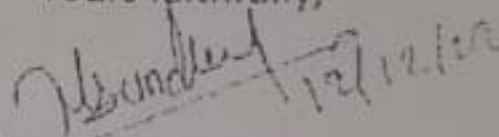
**HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F)**  
a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Mr. SAURABH SHANKAR NATU 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**

महिरा वें  
Sion  
Amity

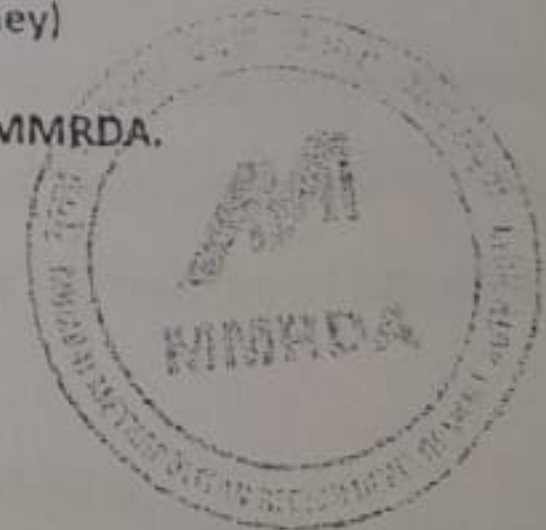
15. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
  16. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
  17. Applicant shall complete the construction of social housing component along with surrounding infrastructure in proportionate to the regular tenements as per ITP regulations as required for the entire residential buildings of cluster 04 & cluster 05 and thereafter apply & take approval from MMRDA for occupancy certificate of social housing component prior to requesting for occupancy certificate of any building / structure in cluster 05;
  18. Applicant shall obtain necessary approval/NOC from Collector, Thane w.r.t the directions to be given to MMRDA to sanction development proposal in reference to Collector, Thane order dt. 16/09/2022 within 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12);
  19. Applicant shall be eligible to obtain development approval's other than land's as mentioned in Collector Thane order dt. 16/09/2022 and Collector Office letter dt. 16/09/2022 for ITP u/r within 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12);
  20. If applicants to fails comply with the order issued from The Collector, Thane or fails to obtain the necessary approval/NOC from The Collector, Thane as mentioned in the condition no (18) above within 04 months from issuance of Occupancy Certificate of Residential Buildings in Cluster 04 (Building No 6,7,8,9,10,11,12) then no any further developments approvals in the ITP shall be issued until the necessary approval/NOC from Collector Thane regarding the same is obtained by applicant;
  21. If applicants fails comply with the conditions no (18), (19), (20) then it will be binding on applicant to obtain revised/amended development approval on remaining land (other than Survey Numbers mentioned in Collector, Thane Order dt. 16/09/2022 and Collector, Thane Office letter dt. 25/11/2022) as per applicable rules and regulations including FSI and all others requirements;
  22. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;
- A set of certified completion plans is enclosed herewith.

Yours faithfully,

  
(Monika Sunchey)

Planner

Planning Division, MMRDA.



Encl: One Set of approved drawings (namely drg. No. 1 to 25 i.e. 25 Nos. of drawings)

Copy to:

- 1) Architect Sandeep Prabhu,  
Saakaar Architects, 2nd floor, Nakshatra, A wing, Near TMC,  
Almeida Road, Panchpakhadi, Thane (W) – 400 602
- 2) Commissioner, -----(with enclosure)  
Kalyan-Dombivali Municipal Corporation,  
Kalyan – 421 306.....With reference to letter dt 26/08/2016
- 3) The Collector, Thane District----- (without enclosure)