



22/12/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कल्याण 4

दस्त क्रमांक : 15950/2021

नोंदणी :

Regn:63m

गावाचे नाव : **उसरघर**

(1) विलेखाचा प्रकार	करागनामा
(2) मॉबदला	3859148
(3) वाजारभाव(भाडेपट्टयाच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2193500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: भदनिका नं. पी-208, पी-2 मजला, टॉवर 11, माय मिटी फेज 2-क्लस्टर-05-टी10, 11, 12 - पार्ट-03, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, मदनिकेचे क्षेत्रफळ 38.00 चौ. मी. कारपेट म्हणजेच 409.02 चौ. फुट, झोन नं. 47/148, 21/08/2017 च्या अधिसूचनेनुसार विशेष वमादत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% मवलत(टीपीएम -1217/331/मीआर -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) 409.02 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात अंमल नेह्या.	1): नाव:- मे. हांगीझोन प्रोजेक्टम प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार पल्लवी मनकरी तर्फे अधिकृत कुलमुखत्यार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाचवा मजला, रुग्णाल एण्ड ओमकार इन्फ्रेअर, मायन चुलाभट्टी मिग्रल ममोर, मायन पूर्व; मुबई. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्रीकांत शंकर दत्ता - वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 603, विमला हार्डटम, प्लॉट नं. 11, चेरानगर, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AQWPD7798J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	2): नाव:- मुन्ना श्रीकांत दत्ता - वय:-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 603, विमला हार्डटम, प्लॉट नं. 11, चेरानगर, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ELNPD3291N
(9) दस्तावेज करून दिल्याचा दिनांक	22/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	15950/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	135500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मूल्यांकनासाठी विभागत घेतलेला तपशील :-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



सह. दुय्यम निबंधक कल्याण - ४

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AGREEMENT FOR SALE

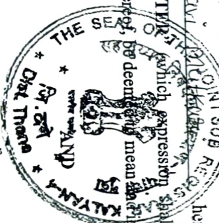
ARTICLES OF AGREEMENT made at Thane on this 21st day of Dec. in the Christian year Two Thousand and 21 (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR1447F)

a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunarbhathi Signal, Off Eastern Express Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Ms. Pallavi Munghe hereinafter referred to as the "OWNERS/PROMOTORS" which expressing special, unless it be repugnant to the context or meaning thereof, be deemed to mean and shall include its successors and assigns) of the ONE PART;

[Signature]
Munni Datta



[Signature]
Munni Datta

Developers

Purchaser/s

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 2012-12-31
 2012
 19-12-2012

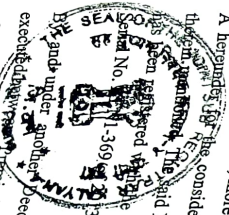
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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 Owners 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-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-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, Premiers old, conveyed and transferred in favour of the Developers

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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 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".

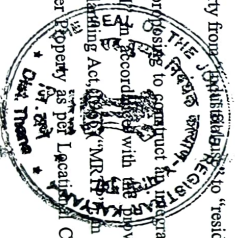
e) By his order dated 28th December 2012, the Deputy Collector and the Competent Authority has ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing on the land revenue records, inter-alia, of the Larger Property. Pursuant to the above Order, the aforesaid 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 20th 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 M/s. 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 the Municipal Commissioner 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, 1967 "MRTPA" in a phase wise manner, inter-alia, on the Larger Property as per Local Planning Authority Clearance granted by Urban



Developers

Purchaser/s

H. Vinay Datta

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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, 36/1A, 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, 103/6A, 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.



All that piece and parcel of land or ground aggregately admeasuring **62,470** sq. mtrs or thereabouts bearing Survey Nos. 2 and 21/1 (part) situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the said larger property.

Developers *HR*

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Purchaser's

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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.mts. forming a part of Larger Property, situate lying and being at Village Usarbar, 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

FOR HORIZON PROJECTS PRIVATE LIMITED

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR/Ms. PALLAVI MATHKAR
through her P.O. Mr. Kishor Karmay Salga

AUTHORIZED SIGNATORY

Pallavi Mathkar

in the presence of

1. Atul

2. Leela



1.

2.

SIGNED, SEALED AND DELIVERED

By the within named Purchaser's

Mrs. Sri Kanta Shaktax Datta
Mrs. Munna Shaikant Datta



Munna Datta

in the presence of

1. Atul

2. Leela



Munna Datta



Developers *PT*

Purchaser's *Munna Datta*

Developers *PT*



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Witness:

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ANNEXURE "C"



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SROT/27 VILLAGES/2401/BP/USARGHAR-VOL-IV/14/13/2017.

Date: 17 OCT 2017.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. S S Runwal, Director, M/s. Horizon Projects Pvt Ltd, Runwal & Omkar Esquare, 5th Floor, Opp Sion - Churnabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Commercial, Residential and ancillary Educational building up to plinth level only (As mentioned in table below) on land bearing S.No 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, 103/16/A, 103/16/B, 103/17, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/5, 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, 108/2, 134/1, 134/2 at Village Usarghar, Taluka-Kalyan, District-Thane addressing plot area of 2,56,303.00 sqm having net plot area measuring 1,57,965.92 sq.m and with buildable plot area of 1,26,372.74 sq.m (80 % of net plot area), permissible built up area of 1,20,054.10 sq.m (as per FSI 0.95) and proposed built up area of 1,19,970.62 Sqm (as per proposed FSI 0.949) as depicted on Drawing No. 1/68 to 68/68 (Total No. 68). The Commencement Certificate upto plinth is granted on the following conditions:

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area In sq.m.	No. of Tenements
Cluster 4	E1	Lower Slit + Upper Slit + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4537.83	64
	D2	Lower Slit + Upper Slit + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4703.05	64
Cluster 4	A3	Lower Slit + Upper Slit + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	98
	B4	Lower Slit + Upper Slit + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4258.65	64
	A5	Lower Slit + Upper Slit + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4703.05	98



Munna Datta
 At

Sub Regional Office, 1st Floor, Banani Fire Brigade Station Building, Thane, Maharashtra
 Tel. No.: (022) 2641 2641, 2641 2642. Fax: (022) 2658 1122.
 Purchaser/s

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 १३०/१९८०

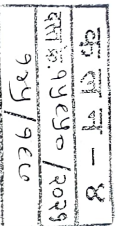
Cluster 13	D6	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4761.79	64	
	B7	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4326.84	64	
	H8	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4136.76	64	
	A9	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st to 3rd upper floors	19.60	1201.45	18	
	B10	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	594.62	04	
	A11	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	588.16	06	
	H12	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	545.38	04	
	B1	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04	
	D2	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04	
	A3	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06	
	B4	Lower Silt + Upper Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04	
Cluster 5	A5	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06	
	O6	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04	
	B10	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04	
	A11	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06	
	H12	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04	
	Quarter 6	J1	Silt + 1 st upper floor	6.55	398.32	04
		D2	Silt + 1 st upper floor	6.55	440.86	04
	Cluster 13	H1	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
		A2	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
		B3	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
		A4	Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
K5		Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	570.41	04	
K6		Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	570.41	04	
A7		Silt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06	



Developers

Munna Patel

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ANNEXURE "D"

Annexure 'D'



Conditional Amended Layout Approval Letter

No. SR07/Growth Centre/2401/89/

ITP-Amended Layout/Usarghar-Sandap-02/175 /2020

Date: 03 FEB 2020

To,

M/s. Sundeep, Sakunwal,
Director, M/S. Horizon Projects Pvt.Ltd,
Runwal & Omkar Square, 5th Floor,
Opp Sion - Chumbhant Signal,
Sion (E), Mumbai-400 022

Sub : Issuance of Conditional Layout Approval (LA) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 27/3/B, 27/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 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, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(P), 103/1, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/11, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 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, 107/22, 107/23, 107/24, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 108/3, 108/4, 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane in the proposed Growth Center at Kalyan.

- Ref :
1. Location Clearance (Conditional) issued by Urban Development Dept. Govt. of Maharashtra under No. 1217/531/C/R-72/17/UD-12 Dt. 21/08/2017
 2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018 & Conditional Layout Approval dt. 23/04/2018 for Integrated Township Project
 3. M/s Sakar Architects letters dt 22/08/2019, 20/09/2019, 03/10/2019 & 13/11/2019

The Government of Maharashtra vide Notification dated 21.08.2017 at ref. no. (1) above has granted Conditional Location Clearance to the 'Integrated Township Project' situated at Vill. Usarghar & Sandap, Tal. - Kalyan, Dist. - Thane on land admeasuring approximately 52.835 Ha (Area considered for proposal is 49.19 Ha), u/s 44(2) of MR & TP Act, 1956 to you. Now, please refer to your above cited letter at ref no. (3) above, by which you have requested for permission of MMRDA for the Conditional Amended Layout Approval (area approx. 49.19 Ha.) of the proposed development of 'Integrated Township Project' on the land under reference.

The Metroplan/Urban Development Authority/Conditional Amended Layout Approval to the Master Layout/Conditional Amended drawing nos. 05/05 (total 05 No of drawing sheet) to the Mumbai Metropolitan Region Development Authority

Sub Regional Office (Kalyan) of the Mumbai Metropolitan Region Development Authority
Tel. : (022) 25226252, 25226253, 25226254, 25226255, 25226256, 25226257, 25226258, 25226259, 25226260, 25226261, 25226262, 25226263, 25226264, 25226265, 25226266, 25226267, 25226268, 25226269, 25226270, 25226271, 25226272, 25226273, 25226274, 25226275, 25226276, 25226277, 25226278, 25226279, 25226280, 25226281, 25226282, 25226283, 25226284, 25226285, 25226286, 25226287, 25226288, 25226289, 25226290, 25226291, 25226292, 25226293, 25226294, 25226295, 25226296, 25226297, 25226298, 25226299, 25226300, 25226301, 25226302, 25226303, 25226304, 25226305, 25226306, 25226307, 25226308, 25226309, 25226310, 25226311, 25226312, 25226313, 25226314, 25226315, 25226316, 25226317, 25226318, 25226319, 25226320, 25226321, 25226322, 25226323, 25226324, 25226325, 25226326, 25226327, 25226328, 25226329, 25226330, 25226331, 25226332, 25226333, 25226334, 25226335, 25226336, 25226337, 25226338, 25226339, 25226340, 25226341, 25226342, 25226343, 25226344, 25226345, 25226346, 25226347, 25226348, 25226349, 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ANNEXURE "F"
 Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. SRIKANTA SHANKAR DATTA Mrs. MUNNA SHRIKANT DATTA
2.	Address of Purchaser/s	603, VIMAL HEIGHTS, PLOT NO-11, CHERA NAGAR DOWNSIDE 421201
3.	Description of the said Flat/ Premises	1 BHK Ullima
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	TOWER 11
7.	Floor	P2
8.	Flat No.	P-208
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 409.02 Sq. Feet equivalent to 38.00 Sq.mtr. of enclosed/ open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/Utility area 3.90 sq.mtr equivalent to 41.97 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 Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	No Car Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.3859148/-
13.	Other charges and Deposits	Rs. 258778/-
14.	PAN No. of Purchaser/s	-AQWDPD7798J, ELNPD3291N
15.	Details of Mortgage/Charge as referred in Recital (g) 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 cost payable under the Agreement for Sale to the extent of that purchaser's liability for GST on the total consideration. The Developer shall be liable to pay all taxes, duties, charges and agreement value) that purchaser has to incur in the GST regime as on the date of booking of the flat.



Developers

Purchaser/s

Munna Datta

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ANNEXURE "I"



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. : 108/1 108/3 101/28 at Usarghar, Kalyan, Thane, 421201;

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at **Talshi: Mumbai City District: Mumbai City, Pin: 400022.**
 - 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, Rules 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 under.

Signature valid
Digitally signed by
Dr. Virgata Jomharat Pratikha
(Sealed / MARRA ID)
Director-06-2027 22-01-19

Dated: 08/09/2021
Place: Mumbai

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