

CHALLAN  
MTR Form Number-6

GRN	MH008431866202122E	BARCODE	Date 03/11/2021-15:45:17		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	KLN4_KALYAN 4 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ALYPG7695Q			
Location	THANE	Full Name	DILIP DATTARAM GANDHI			
Year	2021-2022 One Time	Flat/Block No.	MY CITY PHASE II BUILDING NO CL05-12 FLAT			
Account Head Details	Amount In Rs.	Premises/Building	NO 1303 13TH FLOOR			
0030046401 Stamp Duty	135500.00	Road/Street	USARGHAR DOMBIVLI EAST			
0030063301 Registration Fee	30000.00	Area/Locality	409.02 SQ FT			
		Town/City/District				
		PIN	4	2	1	2 0 4
		Remarks (If Any)	PAN2=AAFRCR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD~CA=3859148			
			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्त क्र. १४३५९/२०२१</p> <p>२ / १९६</p> </div>			
		Amount In	One Lakh Sixty Five Thousand Five Hundred Rupees O			
Total	1,65,500.00	Words	nly			
Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	02901792021110370889	506621622		
Cheque/DD No.	Bank Date	RBI Date	03/11/2021-15:46:34	06/11/2021		
Name of Bank	Bank-Branch		UNION BANK OF INDIA			
Name of Branch	Scroll No. , Date		1 , 06/11/2021			
Department ID :						Mobile No. : 9867775995
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.						
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.						
Signature Not Verified						
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2021.11.17 11:54:32 IST Reason: Secure Document Location: India						
Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount		
1	(iS)-338-14359	0004201922202122	IGR127	30000.00		
2	(iS)-338-14359	0004201922202122	IGR127	135500.00		
Total Defacement Amount				1,65,500.00		



Print Date 17-11-2021 11:54:32



MYCITY CLUSTER 5 PART 3 375

क ल न - ४
दस्त क्र. १४३५९/२०२१
८ / १९९

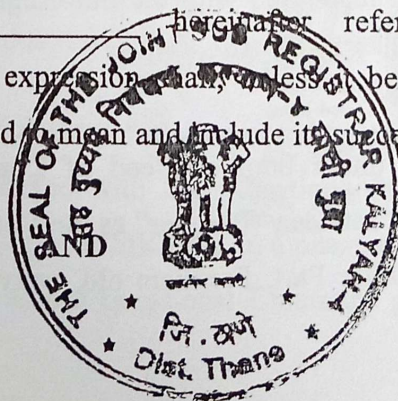
**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 17<sup>th</sup> day of NOV in the Christian year Two Thousand and twenty one (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 Ms. Pallavi Matkari 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;



*[Signature]*  
Developers

*[Signature]*  
Purchaser/s

क ल न - ४  
दस्त. क्र. १४३५८/२०२१  
८/१२६

"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.

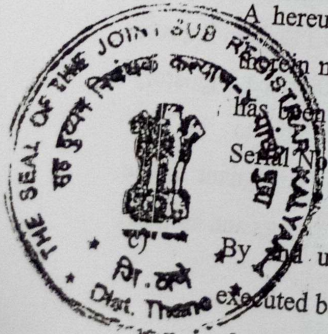
The Owners and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS:-

a) By and under a Deed of Conveyance dated 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 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 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 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 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.

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 Owners herein of the Other Part, Premier sold, conveyed and transferred in favour of the



Developers

Purchaser/s



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Hariani & Co., A  
III of Schedule A  
& B-1" respecti  
h) The Owners have  
said Larger Prop  
i) The Owners are p  
CITY PHASE-II  
Regional Town Pla  
alia, on the Larger

Developers

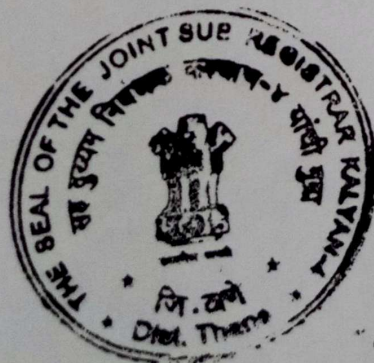
गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3859148
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	2588300
(4) धू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रं. 47/148,मुल्यदर 47700/-,मौजे उसरघर म.नं. 17/1 व इतर वरील माय सिटी फेज 2 - क्लस्टर 5 - पार्ट - 3,सदनिका नं. 1303,तेगवा मजला,सीएल05-12,क्षेत्रफळ 409.02 चौ.फु.(38.00 चौ.मी.)कारपेट + 41.97 चौ.फु.(3.90 चौ.मी.)युटीलिटी एरियासह सहित दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्पाअंतर्गत 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) 38.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल नेव्हा.	
(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 पल्लवी मतकरी तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी मिग्रन, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFQR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप दत्ताराम गांधी - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सद्गुरू को. ऑप. सोमायटी, ब्लॉक नं: रूम नं. बी/13, रोड नं: मानपाडा रोड, ललित काटा जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ALYPG7695Q 2): नाव:-दिशा दिलीप गांधी - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सद्गुरू को. ऑप. सोमायटी, ब्लॉक नं: रूम नं. बी/13, रोड नं: मानपाडा रोड, ललित काटा जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-BEYPG2505K
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2021
(10) दम्न नोंदणी केल्याचा दिनांक	17/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	14359/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	135500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

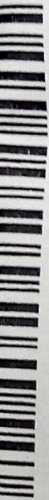
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



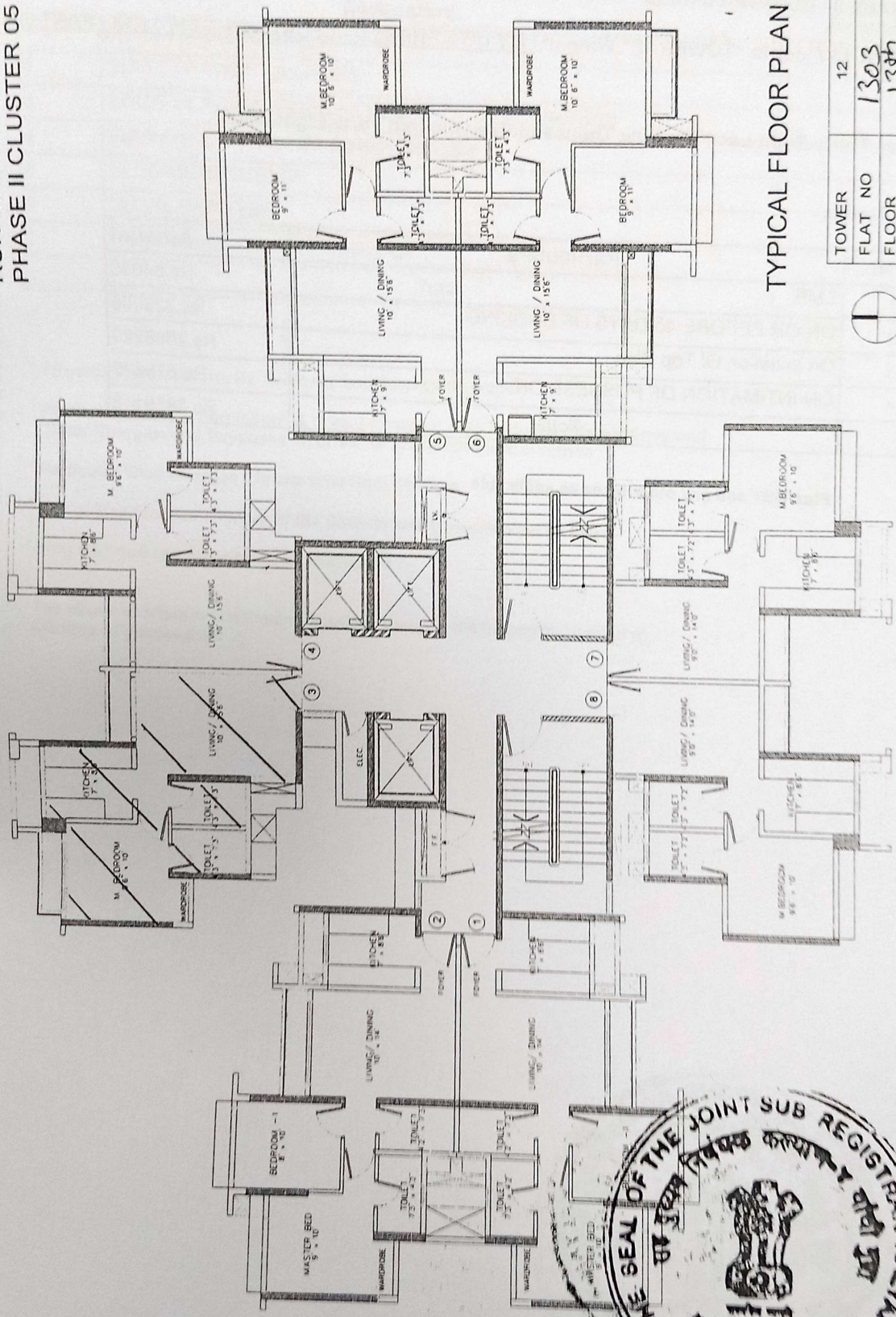
सह.दुय्यम निबंधक कल्याण - ४

MYCITY CLUSTER 5 PART 3 375



MYCITY CLUSTER 5 PART 3 375

RUNWAL - MY CITY  
PHASE II CLUSTER 05



TYPICAL FLOOR PLAN

TOWER	12
FLAT NO	1303
FLOOR	13th
CARPET AREA	1409.02 Sq.ft



For HORIZON PROJECTS PRIVATE LIMITED

*[Signature]*  
AUTHORIZED SIGNATORY

*[Signature]*

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१६१ / १८६

ANNEXURE " F"

Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. DILIP DATTARAM GANDHI Mrs. DISHA DILIP GANDHI
2.	Address of Purchaser/s	Room No: B/13, Sadguru Co-op Society, Manpada Road, Nr. Lalit Kata, Dombivli East-421204
3.	Description of the said Flat/ Premises	1BHK Ultima
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	TOWER 12
7.	Floor	13
8.	Flat No.	1303
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 <u>409.02</u> Sq. Feet equivalent to <u>38.00</u> Sq.mtr. of enclosed/open Flower bed Balcony - <u>NA</u> Sq. Feet equivalent to <u>NA</u> Sq. mtr and/or Service/utility area <u>3.90</u> sq.mtr. equivalent to <u>41.97</u> sq.ft. and/or 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 Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.3859148/-
13.	Other charges and Deposits	Rs. 258716/-
14.	PAN No. of Purchaser/s	ALYPG7695Q , BEYPG2505K
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



MYCITY CLUSTER 5 PART 3 375