



CHALLAN
MTR Form Number-6

कलन - ४
दस्ता क्र. १४००१/२०२१
६ / २००



GRN	MH008429710202122E	BARCODE		Date	03/11/2021-15:09:24	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	BEDPG6150B		
Office Name		KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	KASI GOPIKUMAR		
Location		THANE					
Year		2021-2022 One Time		Flat/Block No.	MY CITY PHASE II BUILDING NO CL05-11 FLAT		
Account Head Details		Amount In Rs.		Premises/Building	NO 1504 15TH FLOOR		
0030046401 Stamp Duty		194000.00		Road/Street	USARGHAR DOMBIVLI EAST		
0030063301 Registration Fee		30000.00		Area/Locality	570.06 SQ FT		
				Town/City/District			
				PIN	4	2	1 2 0 4
				Remarks (If Any)	PAN2=AAFRCR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5537723		
				Amount In	Two Lakh Twenty Four Thousand Rupees Only		
Total		2,24,000.00		Words			

Payment Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792021110370781	506620179		
Cheque/DD No.		Bank Date	RBI Date	03/11/2021-15:10:13	Not Verified with RBI		
Name of Bank		Bank-Branch		UNION BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :
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 दस्तांसाठी लागू आहे. नोंदणी न करता वयाच्या दस्तांसाठी सदर चलन लागू नाही.



Mobile No. : 9867775995



MYCITY CLUSTER 5 PART 3 383

कल न - ४
दस्त क्र १४००९/२०२१
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AGREEMENT FOR SALE

Handwritten initials ARTICLES OF AGREEMENT made at Thane on this 26th day of Nov in *Handwritten initials* the Christian year Two Thousand and Twenty one (hereinafter referred to as the 'Agreement')

BETWEEN

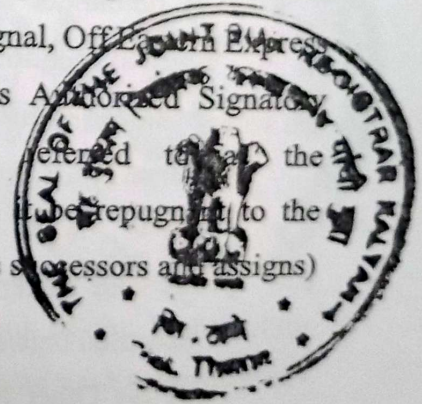
HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR1404E) *Handwritten initials*

a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhathi 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;

AND



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Developers

Handwritten signatures of Developers

Handwritten initials
Purchaser/s

क ल न - ४
दस्त क. १४७०९ / २०२१
९ / २००

"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.



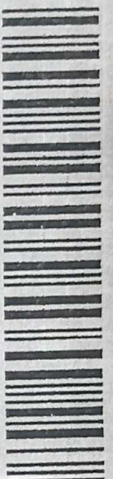
b) By and under another Deed of Conveyance dated 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owner herein of the Other Part, Premiers old, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the 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



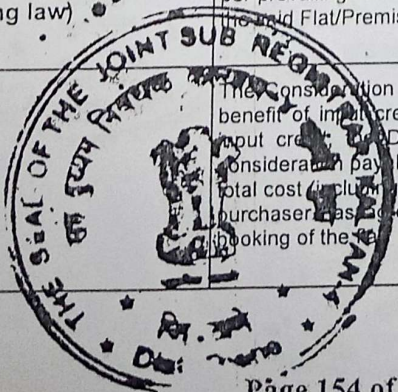
दस्ता क्र. १४७००९/२०२१
१९९ / २००

ANNEXURE " F"
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. KASI GOPIKUMAR THROUGH HIS CONSTITUTED POWER OF ATTORNEY HOLDER Mrs. MEENA GOPI. Mr. JITIN GOPI, Mrs. MEENA GOPI
2.	Address of Purchaser/s	C-204, SAI SHRUSHTI APARTMENT, MURBAD ROAD, OPP MARUTI MANDIR, DURGA NAGAR, VARAP, KALYAN (W) VARP, THANE, MAHARASHTRA, INDIA, 421301
3.	Description of the said Flat/ Premises	2 BHK Ultima
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	TOWER 11
7.	Floor	15
8.	Flat No.	1504
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 - <u>NA</u> Sq. Feet equivalent to <u>NA</u> Sq. mtr and/or Service/utility area <u>4.18</u> sq.mtr. equivalent to <u>45.00</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	One Car Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5537723/-
13.	Other charges and Deposits	Rs. 285770/-
14.	PAN No. of Purchaser/s	BEDPG6150B , BZFPG4749F , CZEPPG9799M
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, 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 to incur in the GST regime as on the date of booking of the flat.



MYCITY CLUSTER 5 PART 3 383



Developers

Purchaser/s

ANNEXURE "G"

Floor Plan

कलन - 8

दस्त क्र. 98009/2024

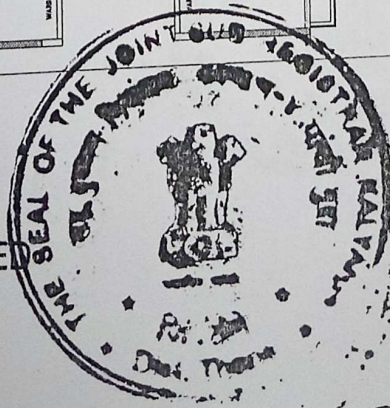
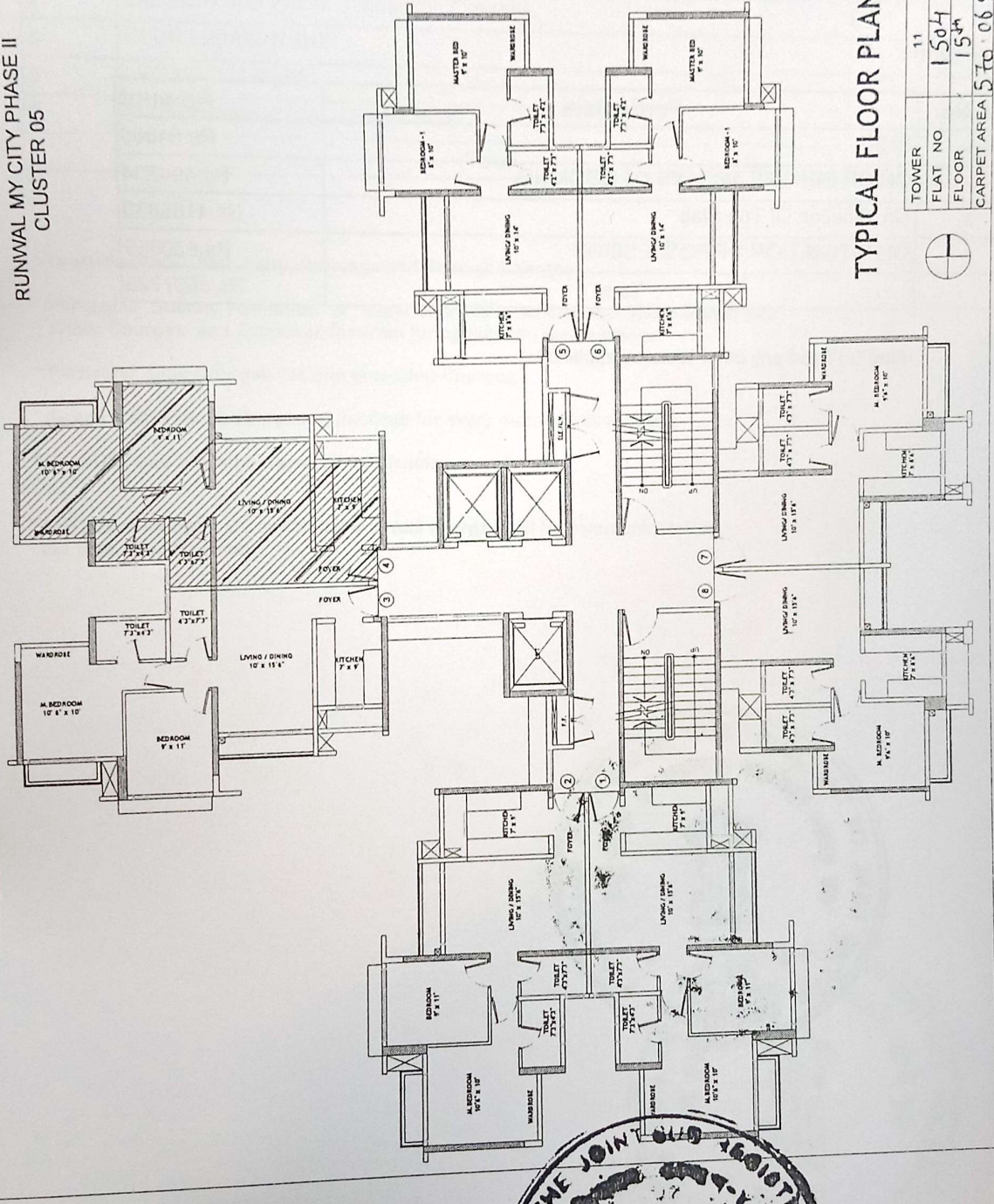
982/200

MYCITY CLUSTER 5 PART 3 383

RUNWAL MY CITY PHASE II
CLUSTER 05

TYPICAL FLOOR PLAN

TOWER	11
FLAT NO	1504
FLOOR	15th
CARPET AREA	570.06 Sq.Ft



For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

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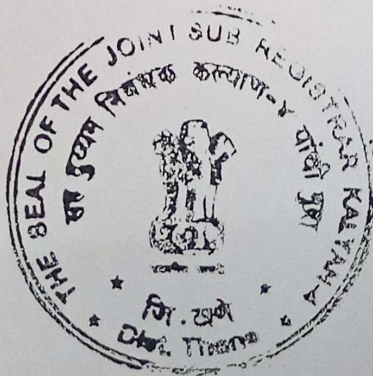
[Handwritten signatures]

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	
(2) मोबदला	करारनामा 5537723
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3712500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मोजे उसरघर स.नं. 17/1 व इतर वरील माय सिटी फेज 2 - कलस्टर 5-पार्ट -3, सदनिका नं. 1504, पंधरावा मजला, सीएल05-11, क्षेत्रफळ 570.06 चौ.फु.(52.96 चौ.मी.) कारपेट + 45.00 चौ.फु.(4.18 चौ.मी.) युटीलिटी एरियासह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिमुचनेनुसार विशेष वमाहन प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% मवलत(टीपीएस-1217/331/मीआर-72/17/युटी-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) 52.96 चौ.मीटर
(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.हॉरीमोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिकृत स्वाक्षरीकार पल्लवी मतकरी तर्फे अधिकृत स्वाक्षरीकार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:- पात्रवा मजला, , इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्कॅअर, ब्लॉक नं:-, रोड नं: मायन चुनाभट्टी सिव्गल समोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई,, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कासी गोपीकुमार तर्फे कु.मु. म्हणुन मीना गोपी वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: साई श्रुष्टी अपार्टमेंट , ब्लॉक नं: सी 204, रोड नं: मुरबाड रोड, मारुती मंदिर दुर्गा नगर, वरप कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BEDPG6150B 2): नाव:-जितीन गोपी वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: साई श्रुष्टी अपार्टमेंट , ब्लॉक नं: सी 204, , रोड नं: मुरबाड रोड मारुती मंदिर दुर्गा नगर, वरप कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BZFPG4749F 3): नाव:-मीना गोपी वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: साई श्रुष्टी अपार्टमेंट , , ब्लॉक नं: सी 204, रोड नं: मुरबाड रोड, मारुती मंदिर दुर्गा नगर, वरप कल्याण पश्चिम,, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CZEPG9799M
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2021
(11) अनुक्रमांक, खंड व पृष्ठ	14701/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	194000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-:

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



Handwritten signature of the Joint Sub Registrar, Kalyan.

सह.दुय्यम निबंधक कल्याण - ४

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