

72/13011

पावती

Original/Duplicate

Tuesday, August 29, 2023

नोंदणी क्र. :39म

3:20 PM

Regn.:39M

पावती क्र.: 14283 दिनांक: 29/08/2023

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन3-13011-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नितीन कुमार शुक्ला -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2900.00

पृष्ठांची संख्या: 145

एकूण:

रु. 32900.00

Joint Sub Registrar Kalyan 3

बाजार मूल्य: रु.4363200/-

मोबदला रु.5520350/-

भरलेले मुद्रांक शुल्क : रु. 248500/-

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823285617629 दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823285317323 दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007329891202324E दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1 Dated 15.01.2008.
and Mudrank 2012/R.R. 36/CR 227/M1 Dated 06.01.2015

सह.दुय्यम निबंधक

लिपीक

सह.दुय्यम निबंधक कल्याण-३.

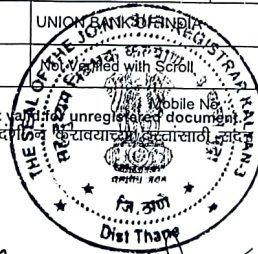


CHALLAN
MTR Form Number-6



GRN	MH007329891202324E	BARCODE		Date	29/08/2023-13:09:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)	FOOPS4412H				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA	Full Name	NITIN KUMAR SHUKLA				
Location	THANE	Flat/Block No.	MY CITY PHASE II, BLDG NO.CL04-B1, FLAT NO.1801,				
Year	2023-2024 One Time	Premises/Building					
Account Head Details	Amount In Rs.	Road/Street	18TH FLOOR, USARGHAR, DOMBIVLI (EAST)				
0030046401 Stamp Duty	248500.00	Area/Locality	576.41 SQ.FT				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 2 1 2 0 4				
		Remarks (If Any)	PAN2=AAFRCR1404F--SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5520350				
		Amount In Words	Two Lakh Seventy Eight Thousand Five Hundred Rupee Only				
Total	2,78,500.00	Words	करल - ३				
Payment Details	UNION BANK OF INDIA	दस्तावेज	FOR USE IN RECEIVING BANK	2023			
Cheque-DD Details		Bank CIN	Ref. No.	02901792023082992146	519765280		
Cheque/DD No.		Bank Date	RBI Date	29/08/2023 13:12:06	Not Verified with RBI		
Name of Bank		Bank-Branch	UNION BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : 9137362631
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी केलेल्या दस्तावेजाच्या दस्तावेजासाठी नोंदणी करून घेतले जाणारे चलन लागू नाही.



Nitin Shukla

Nitin

कलन-३	
दस्त क्र. १३०११	२०२३
५	१४५



Nibin Shukla

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli on this 29th day of Aug in the Christian year Two Thousand and Twenty (hereinafter referred to as the 'Agreement') Three

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F) a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-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

NS
Owners

Nibin

Nibin Shukla
Purchaser/s

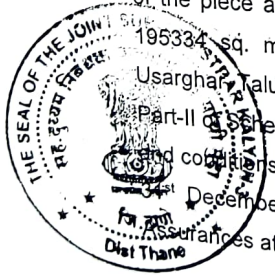
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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.

कलम - 3	
दस्तावेज क्र. 3099	दिनांक 31/12/2012
E	284



- 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, Premiers old, 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. Premiers old, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect

[Signature]
Owners

[Signature]
Purchaser/s

of the piece and
62,470 sq. meter
Taluka Kalyan, D
Schedule A her
conditions as the
December, 201
Assurances at K

d) All properties m
Schedule A and
mtrs owned by th
sq. mtrs, some
admeasuring a
possessed by th
Larger Property

e) By his order d
Competent Auth
Industrial Purpo
records, inter-a
aforesaid rema
Property.

f) The copies of
issued by M/s.
mentioned in P
annexed and c

g) The copies of c
Hariani & Co.
Part-III of Sch
Annexure "B

h) The Owners ha
the said Large

i) The Owners an
CITY PHASE
Regional Town

[Signature]
Owners

ed hereto
meaning
executors,

e referred

executed

part and

as the

ferred in

d benefit

egately

being at

rticularly

tion and

Deed of

the Sub-

f 2013.

er, 2012

l Owner

n favour

respect

asuring

Village

d in the

h terms

e dated

strar of

r, 2012

Owners

n favour

respect

of the piece and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandap, Taluka Kalyan, District Thane, more particularly described in the Part-III of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been registered with the Sub- Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013.

- d) All properties more particularly described in Part-I of Schedule A, Part-II of Schedule A and Part-III of Schedule A totally admeasuring 5,43,520 sq. mtrs 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 528350 sq. mtrs approximately is owned and possessed by the Owners which area is hereinafter referred to as "the said Larger Property".
- e) By his order dated 28th December 2012, the Deputy Collector and the Competent Authority has ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing on the land revenue records, inter-alia, of the Larger Property. Pursuant to the above Order, the aforesaid remark has been deleted from the 7/12 extracts of the said Larger Property.
- f) The copies of certificate of title dated 13th June 2012 and 20th June 2012 issued by M/s. Hariani & Co., Advocates & Solicitors with respect to land mentioned in Part-I of Schedule A and Part II of Schedule A are hereto annexed and collectively marked as Annexure "A & A-1" respectively.
- g) The copies of certificates of title both dated 5th January 2013 issued by M/s. Hariani & Co., Advocates & Solicitors with respect to land mentioned in Part-III of Schedule A are hereto annexed and collectively marked as Annexure "B & B-1" respectively.
- h) The Owners have obtained the necessary permission for change of use of the said Larger Property from "industrial use" to "residential use".
- i) The Owners are proposing to construct an integrated township project **CITY PHASE-II** in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 ("MRTP"), in a phase wise manner.

कलिया-3
2023
784



N. Shukla

N. Shukla

[Signature]
Owners

[Signature]

N. Shukla
Purchaser/s

taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

- f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said 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 2,85,746 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, 134/1, 134/2, 134/3, situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

Handwritten notes in a box:
 93099
 02
 KY



PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2,

Owners

Nitin Shukla
 Purchaser/s

107/1, 108/3, and
 Taluka Kalyan, Dis

All that piece and p
 sq. mts or thereabo
 being at Village Sar
 the said larger prop

THE SC

All that piece and p
 26284.72 sq.mtrs. for
 at Village Usarghar, T

IN WITNESS WHERE
 and the duplicate here

SIGNED SEALED AND
 By the within named O
HORIZON PROJECTS
 By hand of its Authorize
Mr. Saunbh
Mr. Kishor
 in the presence of

1. _____
2. *Rayan Se*

Owners

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

107/1, 108/3, 109	
26284.72	26284.72
US	784

All that piece and parcel of land or ground aggregately admeasuring 26284.72 sq. mts or thereabouts bearing Survey Nos. 2 and 21 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the said larger property.

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



All that piece and parcel of land or ground aggregately admeasuring 26284.72 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)

HORIZON PROJECTS PVT. LTD.)

By hand of its Authorized Signatory)

MR. Saunbh Natar through)
Mr. Kishor Kumar Jain)
in the presence of)

For HORIZON PROJECTS PRIVATE LIMITED)

AUTHORIZED SIGNATORY)

1. _____)

2. Rajon Sen)

[Signature]
Owners

Nitin Shukla
Purchaser/s



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 PS1700008440

Project: MY CITY - PHASE II - CLUSTER 4, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS AS DOCUMENTED at Usarphar, 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 (1) 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 18/08/2017 and ending with 30/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6,

3. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

4. That the promoter shall take all the pending approvals from the competent authorities

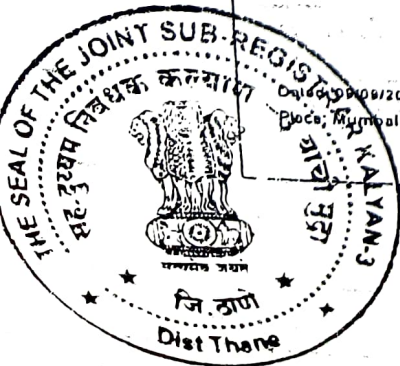
5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

93099

908 984

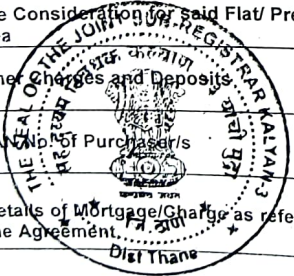
Signature valid
Digitally Signed by
Dr. Vazany Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 23:25:29

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



Handwritten signatures and marks at the bottom right of the page.

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. NITIN KUMAR SHUKLA MRS. NEHA NITIN KUMAR SHUKLA
2.	Address of Purchaser/s	ROOM NO - 03, SHARMA PUNJABI CHAWL NO - 02, OPP. RADHA KRISHNA MANDIR, KALINA, SHASTRI NAGAR, SANTACRUZ EAST, MUMBAI, MAHARASHTRA - 400029
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II (CLUSTER 04)
5.	Building Name	SERENITY
6.	Wing	CL04-B1
7.	Floor	18
8.	Flat No.	1801
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 576.41 Sq. Feet equivalent to 53.55 Sq.mtr. of enclosed/ open balcony <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft. and/or Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft. and/or Open Terrace <u>NA</u> sq.mtr. equivalent to <u>NA</u> 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. <u>NA</u> Sq. Mts b. <u>NA</u> Sq. Mts c. <u>NA</u> Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	ONE CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5520350 /-
13.	Other Charges and Deposits	Rs.158823 /-
14.	PAID BY Purchaser/s	FOOPS4412H, CROPP7538P
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 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.



Owners

[Handwritten Signature]
Purchaser/s

HORIZON PROJECT

Owner