

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5061210
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3333900
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्गन : , इतर माहिती: सदनिका क्र. 306, तिसरा मजला, टॉवर सीएल05-05, माय सिटी फेज 2-क्लस्टर-05(1-6), दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिकेचे क्षेत्रफळ 47.43 चौ. मी. कारपेट म्हणजेच 510.53 चौ. फुट कारपेट ... झोन नं. 47/148, 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास 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) 510.53 चौ.फूट
(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 एंण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वनाथ सुंदर शेटी - वय:-62; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: रूम नं. 32, तिसरा मजला, पटेल विल्डींग 8/16, एम के अमीन लेन, बोरा बाजार, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. :, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-BWVPS1744N 2): नाव:-अभिषय विश्वनाथ शेटी . वय:-26; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: रूम नं. 32, तिसरा मजला, पटेल विल्डींग 8/16, एम के अमीन लेन, बोरा बाजार, फोर्ट, मुंबई, ब्लॉक नं. :, रोड नं. :, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-FSBPS9942B 3): नाव:-अपेक्षा विश्वनाथ शेटी . वय:-24; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: रूम नं. 32, तिसरा मजला, पटेल विल्डींग 8/16, एम के अमीन लेन, बोरा बाजार, फोर्ट, मुंबई, ब्लॉक नं. :, रोड नं. :, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-FSIPS6091C
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16662/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३



CHALLAN
MTR Form Number-6



GRN	MH010840822202324E	BARCODE	[Barcode]		Date	09/11/2023-13:05:46	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BWWPS1744N			
Location	THANE			Full Name	VISHWANATH SUNDAR SHETTY			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 306 3RD FLOOR TOWER CL05-05 MY			
				Premises/Building	CITY PHASE II			
Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	228000.00		Road/Street	USARGHAR DOMBIVLI EAST				
0030063301 Registration Fee	30000.00		Area/Locality	510.53 SQ. FT.				
			Town/City/District					
			PIN	4 2 1 2 0 4				
			Remarks (if Any)	PAN2=AAF CR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD~CA=5061210				
			Amount In	Two Lakh Fifty Eight Thousand Rupees Only				
Total	2,58,000.00		Words					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.	[Stamp]		Bank CIN	Ref. No.	03006172023110900583	478306042		
Name of Bank	Dist Thane		Bank Date	RBI Date	09/11/2023-13:08:01	Not Verified with RBI		
Name of Branch			Bank-Branch	PUNJAB NATIONAL BANK				
			Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9000000000

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

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

Shetty *Shetty* *Shetty*

कलान-३	
दस्ता क्र. ७६६२	२०२३
४	८३



Shetty
Shetty
Shetty

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 10TH day of NOV. 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-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

"**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 survivor or survivors and the heirs, executors and administrators of the last survivor and in case

Shetty
Owner

Shetty *Shetty* *Shetty*
Purchaser/s

ANNEXURE "F"
Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. VISHWANATH SUNDAR SHETTY MR. ABHISHAY VISHWANATH SHETTY MS. APEKSHA VISHWANATH SHETTY
2.	Address of Purchaser/s	ROOM NO 32, 3 rd FLOOR, PATEL BUILDING 8/16, M K AMIN LANE, BORA BAZAR, NEAR SUBHASH ELECTRONIC, FORT, MUMBAI - 400001
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-05
7.	Floor	3
8.	Flat No.	306
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 510.53 Sq. Feet equivalent to 47.43 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 3.55 sq.mtr. equivalent to 38.21 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 कलन - ३
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5061200 दस्ता क्र. १६९२२ २०२३
13.	Other charges and Deposits	Rs.280083 ५४ २२
14.	PAN No. of Purchaser/s	BWWPS1744N, FSBPS9942B, FSIIPS6091C
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 additional/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 considered 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.



Shetty

Shetty

Shetty

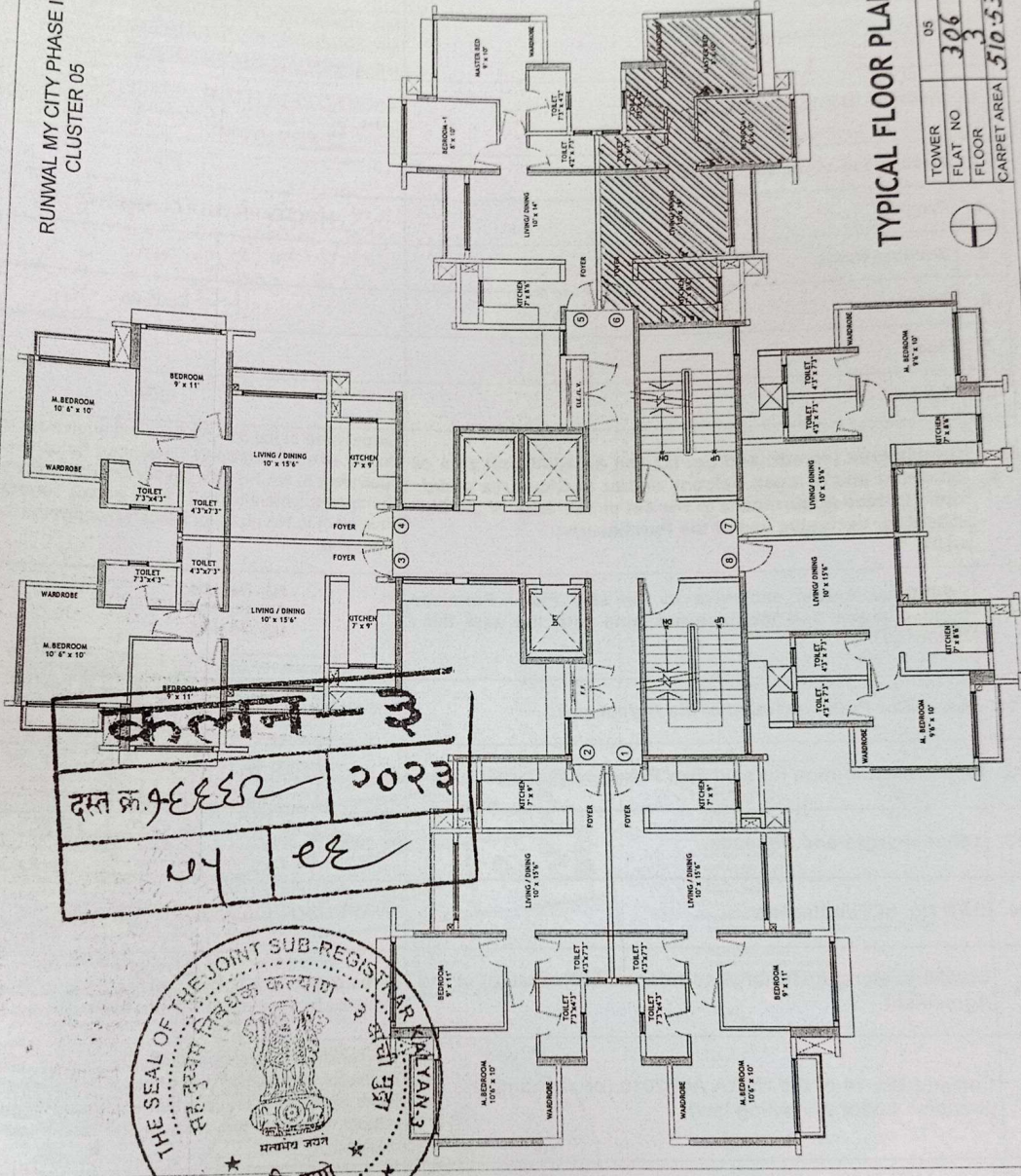
Owner

Floor Plan

RUNWAL MY CITY, PHASE II
CLUSTER 05

TYPICAL FLOOR PLAN

TOWER	05
FLAT NO	306
FLOOR	3
CARPET AREA	510.5384 ft



कलन - ३
 दस्त क्र. १६६६२ २०२३
 ०५ ६६



For HORIZON PROJECTS PRIVATE LIMITED

KD Pan
 AUTHORIZED SIGNATORY

Owner

Shetty
Shetty
Shetty

Purchaser/s

ANNEXURE "H"

Payment Schedule

Project: MY CITY – PHASE II CLUSTER 05 (1-6)

Flat No. 306 on 3 Floor in "TOWER 5" Wing of "CLUSTER 05 (1-6)"

Rs.5061210/- (Rupees Fifty Lakh Sixty One Thousand Two Hundred Ten Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	
2	BOOKING	50612
3	ON EXECUTION OF AFS	450448
4	ON COMMENCEMENT OF PLINTH	511182
5	ON COMMENCEMENT OF 1ST & 2ND SLAB	506121
6	ON COMMENCEMENT OF 3RD & 4TH SLAB	161958
7	ON COMMENCEMENT OF 5TH & 6TH SLAB	161958
8	ON COMMENCEMENT OF 7TH & 8TH SLAB	161958
9	ON COMMENCEMENT OF 9TH & 10TH SLAB	161958
10	ON COMMENCEMENT OF 11TH & 12TH SLAB	161958
11	ON COMMENCEMENT OF 13TH & 14TH SLAB	161958
12	ON COMMENCEMENT OF 15TH & 16TH SLAB	161958
13	ON COMMENCEMENT OF 17TH & 18TH SLAB	161958
14	ON COMMENCEMENT OF 19TH & 20TH SLAB	161958
15	ON COMMENCEMENT OF 21ST & 22ND SLAB	161958
16	ON COMMENCEMENT OF 23RD & 24TH SLAB	161958
17	ON COMMENCEMENT OF 25TH & 26TH SLAB	161958
18	ON COMMENCEMENT OF 27TH ,28TH & 29TH SLAB	172002
19	ON COMMENCEMENT OF BRICK WORK	202448
20	ON COMMENCEMENT OF INTERNAL PLASTER	202448
21	ON COMMENCEMENT OF EXTERNAL PLASTER	202448
22	ON COMMENCEMENT OF FLOORING	202448
23	ON COMMENCEMENT OF DOORS & WINDOWS	202448
24	ON INTIMATION OF POSSESSION	253061
	Total	5061210

कॉलन - ३	
दस्तावेज क्र. 202448	2023
202448	२२

Plus GST and any other taxes as applicable



Owner

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 :
P51700019085

Project: **MY CITY- PHASE II -CLUSTER 05 - PART I, Plot Bearing / CTS / Survey / Final Plot No.:S.NOS.AS PER CERTIFICATES ATTACHED 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 **04/01/2019** and ending with **30/03/2025** 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.

फॉर्म - ३	
दस्तावेज क्र. १६६८२	२०२३
७ ९	

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 14:39:24

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

Dated: 09/09/2021
Place: Mumbai



SSL

Code

MUM99999

No.

File

Mm11/683

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	PORTUGUESE CHURCH DDDOR
Branch Code	30355
Source Type	CONNECTOR

CIF ID	91346565971 3) 85803067462 ① 85803067315 2) 4146
Applicant Name	① ABHISHEK SHETTY ② APARNA SHETTY
Co-Applicant Name	③ VISHWANATH SHETTY - CIF Defunct
Date of Birth	29/09/1997
Pan Card Number	FSBPS 9942 B
Bank Account Number	31207215355
E-mail ID	SHETTYABHISHEK@C.MAIL.COM
Mobile No.	8108227292
Loan Amount & Interest Rate	28,00,000/-
Tenure	360 MONTHS
Connector Name & Code	CHANDAN PUNWAL
Proposal Type	(NO MORTG) HOME LOAN UNDER CONSTRUCTION
Property Final : Yes / No	YES
RACPC	SION
RBO	SION

③ Vishwanath - NO CIF (Defunct)

72602

Scanned
Valuation
Legal.