



27/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 19400/2021

नोदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3974862
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2216700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मौजे उसरघर स.नं. 17/1 व इतर वरील माय सिटी फेज 2 - क्लस्टर 05-पार्ट -03, सदनिका नं. 1806, अठरावा मजला, सीएल05-10, क्षेत्रफळ 510.53 चौ.फु.(47.43 चौ.मी.) कारपेट + 32.93 चौ.फु.(3.06 चौ.मी.) युटीलिटी एरियासह 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 : 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 ;)
(5) क्षेत्रफळ	1) 47.43 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार पल्लवी मतकरी तर्फे अधिकृत कुलमुखत्यार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-40; पत्ता:- प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनामट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, 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:- अमर रामा पाटकर - वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गीता सागर चाळ, ब्लॉक नं: 03, रोड नं: राम नगर रावते को नं.03, टी पी रोड, भांडुप पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BSAPP1250L 2): नाव:- सीता रामा पाटकर - वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गीता सागर चाळ, ब्लॉक नं: 03, रोड नं: राम नगर रावते को नं.03, टी पी रोड, भांडुप पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-GHXPP4169M
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	19400/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	139400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी बिचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



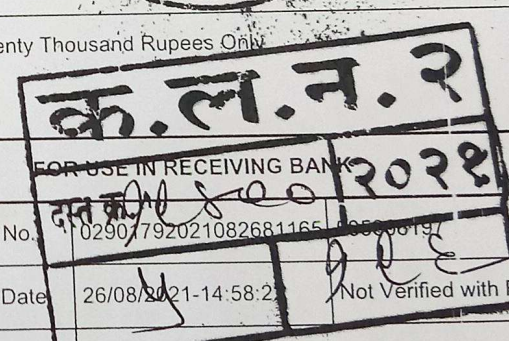
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २



CHALLAN
MTR Form Number-6



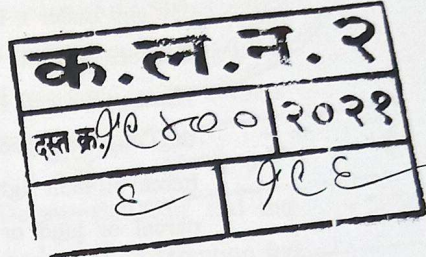
GRN	MH005450070202122E	BARCODE		Date	26/08/2021-14:55:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)			
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BSAPP1250L		
Location	THANE			Full Name	AMAR RAMA PATKAR		
Year	2021-2022 One Time			Flat/Block No.	MY CITY PHASE II, BLDG NO CL05-10, FLAT NO		
				Premises/Building	1806,		
Account Head Details		Amount In Rs.					
0030046401 Sale of NonJudicial Stamp		20000.00		Road/Street	18TH FLOOR, USARGHAR, DOMBIVLI EAST		
				Area/Locality	510.53 SQ FT		
				Town/City/District			
				PIN	2 0 4		
				Remarks (If Any)	PAN2=AAFRCR1404 - Secondary Party Name HORIZON PROJECTS PVT LTD-CA=3974862		
				Amount In	Twenty Thousand Rupees Only		
Total	20,000.00		Words	क.ल.न.२			
Payment Details				FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA				दस्तावेज २०२१			
Cheque-DD Details				Bank CIN	Ref. No.	02907792021082681165 085008197	
Cheque/DD No.				Bank Date	RBI Date	26/08/2021-14:58:21 Not Verified with FBI	
Name of Bank				Bank-Branch UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date 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.
नदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी नदर चलन लागू नाही.

Mobile No. : 986775995

सीतापाठकर



MYCITY CLUSTER 5 PART 3 235

AGREEMENT FOR SALE

Handwritten initials
ARTICLES OF AGREEMENT made at Thane on this ^{08th} ~~21st~~ day of ^{Aug} ~~October~~ in the Christian year Two Thousand and Twenty - One (hereinafter referred to as the 'Agreement')

BETWEEN

Handwritten initials
HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCRI404F) 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-400 022 represented by its Authorized Signatory Ms. Pallavi Mattani 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

Handwritten initials
Developers

Page 1 of 164

Handwritten signature
Purchaser/s

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सीतापाठकर

"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 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 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 31st 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 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owner herein 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 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 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 Owners herein of the Other Part, Premier sold, conveyed and transferred in favour of the

Developers

Purchaser/s

Owners herein all
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KLN1-370 of

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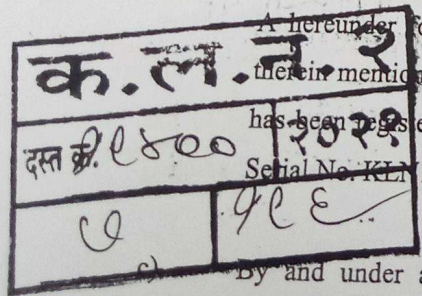
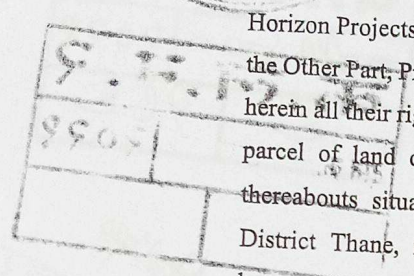
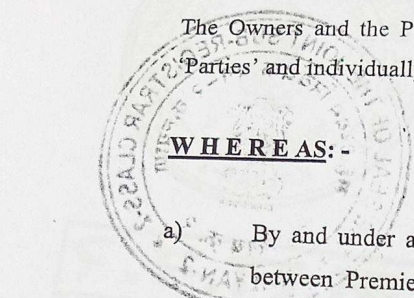
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Purchaser/s

[Handwritten number]
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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, 108/3, 109 (part) situate, 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 1,93,534 sq. mtrs. or thereabouts bearing Survey Nos.93 (part), 103/2, 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

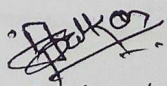
PART-III

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.



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Developers


Purchaser/s
श्रीता पटकर


MYCITY CLUSTER 5 PART 3 235

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

All that piece and parcel of land or ground aggregately admeasuring 9852.86 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. Pallavi Matkani through)
 POA Kishorkumar Jaid.)

[Signature]
AUTHORIZED SIGNATORY


in the presence of)
 1. *[Signature]*)
 2. *[Signature]*)

SIGNED, SEALED AND DELIVERED)
 By the within named Purchaser/s)
 Mr. Amar Rama Patkar)
 Seeta Rama patkar)

[Signature])
)
)
 श्रीनापाठकर)
)




in the presence of)
 Junita Dhanaji Bhinde)

क.ल.न. (2)
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 ०१ १९९

RECEIVED of and from the said above named the sum of ₹. 1,97,000/- RUPEES One lakh nine thousand seven hundred forty as advance payment or deposit Purchaser/s to the Owners

Witness:
 1. *[Signature]*
 2. *[Signature]*

MYCITY CLUSTER 5 PART 3 235

Annexure 'E'



No. SROT/Growth Centre/2401/BP/ITP-Usarghar & Sandap - 01/
CC/174/2020

Date: 03 FEB 2020

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., (Maharashtra Act No. XXXVII of 1966) to Shri. S. S. Runwal, Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare, 5th Floor, Opp Slon - Chunabhatti Signal, Slon (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) pt. 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 BUA of 1,51,821.14 sq.m. (Sale 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 55,620.29 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 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	6,021.73
	D2	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	5,745.86
	A3	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	6,324.78
	B4	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	5,231.07
	A5	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	6,307.47
	D6	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	5,712.30
	B7	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	5,201.26
	H8	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	4,939.05
	A9	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	6,307.24
	B10	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	5,231.24
	A11	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	6,315.26
	H12	Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors	68.90	4,973.62
	Society Office			20.00
TOTAL BUA IN SQM				68,330.88

Mumbai Metropolitan Region Development Authority

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

Tel: (022) 2172195 / 2172197 Fax: (022) 2172197 E-mail: sro.thane@mairda.maharashtra.gov.in

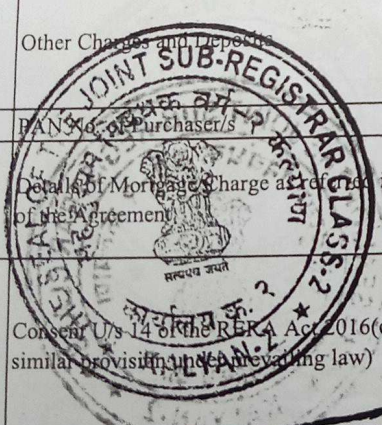
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क. ल. न. २
दस्तावेज क्र. १५००
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ANNEXURE " F "
Flat/Flat Purchaser's Details

Sr. No.	Particulars	Details
1	Name of Purchaser/s	Mr. AMAR RAMA PATKAR Mrs. SEETA RAMA PATKAR
2	Address of Purchaser/s	03/Geeta Sagar Chawl, Ram Nagar Ravte Co. No.-03, T.P.Road, bhandup West, Mumbai-400078
3	Description of the said Flat/ Premises	2 BHK Optima
4	Project	MY CITY PHASE II - CLUSTER - 05 - PART - 03
5	Building Name	NA
6	Tower	CL05-10
7	Floor	18
8	Apartment No.	1806
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 47.43 sq. mtrs equivalent to 510.53 sq. ft. Area of enclosed/open balcony NA sq.mtr equivalent to NA sq. ft. and/or Service/utility area 3.06 sq.mtr. equivalent to 32.93 sq. ft and/or Open Terrace NA. equivalent to NA. 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 Park
12	Total consideration	Rs. 3,974,862 Rupees Thirty Nine Lakh Seventy Four thousand Eight hundred Sixty Two Only
13	Other Charges and Deposits	As per Annexure "I" Rs. 275,769 Rupees Two Lakh Seventy Five thousand Seven hundred Sixty Nine Only
14	PAN No. of Purchaser/s	BSAPP1250L GHXPP4169M
15	Details of Mortgage Charge as referred in Recital (j) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Limited 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.



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MY CITY CLUSTER 5 PART 3 235

RUNWAL - MY CITY
PHASE II CLUSTER 05

Developers

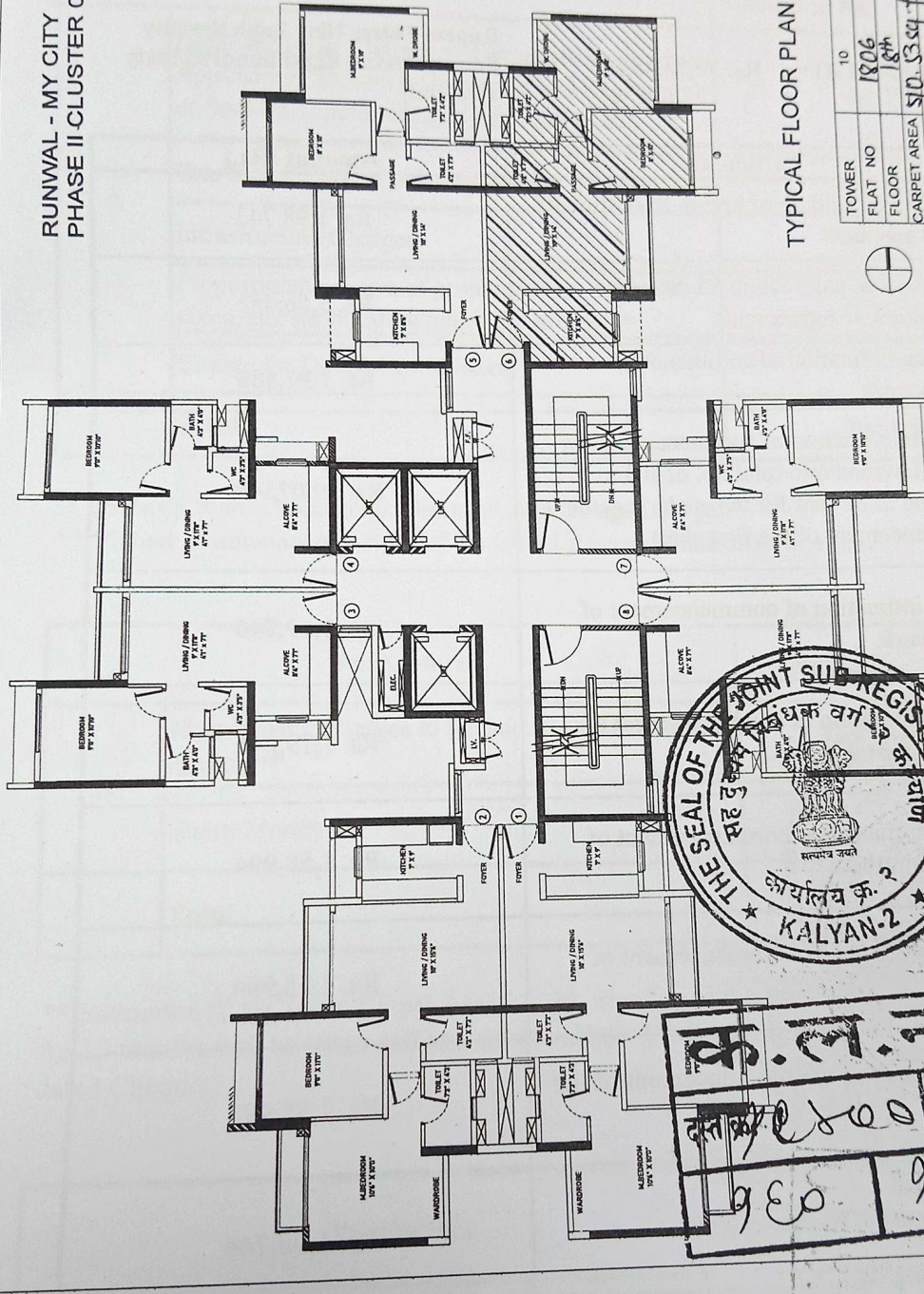
Purchaser/s
सीतापत्रकार

ANNEXURE "G"

Floor Plan

RUNWAL - MY CITY
PHASE II-CLUSTER 05

MYCITY CLUSTER 5 PART 3 235



TYPICAL FLOOR PLAN

TOWER	10
FLAT NO	1806
FLOOR	18th
CARPET AREA	110.33 sq ft

For HORIZON PROJECTS PRIVATE LIMITED

[Signature]
 AUTHORIZED SIGNATORY

[Signature]
 Purchaser/s

रीता पातकर

ANNEXURE "H"

Payment Schedule

PROJECT: MY CITY PHASE II - CLUSTER - 05 - PART - 03

Flat No: 1806 on 18TH Floor in "CL05-10" Wing of "MY CITY PHASE II"

TOTAL CONSIDERATION: Rs. 39,74,862

Rupees Thirty Nine Lakh Seventy
Four thousand Eight hundred Sixty
Two Only

Sr. No.	Particulars	Amount (Rs.)
1	5.0% to be paid on or before Execution of the Agreement	Rs. 1,98,743
2	14.0% to be paid within 15 days of Execution of Agreement	Rs. 5,56,481
3	10% on intimation of commencement of Plinth work	Rs. 3,97,486
4	48% on intimation of commencement of slabs (Divided into total no. of slabs. Demand to be sent for two slabs together on commencement of the first slab)	Rs. 19,07,934
5	3% on intimation of commencement of Brick work	Rs. 1,19,246
6	3% on intimation of commencement of Internal plaster	Rs. 1,19,246
7	4% on intimation of commencement of External plaster	Rs. 1,58,994
	4% on intimation of commencement of Flooring work	Rs. 1,58,994
	4% on intimation of commencement of the Floors and Windows work	Rs. 1,58,994
10	5% on intimation of Possession	Rs. 1,98,744
TOTAL		Rs. 39,74,862

* Plus GST and any other taxes as applicable

989	989
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Developers

Purchaser/s

29/11/2022



FOR HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

[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 : P51700027171

Project: MY CITY PHASE II CLUSTER 5 PART III , Plot Bearing / CTS / Survey / Final Plot No.: 108/1 108/3 107/28 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:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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 (l) of sub-section (2) of section 4 read with Rule 5;
 - OR
 - o 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.
 - o The Registration shall be valid for a period commencing from 20/11/2020 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o 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

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:08-09-2021 22:01:19

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



क.ल.न.२	Dated: 08/09/2021
क.ल.न.२	Place: Mumbai
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Developers

Purchaser/s

श्रीताला टक २

MYCITY CLUSTER 5 PART 3 235
MYCITY CLUSTER 5 PART 3 235

SSL

Code
No.

MUM99999

File

Ref No.

HLSE	ABHISHEK PANDEY	8422036568	PANDEYABHISHEK1122@GMAIL.COM
HLSM	ROHAN RAUT	8097138369	ROHAN.RAUT@SBICAPSEC.COM
HLCM	PREM GIRI	9321071557	
HLQM	NEHA		

LOS Number	
CRM ID	
Branch Name	PORTUGGSE CHURCH DADAR
Branch Code	30355
Source Type	CONNECTOR

CIF ID	
Applicant Name	AMAR RAM PATIL
Co-Applicant Name	SEETA RAM PATIL
Date of Birth	15/12/1992
Pan Card Number	BAPPP1250L
Bank Account Number	001101592954
E-mail ID	PATILAMAR15@GMAIL.COM
Mobile No.	9664808325
Loan Amount & Interest Rate	38,00,000/-
Tenure	360 MONTHS
Connector Name & Code	CHANDA RUMWRL
Proposal Type	U/C HOME LOAN (NEW HOME LOAN)
Property Final : Yes / No	YES
RACPC	SION
RBO	SION

CIBIL		
CRIF		
PROCESSING OFFICER		
RES/OFF	08/05/23	CLW
TIR	08/05/23	
VALUATION	08/05/23	NP S/MCA D
SITE	08/05/23	REEL
LOAN A/C		
T.D.		
D.E.		

Name :

INDIA

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