

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 6241/2024

नोंदणी :

Regn:63m

## गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6271526
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4224405.7828
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड : ., इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 1101,11 वा मजला, टॉवर सीएल05-08,माय सिटी फेज 2-क्लस्टर-05-टी-7,8,9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिकेचे क्षेत्रफळ 52.96 चौ. मी. कारपेट म्हणजेच 570.06 चौ. फुट कारपेट .. तसेच 1 कार पार्कींग सहित.... शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/प्र.क्र 536/ म-1 दिनांक 04/03/2008 अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(536/M-1/04-01-2008/15-01-2008)( ( Survey Number : मौजे-उसरघर, मळें नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 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, 93(Pt.), 103/2, 103/3 to 5, 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, 104, 106/2, 106/3, 106/6, 107/1, 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, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सळें नं. 2 आणि 21/1 ; )
(5) क्षेत्रफळ	1) 570.06 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	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 एण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई. ब्लॉक नं: -, रोड नं: PAN NO. AAFCR1404F , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तरुण हर्राधन सामंता - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 5, ए विंग, बिल्डींग नं. 1, श्री महेश सोसायटी, देवी चौक, शास्त्री नगर, डोंबिवली प., कल्याण, ठाणे, ब्लॉक नं: -, रोड नं: PAN NO. DBVPS3246F, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-मौशमी तरुण सामंता . वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रूम नं. 5, ए विंग, बिल्डींग नं. 1, श्री महेश सोसायटी, देवी चौक, शास्त्री नगर, डोंबिवली प., कल्याण, ठाणे, ब्लॉक नं: ., रोड नं: PAN NO. BUZPP1431Q, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6241/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	282500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Kalyan  
 सह. दुय्यम निबंधक, वर्ग-2  
 कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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*Tam*

*Thamanta*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 6<sup>th</sup> day of MAY in the Christian year Two Thousand and 24 (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, 5<sup>th</sup> 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;

*KS*  
Developers

*Tam*  
*Thamanta*  
Purchaser/s

AND

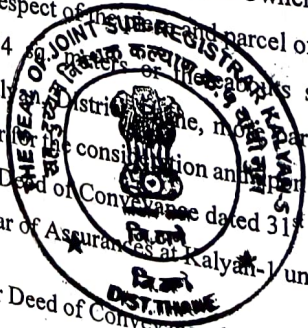
"THE PURCHASER/S" as mentioned in "Annexure - E" annexed hereto (which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, 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 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-parcenership 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.

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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 31<sup>st</sup> 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 admeasuring in the aggregate 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 31<sup>st</sup> 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 31<sup>st</sup> 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 admeasuring in the aggregate 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 31<sup>st</sup> 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 31<sup>st</sup> December, 2012 executed between



Developers

Purchaser/s

“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-I of Schedule hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013

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- 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 28<sup>th</sup> 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 copy of certificate of title dated 26th November 2021 issued by Advocate Mishra with respect to land mentioned in Schedule B is hereto annexed and marked as Annexure “A”.
- g) The Owners have obtained the necessary permission and approvals for carrying development and construction of the said Larger Property.
- h) The Owners are constructing 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, inter-alia, on the Larger Property as per Locational Clearance granted by Urban Development Department vide Notification dated 21<sup>st</sup> August, 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on 7-13 September 2017. As a part of the aforesaid development, the Owners have divided the development of the Larger Property into multiple phases/ clusters/projects which shall be developed over a span of 20 years.
- i) The said Project (as defined below) forms a part of the layout Plan approved by KDMC/MMRDA vide its letter bearing No.SROT/ 27 VILLAGES/ 2401/ AMENDED/ LAYOUT/USARGHAR-03 /VOL-II /1474 /2017 dated 17<sup>th</sup> October 2017.



Developers

Purchaser/s

**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, 36/1A, 36/1B, 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.

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**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 Project Land )

All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. or thereabouts bearing Survey Nos. 103/1 pt and 103/2 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 hereinafter above mentioned.



SIGNED SEALED AND DELIVERED )

By the within named OWNERS )

HORIZON PROJECTS PVT. LTD. )

By hand of its Authorized Signatory )

MR. SAURABH NATH )  
his POA Mr. Kishor Kumar Jain )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



Developers

Purchaser/s

SIGNED, SEALED  
By the within named  
**MR. TARUN HARA**  
**MRS. MOSHAMT T**  
in the presence of  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
RECEIVED of and fr  
above named the sum o  
**RUPEES FIVE LA**  
**THREE HUNDRED**  
as advance payment or  
Purchaser/s to the Own

SIGNED, SEALED AND DELIVERED )  
By the within named Purchaser/s )  
1. TARUN HARADHAN SAMANTA )  
2. MOSHAMT TARUN SAMANTA )  
in the presence of )  
Atul )  
[Signature] )



RECEIVED of and from the said Purchaser /s )  
above named the sum of ₹. 592381 /- )  
RUPEES FIVE LAKH NINETY TWO THOUSAND )  
THREE HUNDRED FIFTY ONE ONLY )  
as advance payment or deposit paid by the )  
Purchaser/s to the Owners )

T. Samanta  
[Stamp]

We say received  
For Horizon Projects Pvt. Ltd.

[Signature]  
Authorized Signatory

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Witness:



Tarun Samanta  
Purchaser/s

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ANNEXURE "E"  
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. TARUN HARADHAN SAMANTA MRS. MOSHAMI TARUN SAMANTA
2.	Address of Purchaser/s	ROOM NO. 5, A WING, BUILDING NO. 1, SHRI MAHESH CHS, DEVI CHOWK, SHASTRI NAGAR, DOMBIVALI WEST, OPP. MODERN ENGLISH SCHOOL, KALYAN, THANE, MAHARASHTRA - 421202
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II CLUSTER 5 - T7, 8, 9
5.	Building Name	NA
6.	Wing	CL05-08
7.	Floor	11
8.	Flat No.	1101
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 570.06 Sq. Feet equivalent to 52.96 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 5.73 sq.mtr. equivalent to 61.68 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	ONE CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 6271526
13.	Other charges and Deposits	Rs. 305053
14.	PAN No. of Purchaser/s	DBVPS3246F, BUZPP1431Q
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

Purchaser/s

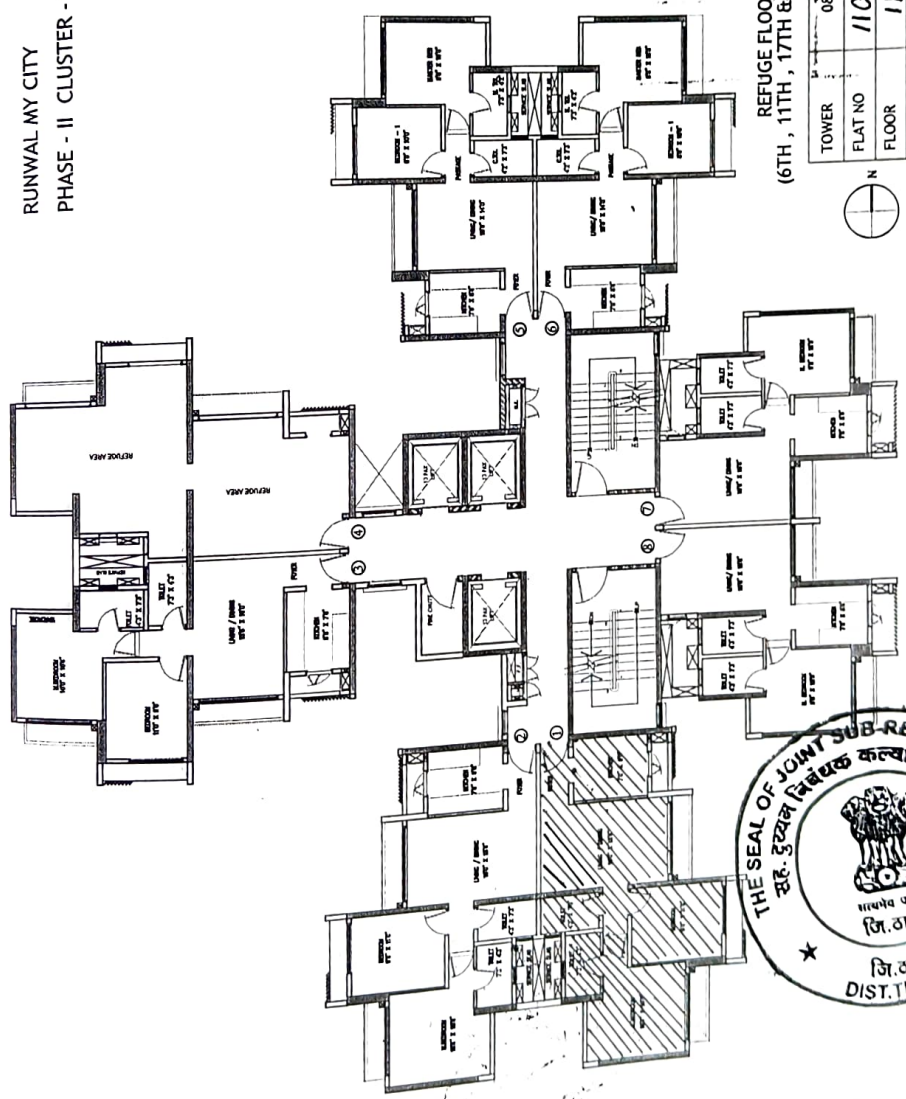
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ANNEXURE "F"  
 Floor Plan

RUNWAL MY CITY  
 PHASE - II CLUSTER - 5

REFUGE FLOOR  
 (6TH, 11TH, 17TH & 23RD)

TOWER	08
FLAT NO	1101
FLOOR	11
CARPET AREA	570.06 Sq.ft



HORIZON PROJECTS PRIVATE LIMITED  
 AUTHORIZED SIGNATORY

*Tam*  
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 Purchaser/s



ANNEXURE "K"

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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 : P51700032157

Project: MY CITY PHASE II CLUSTER 5 PART II; Plot Bearing / CTS / Survey / Final Plot No.: 108/1 and 83 part of 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 (f) 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 14/12/2021 and ending with 31/12/2027 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 under.

Signature valid  
Digitally Signed by  
Dr. Vaishali Hemant Prabh  
(Secretary, MahaRERA)  
Date: 14-12-2021 11:04:53

Dated: 14/12/2021  
Place: Mumbai

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



Developers

Purchaser/s