



CHALLAN  
MTR Form Number-6



GRN	MH016670603202425E	BARCODE			Date	24/02/2025-13:50:25	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	APCPB0251K					
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name	SACHIN BUCHADE					
Location	THANE									
Year	2024-2025 One Time			Flat/Block No.	RUNWAL GARDEN CITY CLUSTER 06 TOWER 6					
Account Head Details		Amount In Rs.		Premises/Building	TO 9 PROJECT, BLDG NO CL06-06					
0030046401	Stamp Duty	✓	206180.00	Road/Street	FLAT NO 2110, 21ST FLOOR, USARGHAR, DOMBIVLI EAST					
0030063301	Registration Fee	✓	30000.00	Area/Locality	38.92 SQ MTR					
				Town/City/District						
				PIN	4	2	1	2	0	4
				Remarks (If Any)	PAN2=AAFRCR1404F--SecondPartyName=HORIZON PROJECTS PVT LTD-CA=4581750					
				Amount In	Two Lakh Thirty Six Thousand One Hundred Eighty Rupees Only					
Total			2,36,180.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	69103332025022415546	2916419856				
Cheque/DD No.			Bank Date	RBI Date	24/02/2025-13:51:02	Not Verified with RBI				
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No.	Date	3008	2024				
					Not Verified with Scroll					

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

*Sachin*



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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Dombivli on this 24 day of Feb in the Christian year Two Thousand and Twenty Five (hereinafter referred to as the 'Agreement')

BETWEEN

**HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F)**, a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5<sup>th</sup> floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory **MR. SAURABH SHANKAR NATU**, hereinafter referred to as the "**OWNER/PROMOTER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

"**THE PURCHASER/S**" as mentioned in "**Annexure E**" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner; (iii) in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF. (iv) in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them; and (v) in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.

The Owners and the Purchaser/s shall hereinafter collectively be referred to as the '**Parties**' and individually as the '**Party**'.

**WHEREAS:-**

- a) By and under a Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier Limited ("**Premier**") as the Vendor of the one part and Horizon Projects Private Limited, being the Owners herein as the purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.

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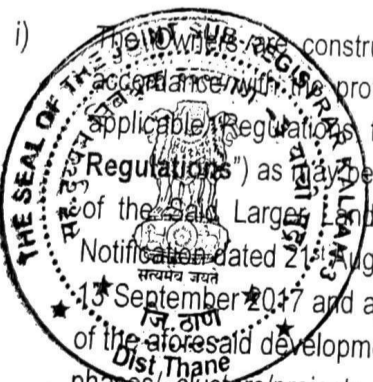
*(Signature)*

- b) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier as the Vendor of the one part and Owner herein as purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 1,95,334 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-II of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.
- c) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier as the Vendor of the one part and Owner herein as purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owner herein, all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandap, Taluka Kalyan, District Thane, more particularly described in the Part-III of Schedule A hereunder, for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013.
- d) All properties more particularly described in Part-I of Schedule A, Part-II of Schedule A and Part-III of Schedule A totally admeasuring 5,43,520 sq. mtrs are owned by the Owners. Out of the said total area admeasuring 5,43,520 sq. mtrs, some area is acquired by Ministry of Railway and the net area admeasuring about 5,28,350 sq. mtrs approximately is owned and possessed by the Owner which area is hereinafter referred to as "the Said Larger Land".
- e) By order dated 28<sup>th</sup> December 2012, the Deputy Collector and the Competent Authority of Thane District has ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing on the land revenue records, inter-alia, of the Said Larger Land. Pursuant to the above order, the aforesaid remark has been deleted from the 7/12 extracts of the Said Larger Land.
- f) The title report with respect to the said Land (defined hereinafter and more particularly described in the Schedule B hereunder written) dated 05.08.2023 issued by Adv. Vaibhav Gosavi is hereto annexed and marked as Annexure A.

g) The certified true copies of the 7/12 Extracts of the said Land bearing Survey No 93 (Part) and Survey No.109 (Part) forming a part of the Said Larger Land, are annexed and collectively marked as Annexure "B" hereto.

h) The Owners have obtained the necessary permissions and approvals for carrying out the development and construction of the Said Larger Land.

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 21<sup>st</sup> August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7-13 September 2017 and as per the master layout amended from time to time, latest on 23.06.2023. As a part of the aforesaid development, the Owners have divided the development of the Said Larger Land into multiple phases/ clusters/projects which shall be developed over a span of 20 years. Subject to the receipt of approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or other competent authority(ies), the Owner proposes to carry out construction on the Larger Land by consuming such FSI as may be available from time to time upon the Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Larger Land, as the case may be. In relation to this, the Owner is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required/ permissible under the applicable law from time to time. ("Whole Project



Proposed Potential").

j) The Owner is developing the Larger Land in a phase wise manner comprising:

- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;
- (iv) Electric Sub-station;
- (v) Sports Complex
- (vi) School;
- (vii) Super Market/Departmental Store
- (viii) ATM
- (ix) Convenient Shops
- (x) Other Public Utilities, if any.

k) It is clarified that the Owner will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetize the School, Sports complex, Super Market/ Departmental Store and other such development in the manner it deems fit and proper and the Purchaser will have no right, title or interest therein. It is further clarified that the same may accessible and available even for the general public and will not be restricted to the Purchasers of the Township Project. The Owner, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.

l) In addition to the aforesaid, the Owner is also developing, for the benefit of the Larger Land, the following reservations required to be developed and handed over to the concerned authorities under the current ITP Regulations/applicable law ("ITP Reservations"):-

- (i) Recreation ground ("RG");
- (ii) Playground ("PG"); and,
- (iii) Garden

It is clarified that the Owner shall be entitled to deal with the concerned authorities with respect to the development and handing over of the ITP Reservations and any relaxations or benefits accruing or arising therefrom shall be to the benefit of the Owner. It is also clarified that the reservations to be developed on the Larger Land from time to time may change, the law relating to handing over of reservations may change, the location of the reservations may change either on account of change in law or on account of shifting by the Owner, quantum and extent of the reservations may change and the Owner may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development/handing over will be undertaken accordingly. The Owner may develop facilities on the RG as may be permitted by law such as Club House, Multipurpose Hall, Gymnasium and other facilities from time to time.

m) There is a multi-modal corridor passing through the Larger Land.

n) As a part of the ITP Regulations, the Owner is required to construct small tenements for persons from EWS and LIG categories ("Social Housing Component"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Owner is entitled and/or permitted to sell or dispose of all or any part of the Social Housing Component, then the Owner shall register the same as a separate real estate project, in the manner the Owner deems fit and proper.

o) The Purchaser has perused the Layout of the Larger Land which specifies the location of the Whole Project, the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be usable by the Purchasers of the Whole Project and also by the general public ( Whole Project Common Areas and Amenities) and the ITP Reservations on the Owners Larger Land as per the ITP Regulations ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in Schedule C

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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 .

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

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

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

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

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

Other Township amenities/utilities

- Football Field
- Sports Complex
- Convenience Shops
- ATM
- SuperMarket /Departmental Store

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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 Naty through  
Mr. Kishor Kumar Jain

in the presence of

1. Gaurav Jaiswal

2. [Signature]



For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED  
By the within named

SACHIN P BUDH...

in the presence of

1. [Signature]

2. [Signature]

RECEIVED of a  
above named t

(Rupees Two)

as advance pay

Purchaser/s to

Witness:

1. [Signature]

2. [Signature]

ANNEXURE D



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

AMENDED COMMENCEMENT CERTIFICATE

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

Sir,

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar E square, 5th Floor, Opp Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Development (As mentioned in table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 /1 of Village Sandap, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed

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Residential Activity as per UDCPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCPR = 80% of Proposed BUA for Non-Residential Activity]

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



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

Table 1 : Indic per UDCPR is k	
User	Cluste
Sale (Residential) Component	Cluste 6

Table 2 : I per UDCP	
User	
Sale (Economic Activity) Component	

**Table 1 : Indicating the details of building (Residential- Sale Component) for which Commencement Certificate as per UDCPR is hereby granted :**

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Window	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Sale (Residential) Component	Cluster 6	Tower 1	Ground + 1st to 33rd Floors	98.90	1	13,415.05	---	8,049.03	21,464.08	323
		Tower 2	Ground + 1st to 4th	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 3	Podium floor, 5th Podium Top Floor, 6th to 33rd Floors	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 4	Basement + Ground + 1st to 4th	98.90	1	16,990.14	---	10,194.08	27,184.22	420
		Tower 5	Podium floor, 5th Podium	98.90	1	13,776.93	---	8,266.16	22,043.09	303
		Tower 6	Top Floor, 6th to 33rd Floors	98.90	1	12,788.38	---	7,673.03	20,461.40	303
		Tower 7	Basement + Ground + 1st to 33rd Floors	98.90	1	13,358.99	---	8,015.39	21,374.38	323
		Tower 8	Podium	98.90	1	12,223.01	---	7,333.80	19,556.81	257
		Tower 9	Club House	Podium				---		
<b>Total (A) =</b>						1,26,107.93	---	75,664.76	2,01,772.69	2,955

**Table 2 : Indicating the details of building (Commercial- Sale Component) for which Commencement Certificate as per UDCPR is hereby granted :**

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Window	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Economic Activity) Component	Cluster 6	Retail Shops	Ground Floor only	3.2	-	590.68	---	472.55	1,063.23	26
<b>Total (B) =</b>						590.68	---	472.55	1,063.23	26

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

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D= A+B+C	
Sale (Res.) Component Residential User	Cluster 4	Tower No. 6 *	Lower Stilt +	68.90	01	4,817.54	---	2,890.53	7,708.07	79
		Tower No. 7 *	Upper Stilt +	68.90	01	4,364.61	---	2,618.77	6,983.38	79
		Tower No. 8 *	Podium P1 +	68.90	01	4,063.54	---	2,438.12	6,501.66	79
		Tower No. 9 *	Stilt/Lobby	68.90	01	5,329.55	---	3,197.73	8,527.28	121
		Tower No. 10 *	Level + 1 <sup>st</sup> to 20 <sup>th</sup> Floors	68.90	01	4,359.13	---	2,615.48	6,974.60	79
		Tower No. 11 *		68.90	01	5,372.50	---	3,223.50	8,596.00	121
		Tower No. 12 *		68.90	01	4,058.15	---	2,434.89	6,493.04	79
	Society			--	--	12.50	---	7.50	20.00	--
<b>Total (C) =</b>						32,377.52	---	19,426.52	51,804.03	637

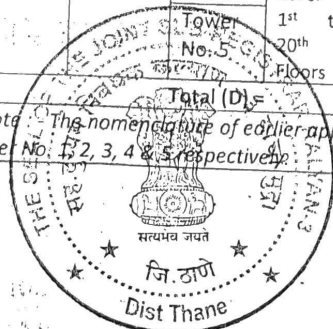
\* Note : - The nomenclature of earlier approved Building Nos. 6, 7, 8, 9, 10, 11 & 12 of Cluster No. 4 are now changed as Tower No. 6, 7, 8, 9, 10, 11 & 12 respectively.

**Table 4 :** Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 19/05/2022.

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D= A+B+C	
Sale (Res.) Component Residential User	Cluster 4	Tower No. 1	Lower Stilt +	68.90	01	5,051.46	---	3,030.88	8,082.34	79
		Tower No. 2	Upper Stilt +	68.90	01	4,806.91	---	2,884.15	7,691.06	79
		Tower No. 3	Podium P1 +	68.90	01	5,334.86	---	3,200.91	8,535.77	121
		Tower No. 4	Stilt/Lobby	68.90	01	4,359.68	---	2,615.81	6,975.49	79
		Tower No. 5	Level + 1 <sup>st</sup> to 20 <sup>th</sup> Floors	68.90	01	5,320.11	---	3,192.06	8,512.17	121
<b>Total (D) =</b>						24,873.02	---	14,923.81	39,796.83	479

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

Handwritten notes and numbers: 306, 994, 02, and a large number 3.



Total BUA (In sqm.)	No. of Units
D = A+B+C	79
7,708.07	79
7,983.38	79
7,501.66	79
8,527.28	121
6,974.60	79
8,596.00	121
6,493.04	79
20.00	—
51,804.03	637

Total BUA (In sqm.)	No. of Units
D = A+B+C	79
8,082.34	79
7,691.06	79
8,535.77	121
6,975.49	79
8,512.17	121
39,796.83	479

Table 5 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already granted on 08/09/22.

User	Cluster	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base Area (in sqm.)	Premium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A+B+C	
Sale (Res.) Component Residential User	Cluster 5	Tower No. 1	Lower Ground / Podium Pt	82.50	01	8,456.84	--	5,074.11	13,530.95	154
		Tower No. 2	+ Ground / Podium	82.50	01	9,546.90	--	5,728.14	15,275.04	208
		Tower No. 3	Pt + Upper Ground / Podium Pt + Stilt / Lobby + 1 <sup>st</sup> to 25 <sup>th</sup> floors	82.50	01	8,569.51	--	5,141.70	13,711.21	206
		Tower No. 4	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	8,455.87	--	5,073.52	13,529.39	154
		Tower No. 5	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	9,548.23	---	5,728.94	15,277.17	208
		Tower No. 6	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	8,582.86	--	5,149.72	13,732.58	206
		Tower No. 7	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	8,306.54	--	4,983.93	13,290.47	206
		Tower No. 8	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	9,531.32	--	5,718.79	15,250.11	208
		Tower No. 9	Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	8,602.19	--	5,161.3	13,763.49	206

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## ANNEXURE E

## Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	SACHIN P BUCHADE
2.	Address of Purchaser/s	ROOM NO.13/F, SHANTI NIKETAN CHS, DARGA ROAD, 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	21st Floor
8.	Flat No.	2110
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 <b>38.92</b> Sq. mtr. equivalent to <b>418.93</b> Sq.ft. and additional area of enclosed/open Balcony <b>3.07</b> Sq. mtr equivalent to <b>33.05</b> sq. ft. and Service/utility area <b>0.00</b> sq.mtr. equivalent to <b>0.00</b> 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. 4581750
12.	PAN No. of Purchaser/s	APCPB0251K
13.	Details of Mortgage/Charge as referred in Recital (dd) of the Agreement	As on date the said Property has been mortgaged to ICICIBank Ltd for the Project Finance availed by the Owners.
14.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
15.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the Flat.

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*[Handwritten Signature]*







## 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 Garden City Cluster 6 Tower 6 to 9 Plot Bearing / CTS / Survey / Final Plot No.:93 (P), 109 (P) at Usarghar, Kalyan, Thane, 421204;

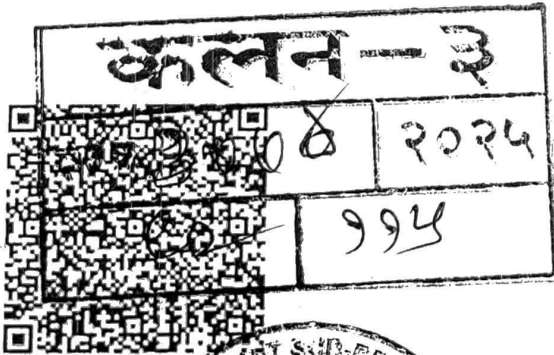
1. Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from 11/09/2023 and ending with 31/05/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Prakash Kauram Sabale  
(Secretary, MahaRERA)  
Date:12/4/2024 5:56:50 PM

Dated: 04/12/2024  
Place: Mumbai

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



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 3074/2025

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

1) विवेकाचा प्रकार	करारनामा
2) मोबदला	4581750
3) बाजारभाव (भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार नसुद्ध करावे)	3247000
4) भू-मापन, पोटहिस्सा व क्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं. 47/15/1/1, मुल्यदर 63900/-मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 वरील रुणवाल गार्डन्स सिटी क्लस्टर 06 टॉवर 6 ते 9 प्रोजेक्ट, सदनिका नं. 2110, एकविसावा मजला, सीएल06-06, क्षेत्रफळ 418.93 चौ.फु.(38.92 चौ.मी.) कारपेट + 33.05 चौ.फु.(3.07 चौ.मी.) एनक्लोझ्ड/ओपन वाल्कनीसह दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/सीआर-72/17/युडी-12)(( Survey Number : मौजे उसरघर स.नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2, 134/3, 93(पैकी), 103/2, 107/1, 108/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ; )
5) क्षेत्रफळ	1) 38.92 चौ.मीटर
6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाचवा मजला, रुणवाल अॅन्ड ओमकार स्कॅअर, ब्लॉक नं: -, रोड नं: मायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:- AAFCR1404F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन पी. बुचडे वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: शांती निकेतन को.ऑप.हौ.सो., ब्लॉक नं: रुम नं. 13/एफ, रोड नं: दर्गा रोड, खिंडीपाडा, मुलुंड प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:-APCPB0251K
9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2025
10) दस्त नोंदणी केल्याचा दिनांक	24/02/2025
1) अनुक्रमांक, खंड व पृष्ठ	3074/2025
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	206180
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरत	

याकवासाठी विचारात घेतलेला तपशील:-

याक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



*B.ormalkar*  
सह-दुय्यम निबंधक वर्ग २ कल्याण क्र.३