

72/14453

पावती

Original/Duplicate

Monday, September 25, 2023

नोंदणी क्र.: 39म

4:52 PM

Regn.: 39M

पावती क्र.: 15842 दिनांक: 25/09/2023

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन3-14453-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गोपी चंद्र गौतम -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2120.00

पृष्ठांची संख्या: 106

एकूण:

रु. 32120.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह दुय्यम निबंधक वर्ग-२ कल्याण ३

वाजार मूल्य: रु.2516000 /-

मोबदला रु.3706720/-

भरलेले मुद्रांक शुल्क : रु. 167000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923233701663 दिनांक: 25/09/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923237701720 दिनांक: 25/09/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008483067202324E दिनांक: 25/09/2023

वॅकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank 3006/UOR 53/CR536/M1 Dated 15.01.2008.
and Mudrank 2012/R.R. 36/C.R. 22/M1 dated 06.01.2015

पक्षकाराची सही

G. C. Gaudam

लिपीक

सह. दुय्यम निबंधक कल्याण-३.



25/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 14453/2023

नोंदणी :

Regn:63m

गावाचे नाव : **उसरघर**

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3706720
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2516000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डॉंबिवली इतर वर्णन : , इतर माहिती: सदनिका क्र. 2407, चोविसावा मजला, टॉवर सीएल05-10, माय सिटी फेज 2-क्लस्टर-05(T 10, 11, 12)पार्ट III, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिकेचे क्षेत्रफळ 32.54 चौ. मी. कारपेट म्हणजेच 350.26 चौ. फुट कारपेट, सर्वीस / युटिलिटी क्षेत्र 2.70 चौ. मी. म्हणजेच 29.06 चौ. फुट झोन नं. 47/148, 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% सवलत(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) 350.26 चौ.फुट
(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 नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पाचवा मजला, रुणवाल ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं:-, रोड नं:-, 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:-गोपी चंद्र गौतम - वय:-40; पत्ता:-प्लॉट नं: रुम नं. 276, एसएस 3, माळा नं: पहिला मजला, इमारतीचे नाव: , ब्लॉक नं:-, रोड नं: सेक्टर 17, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-APBPG2555C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14453/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	167000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

११ दुय्यम निबंधक वर्ग-२ कल्याण क-३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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



AGREEMENT FOR SALE

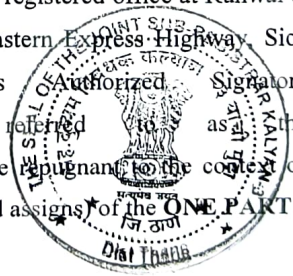
b.c. gaurtam

ARTICLES OF AGREEMENT made at Dombivli on this 25th day of Sep. in the Christian year Two Thousand and 23 (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, 5th 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 "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;

Date No. 98043		2023
u	90E	



AND

"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 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

[Signature]
Developers

b.c. gaurtam
Purchaser/s

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-parceners 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 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-I 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 195234 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-I 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 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

Developers

b. c. gantam
Purchaser/s

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, ,134/1, 134/2, 134/3, 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 1,95,334 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

दा. क्र. १०८५३	१०८
५८	१०८

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)

All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. or thereabouts bearing Survey Nos. 108/1 pt, 108/3 pt and 107/2B pt 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 NATU

his PoA Mr. Kishor Kumar Jain

Developers 



For **HORIZON PROJECTS PRIVATE LIMITED**

AUTHORIZED SIGNATORY

B. C. Gautam
Purchaser/s

in the presence of

Attil

- 1. _____
- 2. गोपी गौतम

SIGNED, SEALED AND DELIVERED
 By the within named Purchaser/s
MR. GOPI GHANDRA GAUTAM

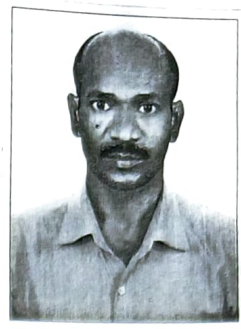
in the presence of

- 1. Attil
- 2. गोपी गौतम

RECEIVED of and from the said Purchaser /s
 above named the sum of ₹. 366965 /-
RUPEES THREE LAKH SIXTY SIX THOUSAND
NINE HUNDRED SIXTY FIVE ONLY
 as advance payment or deposit paid by the
 Purchaser/s to the Owners

Witness:

- 1.
- 2.



G. C. Gautam

करना - ३	
दस्तावेज क्र. <u>१०२४३</u>	<u>२०२३</u>
<u>५२</u>	<u>१०२</u>
We say received.	



G. C. Gautam
Purchaser/s

ANNEXURE "F"
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. GOPI CHANDRA GAUTAM
2.	Address of Purchaser/s	C/O : RAJIT, ROOM NO - 276, SS-3, 1 st FLOOR, SECTOR - 17, KOPARKHAIRNE, NAVI MUMBAI, THANE - 400709
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	CL05-10
7.	Floor	24
8.	Flat No.	2407
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 350.26 Sq. Feet equivalent to 32.54 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 2.70 sq.mtr. equivalent to 29.06 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 d. 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.3706720 /-
13.	Other charges and Deposits	Rs.229115 /-
14.	PAN No. of Purchaser/s	APBPG2555C
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.

Developers

G. C. Gautam
Purchaser/s

ANNEXURE "L"



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:-

- 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 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.
- 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

[Handwritten signature]	
2021.08.09	0003
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Signature valid
Digitally Signed by
Dr. Yogant Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 22:01:19

Dated: 08/09/2021
Place: Mumbai

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

