

72/14020

पावती

Original/Duplicate

Friday, September 15, 2023

नोंदणी क्र.: 39म

2:54 PM

Regn.: 39M

पावती क्र.: 15372 दिनांक: 15/09/2023

गावाचे नांव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन3-14020-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अतिश आनंद खरात

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2900.00

पृष्ठांची संख्या: 145

एकूण:

रु. 32900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:14 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह. मुख्य निबंधक वर्ग २ कल्याण क्र. ३

बाजार मूल्य: रु. 2851000/-

मोवदला रु. 3912305/-

भरलेले मुद्रांक शुल्क : रु. 176500/-

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923157606956 दिनांक: 15/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923154107025 दिनांक: 15/09/2023

बँकेचे नाव व पत्ता:

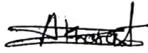
3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008177836202324E दिनांक: 15/09/2023

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/C.R. 22/M1 dated 06.01.2015





CHALLAN
MTR Form Number-6



GRN	MH008177836202324E	BARCODE			Date	15/09/2023-13:20:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	DKCPK3500A			
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name	ATISH ANANAD KHARAT			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	MY CITY PHASE II, BLDG NO.CL04-A1, FLAT			
Account Head Details		Amount In Rs.		Premises/Building	NO.1906, 19TH FLOOR			
0030046401	Stamp Duty	176500.00		Road/Street	USARGHAR, DOMBIVLI (EAST)			
0030063301	Registration Fee	30000.00		Area/Locality	406.12 SQ.FT			
				Town/City/District				
				PIN	4	2	1	2 0 4
				Remarks (If Any)	PAN2=AAFRCR1404F-SecondPartyName=HORIZON PROJECTS PVT LTD-CA=3912305			
				Amount In	Two Lakh Six Thousand Five Hundred Rupees Only			
Total		2,06,500.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA								
Cheque-DD Details				Bank CIN	Rel. No.	500017020000001510004	520000331	
Cheque/DD No.		Bank Date	15/09/2023-13:22:10	कलन - 3				
Name of Bank		Bank-Branch	UNION BANK OF INDIA	दस्तावेज नं. 2023				
Name of Branch		Scroll No., Date		Not Verified with Scroll 8 984				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता दस्तासाठी सदर चलन लागू नाही.

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कलन-३	
दस्ता क्र. १४०२०	२०२३
५	१४५



AGREEMENT FOR SALE

~~Attested~~

ARTICLES OF AGREEMENT made at Dombivali on this 15th day of Sep 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

~~Attested~~

Attested

Attested
Owners

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.

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-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. KLN1-369 of 2013.

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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


Owners





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

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कलम क्र. 98020	1740753
103/15 to 18, 104, 106/2, 106/3, 106/6, 107/2/ A, 107/2/B, 107/3 to 24, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2	

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, 91/8, 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/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2, 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 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2,

Owners *[Signature]*

[Signature]

[Signature]

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.

THE SCHEDULE "B" ABOVE REFERRED TO:

(Description of the said Property)

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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. Saurabh Nataraj through
Mr. Kishor Kishor Jain
in the presence of

1. _____

2. _____



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For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



[Signature]

[Signature]

Purchaser/s

[Signature]
Owners

ANNEXURE 'F'

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. ATISH ANAND KHARAT MR. ANAND BABU KHARAT
2.	Address of Purchaser/s	S/O ANAND KHARAT, ROOM NO. B-1/005, SWAPNA SAPHALYA, SUNDER NAGAR COLONY, MAHAKALI CAVES ROAD, ANDHERI EAST, CHAKALA MIDC, MUMBAI - 400093
3.	Description of the said Flat/ Premises	
4.	Project	1 BHK
5.	Building Name	MY CITY PHASE II (CLUSTER 04)
6.	Wing	SERENITY
7.	Floor	CL04-A1
8.	Flat No.	19
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area 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 406.12 Sq. Feet equivalent to 37.73 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	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.3912305 /-
13.	Other charges and Deposits	Rs.138491 /-
14.	PAN No. of Purchaser/s	DKCPK3500A, AOSPK0709A
15.	Details of Mortgage/Charge 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 of 14 of MERA Act 2003 (or any similar provision under prevailing laws)	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

Purchaser/s

HORIZON PROJECTS PVT. LTD.



Date: 20-08-2018

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, M/s. Horizon Projects Pvt. Ltd. - Developers of Sion - Mumbai, have undertaken the Project Known as "Runwal - My City" situated on the plot bearing part of survey nos. 17/1, 17/2, 17/3/A, 17/3/B, 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/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, 107/2/A, 107/2/B, 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 at Village Usarghar, Taluka - Kalyan, District - Thane.

We certify as below :

Tower No.	As per CC dtd.: October 2017	Nomenclature representation for ease of understanding
T1	E1	CL04-E2 (T1) - TYPE "E"
T2	D2	CL04-D4 (T2) - TYPE "D"
T3	A3	CL04-A2 (T3) - TYPE "A"
T4	B4	CL04-B2 (T4) - TYPE "B"
T5	A5	CL04-A1 (T5) - TYPE "A"
T6	D6	CL04-D3 (T6) - TYPE "D"
T7	B7	CL04-B1 (T7) - TYPE "B"
T8	H8	CL04 (T8) - TYPE "A"
T9	A9	CL04 (T9) - TYPE "A"
T10	B10	CL04 (T10) - TYPE "B"
T11	A11	CL04 (T11) - TYPE "A"
T12	H12	CL04 (T12) - TYPE "H"

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For HORIZON PROJECTS PVT. LTD.

Pallavi Matkari
PALLAVI MATKARI
CHIEF ARCHITECT



Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Chunabhalli Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 45400 MH 2011 PTC 213029

Owners

Purchaser/s