



कलन-३	
दस्ता क्र.	६६६ २०२३
५	१०७



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 29<sup>th</sup> day of April in the Christian year Two Thousand and Twenty three 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;

Developers

Page 1 of 123

Purchaser/s

Keshav  
Jadhav

"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 in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and 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 co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and 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 in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART.

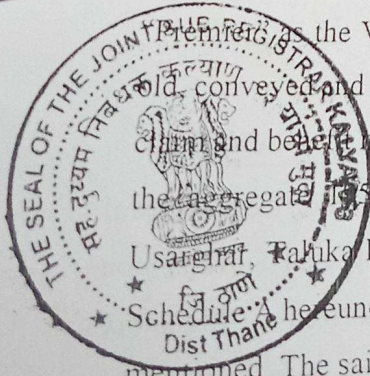
The Owners and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

**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 admeasuring in the aggregate 285716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.

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दस्ता क्र.	2823
	900

b) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier as the Vendor of the one part and Owner herein of the Other Part, Premiers 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 admeasuring in the aggregate 15334 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-II of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.



c) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between "Premier" as the Vendor of the one part and Owners herein of the Other Part, Premiers

2  
Developers

*Kodhas*  
Purchaser/s

*Yashwantrao*

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claim and benefit in  
admeasuring 62.47  
Taluka Kalyan, Di  
hereunder for the  
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Sub-Registrar of

d) All properties m  
and Part-III of  
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g) The Ow  
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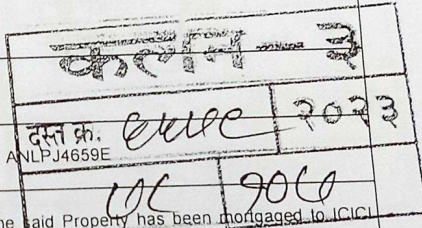
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ANNEXURE "E"  
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mrs. KAVITA VINAYAK JADHAV Mr. VINAYAK SUBHASH JADHAV
2.	Address of Purchaser/s	SUSHILA NIWAS, ROOM NO 1, TEMBHI PADA ROAD, BHANDUP (W), MUMBAI - 400078
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	CLUSTER 5 - T7, 8, 9
5.	Building Name	NA
6.	Wing	TOWER 8
7.	Floor	15
8.	Flat No.	1508
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 409.02 Sq. Feet equivalent to 38.00 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr. and/or Service/utility area 5.08 sq.mtr. equivalent to 54.68 sq.ft. and/or Terrace NA sq.mtr. equivalent to NA sq.ft. for which no additional consideration is payable
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. NA Sq Mts b. NA Sq Mts c. NA Sq Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 4033340/-
13.	Other charges and Deposits	Rs. 229500/-
14.	PAN No. of Purchaser/s	AIKPT0743M, ANLPJ4659E
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of GST	The Consideration amount is currently received and 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.

  
 2023  
 10/10/2023

  
 PROJECT FINANCE

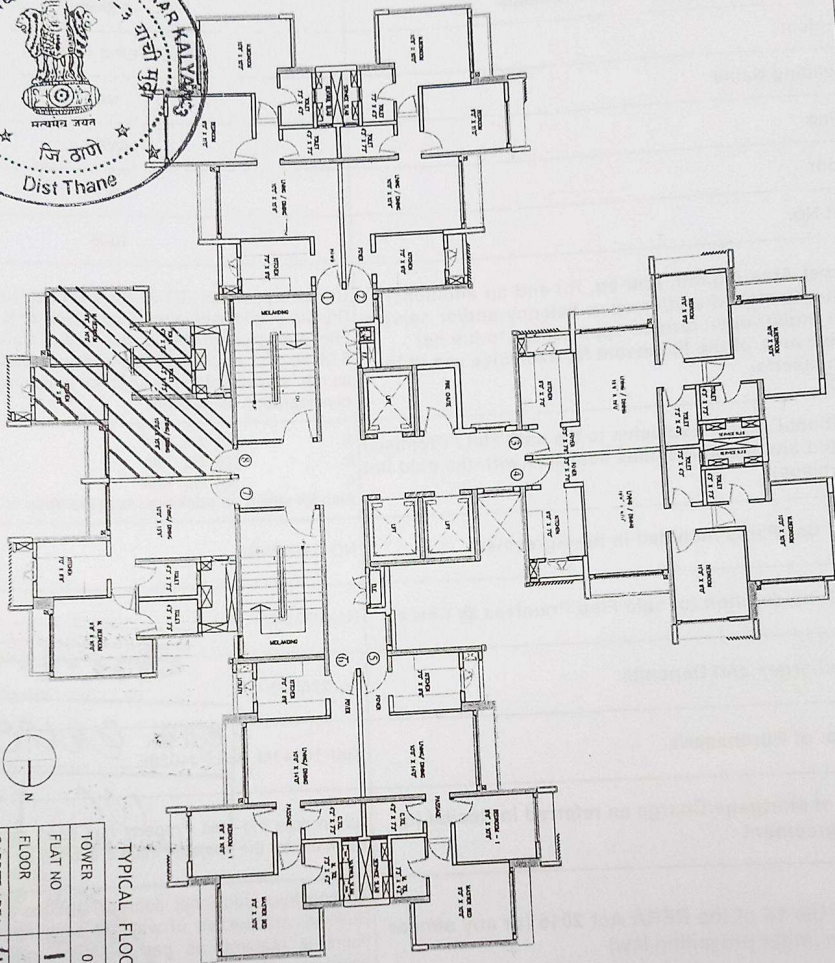
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*Handwritten signature*  
Purchaser/s

ANNEXURE "F"  
Floor Plan

कलान - ३	
दस्ता क्र. ६५००	२०२३
७००	९०७



TYPICAL FLOOR

TOWER	08
FLAT NO	1508
FLOOR	15th
CARPET AREA	409.02

89.47

For HORIZON PROJECTS PRIVATE LIMITED

*Harsh G*

AUTHORIZED SIGNATORY

Developers

*Jeehu*

*Kishu*

Purchaser/s

Project: CLUS  
Flat No. 1508

Rs.4033340/-

Payment Term

Sr. No.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



**ANNEXURE "G"**  
**Sale Consideration**

Project: CLUSTER 5 – T7, 8, 9

Flat No. 1508 on FLOOR 15 Floor in "TOWER 8" Wing of "CLUSTER 5 – T7, 8, 9"

Rs.4033340/- (Rupees Forty Lac Thirty Three Thousand Three Hundred Forty Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs.54000
2	BOOKING	Rs.147667
3	ON EXECUTION OF AFS	Rs.605001
4	ON COMMENCEMENT OF PLINTH	Rs.403334
5	ON COMMENCEMENT OF 1ST & 2ND SLAB	Rs.129067
6	ON COMMENCEMENT OF 3RD & 4TH SLAB	Rs.129067
7	ON COMMENCEMENT OF 5TH & 6TH SLAB	Rs.129067
8	ON COMMENCEMENT OF 7TH & 8TH SLAB	Rs.129067
9	ON COMMENCEMENT OF 9TH & 10TH SLAB	Rs.129067
10	ON COMMENCEMENT OF 11TH & 12TH SLAB	Rs.129067
11	ON COMMENCEMENT OF 13TH & 14TH SLAB	Rs.129067
12	ON COMMENCEMENT OF 15TH & 16TH SLAB	Rs.129067
13	ON COMMENCEMENT OF 17TH & 18TH SLAB	Rs.129067
14	ON COMMENCEMENT OF 19TH & 20TH SLAB	Rs.129067
15	ON COMMENCEMENT OF 21ST & 22ND SLAB	Rs.129067
16	ON COMMENCEMENT OF 23RD & 24TH SLAB	Rs.129067
17	ON COMMENCEMENT OF 25TH & 26TH SLAB	Rs.129067
18	ON COMMENCEMENT OF 27TH, 28TH & 29TH SLAB	Rs.129067
19	ON COMMENCEMENT OF BRICK WORK	Rs.161334
20	ON COMMENCEMENT OF INTERNAL PLASTER	Rs.161334
21	ON COMMENCEMENT OF EXTERNAL PLASTER	Rs.161334
22	ON COMMENCEMENT OF FLOORING	Rs.161334
23	ON COMMENCEMENT OF DOORS & WINDOWS	Rs.161334
24	ON POSSESSION	Rs.201663
	<b>Total</b>	<b>Rs.4033340</b>

Rs. 4033340/-  
 Rs. 4033340/-  
 दस्तावेज क्रमांक - 3  
 दिनांक 20/09/2023  
 20 9000

Plus GST and any other taxes as applicable



*Yashwanth*

*Kishor*

Purchaser/s

R

ANNEXURE "K"



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 :  
P51700032157

Project: MY CITY PHASE II CLUSTER 5 PART II, Plot Bearing / CTS / Survey / Final Plot No.: 108/1 and 93 part at  
Usarghar, Kalyan, Thane, 421201;

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District:  
Mumbai City, Pin: 400022.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

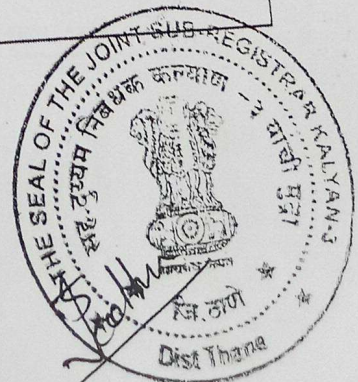
OR

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 14/12/2021 and ending with 31/12/2027 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	2
Digitally Signed By Dr. Vasant Prakash Prabhakar Secretary, MahaRERA	
Date: 14/12/2021 17:34:53	2023
Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority	900

Dated: 14/12/2021  
Place: Mumbai



1/10/21



28/04/2023

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सूची क्र.2

दुय्यम निबंधक : मह.द.नि. कल्याण 3

दस्त क्रमांक : 6679/2023

नोंदणी :

Regn.63m

Deface Date
28/04/2023
28/04/2023
28/04/2023
28/04/2023

6679 /2023

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4033340
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3255500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवनी इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/- मौजे उसरघर स.नं. 17/1 व इतर, मौजे संदप स.नं. 2 व 21/1 वरील माय मिटी फेज 2 - क्वार्टर 5-टी7,8,9, सदनिका नं. 1503, पंधरावा मजला, टॉवर 8, क्षेत्रफळ 409.02 चौ.फु. (38.00 चौ.मी.) कार्पेट + 54.68 चौ.फु. (5.08 चौ.मी.) युटीलिटी परियामह दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (टीपीएम-1217/331/मीअर-72/17/सुडी-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, 107/8, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2, 134/3, 93(पैकी), 103/2, 107/1, 108/3, 09(पैकी), मौजे संदप स.नं. 2 व 21/1 ; )
(5) क्षेत्रफळ	1) 38.00 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 सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार महेश गोवडा तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, 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:-कविता विनायक जाधव वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुशिला निवास, ब्लॉक नं: रूम नं. 1, रोड नं: टेंभी पाडा रोड, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AIKPT0743M 2): नाव:-विनायक सुभाष जाधव वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मुशिला निवास, ब्लॉक नं: रूम नं. 1, रोड नं: टेंभी पाडा रोड, भांडूप प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ANLPJ4659E
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6679/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	182000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह.दुय्यम निबंधक द.नि. कल्याण क्र.३

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



FLEXI PAY  
**SSL**

Code  
No.  
File  
Ref No.

MUM99999

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	PORTUGAL CHURCH DADAR
Branch Code	30355
Source Type	CONNECTOR

CIF ID	
Applicant Name	VINDYAK SUBHASH JOHANAN
Co-Applciant Name	KANITA VINDYAK JOHANAN
Date of Birth	28/08/1991
Pan Card Number	ANLPJ4859E
Bank Account Number	1264010147872
E-mail ID	VINDYAKJOHANAN56@GMAIL.COM
Mobile No.	8692828266
Loan Amount & Interest Rate	33,00,000/-
Tenure	360 MONTHS
Connector Name & Code	CHANDRA PUNWAL
Proposal Type	HOME LOAN ( UNDER CONSTRUCTION
Property Final : Yes / No	YES
RACPC	SION
RBO	SION

CIBIL	17104129	
CRIF		
PROCESSING OFFICER		
RES/OFF	08/09/20	CHANDRA
TIR	08/09/20	

Name :