

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 4338/2024

नोदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6871720	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	5210598	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डॉंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/- मोजे उसरघर स.नं. 17/1 व इतर, मोजे संदप स.नं. 2 व 21/1 वरील माय सिटी फेज 2 प्रोजेक्ट, सेरेनिटी विल्डिंग, सदनिका नं. 1003, दहावा मजला, सीएल04-डी3, क्षेत्रफळ 759.93 चौ.फु. (70.60 चौ.मी.) कारपेट दि.21/08/2017 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (टीपीएस-1217/331/सीआर-72/17/युडी-12) (Survey Number : मोजे 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, 107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2, 134/3, 93(पैकी) 103/2, 107/1, 108/3, 109(पैकी), मोजे संदप स.नं. 2 व 21/1 ;)	
(5) क्षेत्रफळ	1) 70:60 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:- मे. हारीश्रीधर प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलसुखत्यार म्हणून वेभूव वाघ वय:-44; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रंगवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिप्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- सत्यवती गिरजेश कुमार पांडे वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गणराज कॉम्प्लेक्स, ब्लॉक नं: रूम नं. डी/402, रोड नं: दिवा शिळ रोड, दिवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- AXYP9538M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2) नाव:- शिवम गिरजेश पांडे यांचे कु.मु. म्हणून गिरजेश कुमार पांडे - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गणराज कॉम्प्लेक्स, ब्लॉक नं: रूम नं. डी/402, रोड नं: दिवा शिळ रोड, दिवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-DKRPP6228M	
	3) नाव:- गिरजेश कुमार पांडे - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गणराज कॉम्प्लेक्स, ब्लॉक नं: रूम नं. डी/402, रोड नं: दिवा शिळ रोड, दिवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- ANKPP0150B	
	4) नाव:- सुमित कुमार गिरजेश पांडे वय:-18; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गणराज कॉम्प्लेक्स, ब्लॉक नं: रूम नं. डी/402, रोड नं: दिवा शिळ रोड, दिवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- HUWPP0292J	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	29/02/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	4338/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	309500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरत		

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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



Receipt (pavti)

71/4338

पावती

Original/Duplicate

Thursday, February 29, 2024

नोंदणी क्र. :39M

11:54 AM

Regn.:39M

पावती क्र.: 4714 दिनांक: 29/02/2024

गावाचे नाव: उसरधर

दस्तऐवजाचा अनुक्रमांक: कलन2-4338-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सत्यवती गिरजेश कुमार पांडे

नोंदणी फी

रु. 30000.00

दस्तऐवजाच्या फी

रु. 3240.00

पुस्तिका संख्या: 162

एकूण:

रु. 33240.00

आपणास मूळ दस्त, धुबनेल प्रिंट मशीन-२ अंदाजे
12:13 PM ह्या वेळेस मिळेल

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

बाजार मूल्य: रु.5210598/-

मोबदला रु.6871720/-

भरलेले मुद्रांक शुल्क : रु. 309500/-

1) देयकाचा प्रकार: DHC रकम: रु.340/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224275217817 दिनांक: 29/02/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.900/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224275213536 दिनांक: 29/02/2024

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224273113205 दिनांक: 29/02/2024

वँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016336997202324E दिनांक: 29/02/2024

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th
Jun 2023

सत्यवती पांडे

मुळ दस्त परत मिळाले.

AGREEMENT FOR SALE

21/01/2004

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

C. K. Pandey

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR1404F)

a company incorporated under the Companies Act, 1956 having its registered office at Runwal, Dhankar Estate, 5th Floor, Opp. Sion Chunabhatti Signal, Off. Eastern Express Highway, (East) Mumbai-400 022 represented by its Authorized Signatory, M. SANJAY ABH SHANKAR NATU -

hereinafter referred to as "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its associate(s) of the ONE PART;



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दस्तावेज क्र. 334 AND 4098
49 02

C. K. Pandey

C. K. Pandey

21/01/2004

Pandey
Purchaser/s

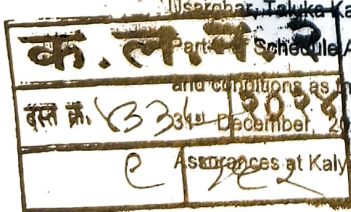
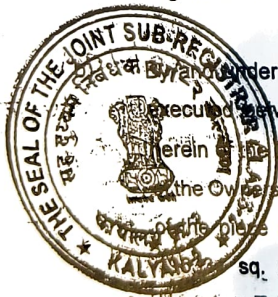
Pandey
Owners

"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.



- 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, 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 the land or ground aggregately admeasuring 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.

- 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, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect

C.K. Pandey
21/12/2012 11-54

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 2nd 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 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 "MY CITY PHASE-II" in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 ("MRTP"), in a phase wise manner,



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१०	१६२


Owners

G. K. Pandey
G. K. Pandey
२-एन-एच ५१-५५
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 **2,85,716 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, 91/5, 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/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2 situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.



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PART - II

All that piece and parcel of land or ground aggregately admeasuring **1,99,334 sq. mtrs.** or thereabouts bearing Survey Nos. 93 (part), 103/2

G.K. Pandey

G.K. Pandey
अध्यापक AFS

[Signature]
Purchaser/s

[Signature]
Owners

107/1, 108/3,
Taluka Kalyan

All that piece
sq. mts or the
being at Villa
the said large

All that piece
26284.72 sq.m
at Village Usa

IN WITNESS
and the duplic

SIGNED SE

By the within

HORIZON P

By hand of it

MR. Savu
Mr. Kish
in the presen

1. Barka

2. *[Signature]*

[Signature]
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

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 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 documents and the duplicate hereof the day and year first hereinabove mentioned.

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दस्त क्र. ४३३८	२०२४
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SIGNED SEALED AND DELIVERED


By the within named OWNERS

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. Saurabh Natu through
Mr. Kishor Kumar Jain
in the presence of

1. Rakesh. L. Pandey

2. 

) For HORIZON PROJECTS PRIVATE LIMITED
)
)
) AUTHORIZED SIGNATORY

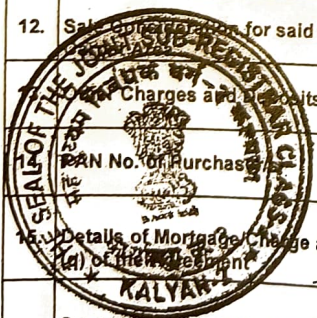


Purchaser/s


Owners

ANNEXURE 'F'

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. SATYAWATI GIRJESH KUMAR PANDEY MR. SHIVAM GIRJESH PANDEY THROUGH HIS CONSTITUTED POWER ATTORNEY MR. GIRJESH KUMAR PANDEY MR. GIRJESH KUMAR PANDEY MR. SUMIT KUMAR GIRJESH PANDEY
2.	Address of Purchaser/s	GANRAJ COMPLEX, R.NO. D / 402, DIVA SHILL ROAD, DIVA (E), DIVA - 400612
3.	Description of the said Flat/ Premises	3 BHK
4.	Project	MY CITY PHASE II (CLUSTER 04)
5.	Building Name	SERENITY
6.	Wing	CL04-D3
7.	Floor	10
8.	Flat No.	1003
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 759.93 Sq. Feet equivalent to 70.60 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 @	Rs. 6871720
	Charges and Deposits	Rs. 180736
	PAN No. of Purchaser	AXYPP9538M, DKRPP6228M, ANKPP0150B, HUWPP0292J
	Details of Mortgage Charge as referred in Recital (a) 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.



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क्र. 8335 2028

903 922

Owners *[Signature]*

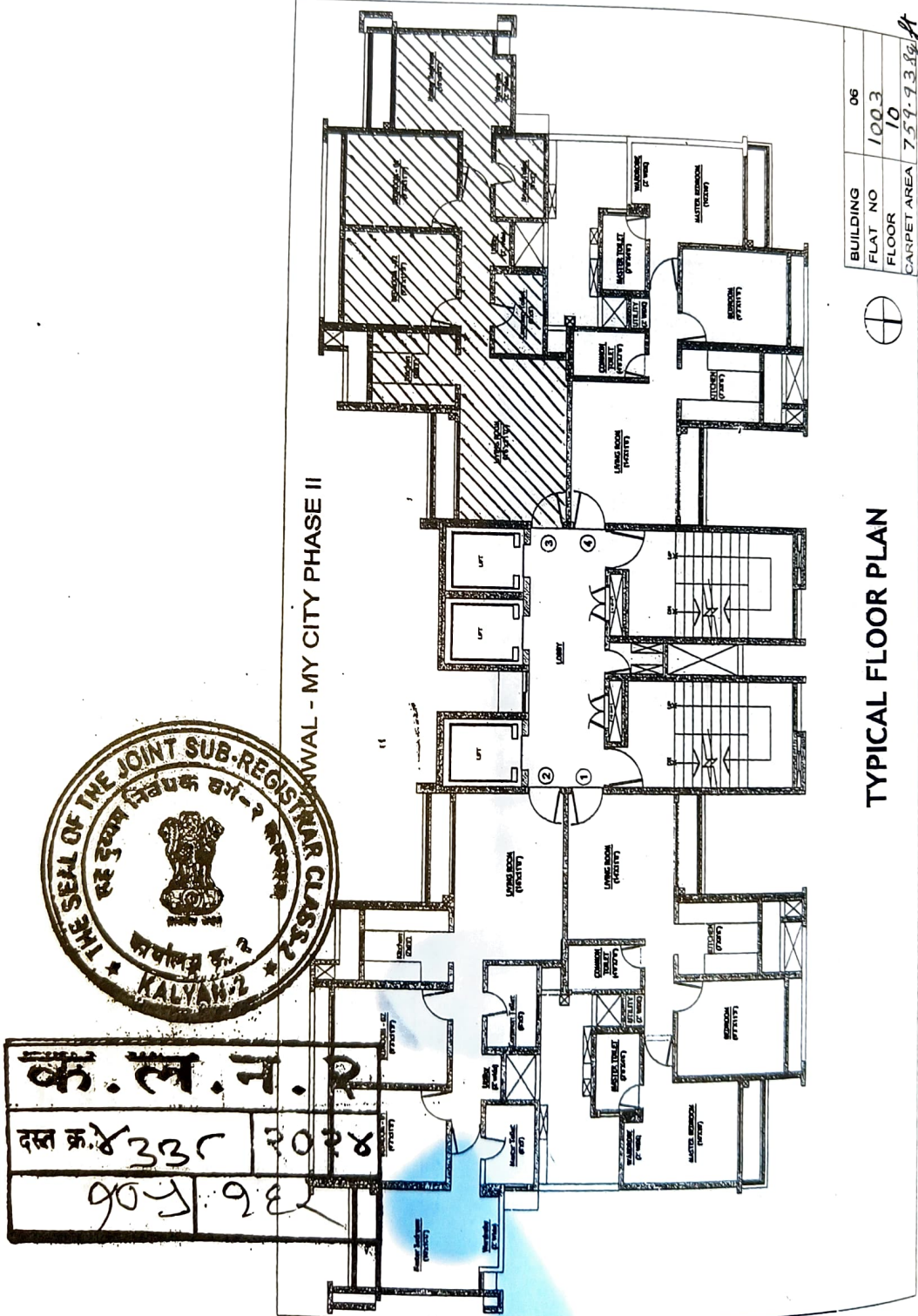
[Signature] Purchaser/s

[Signature]

MY CITY PHASE II (CLUSTER 04)
on 10 Floor in "CL04-D3" W
(Rupees Sixty Eight Lakh)

Payment Terms:

Sr. No.	
1	EMR
2	BOOKI
3	ON PC
	Total



क. ल. न. २
 दस्त क्र. ४३३८ २०२४
 १०५.९४२

For HORIZON PROJECTS PRIVATE LIMITED

[Signature]
 AUTHORIZED SIGNATORY

Owners

[Signature]
 G.K. Ramtey

[Signature]
 G.K. Ramtey
 Purchasers

1	Apex B
2	Electric
3	Society
4	Legal C
5	Propor

- * Towards V
- * Apex Bod if any (pi
- * Particular applicatio
- * Plus GST
- * The abov