

338/12519

पावती

Original/Duplicate

Tuesday, July 30, 2024

नोंदणी क्र.: 39म

1:23 PM

Regn.: 39M

पावती क्र.: 13391 दिनांक: 30/07/2024

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन4-12519-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रवीण कुमार शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

Joint Sub Registrar Kalyan 4

बाजार मूल्य: रु.4132000 /-

मोबदला रु.6239000/-

भरलेले मुद्रांक शुल्क : रु. 281000/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724209903463 दिनांक: 30/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005936500202425E दिनांक: 30/07/2024

बँकेचे 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

मुख्य वस्तुऐवज परत मिळवण्यासाठी  
Praveen Kumar Shetty  
जिल्हा कार्याची कमी

मुख्य अधिकारी  
मुख्य वस्तुऐवज परत मिळवण्यासाठी



30/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 12519/2024

नोंदणी :

Regn.63m

गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6239000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4132000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका क्र. 602,6वा मजला,टॉवर सीएल05-01,माय सिटी फेज 2-क्लस्टर-05-(1-6),दिवा मानपाडा रोड,उसरघर,सदनिकेचे क्षेत्रफळ 52.96 चौ. मी. कारपेट म्हणजेच 570.06 चौ. फुट कारपेट ... एक कार पाकिंग सह .. शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत(536/म-1 दिनांक 04-01-2008/15-01-2008)( ( Survey Number : मौजे-उसरघर, सव्हे नं. 17/1, 17/2, 17/3ए, 17/3बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1ए, 36/1बी, 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, 103/6ए, 103/6बी, 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, 107/2ए, 107/2बी, 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, 107/25ए, 107/25बी, 107/26ए, 107/26बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संवप, सव्हे नं. 2 आणि 21/1 ; )
(5) क्षेत्रफळ	1) 570.06 चौ.फूट
(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. होंरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाचवा मजला, रणवाल एंण्ड ओमकार इस्केअर, सायन चुनामट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. 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:-प्रवीण कुमार शर्मा वय:-36; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: उमरह, वाराणसी, उत्तर प्रदेश, ब्लॉक नं. -, रोड नं. :, उत्तर प्रदेश, वाराणसी. पिन कोड:-221007 पॅन नं:-CGPPS5486P 2): नाव:-प्रियंका शर्मा वय:-32; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: उमरह, वाराणसी, उत्तर प्रदेश, ब्लॉक नं. :, रोड नं. :, उत्तर प्रदेश, वाराणसी. पिन कोड:-221007 पॅन नं:-FJCPSS290E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	30/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12519/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	281000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी 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

कलन - ४  
दस्त क्र. १२५१९/२०२४  
३/१००

Praveen Kumar Sharma  
Priyanka Sharma

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 30<sup>th</sup> day of July in the Christian year Two Thousand and 24 (hereinafter referred to as the 'Agreement')

PK

**BETWEEN**

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCRI404F) 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 NATI 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;

PK

**AND**

"THE PURCHASERS" as mentioned in "Annexure F" unless it be repugnant to the context or meaning thereof in case of an individual, his/her/their heirs, executors, administrators and 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



Owner PK

Purchaser/s  
Praveen Kumar Sharma  
Priyanka Sharma



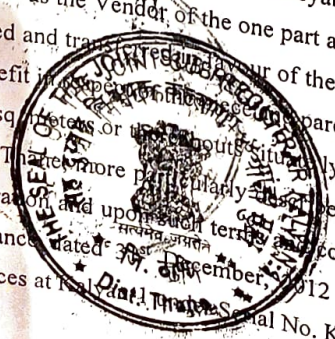
क ल न - ४
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of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, the co-parceners and survivor/s of them and the heirs, executors, administrators and permitted 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 or its successors 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 Projects Private Limited ("Premier") as the Vendor of the one part and Horizon Projects Private Limited 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-I 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 Projects Private Limited ("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-I under Serial No. KLN1-369 of 2013.
- c) By and under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier Projects Private Limited ("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 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 30<sup>th</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-I under Serial No. KLN1-370 of 2013.



Owner

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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 copies of certificate of title dated 26<sup>th</sup> November 2021 issued by Advocate Ditendra Mishra with respect to land mentioned in Schedule B is hereto annexed and marked as Annexure "A" and Certificate of title dated 29<sup>th</sup> April 2013 issued by M/s. Hariani & Co., Advocates & Solicitors with respect to land mentioned in Schedule B is hereto annexed and marked as Annexure "B" respectively.
- g) The Owners have obtained the necessary permission for change of use of the said Larger Property from "industrial use" to "residential use".
- h) 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, 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) In its project called My City Phase-II Cluster-05 – Part -I, the Owners propose to construct/ develop residential/ commercial buildings/ tower/s known as Towers No.1 to 6 (hereinafter referred to as "the said Project") on land admeasuring about 13756.15 sq.mtrs. being a portion of Larger Property as more particularly described in the Schedule B hereunder written (hereinafter referred to as "the said Project") as per Plans approved by Mumbai Metropolitan Region Development Authority ("MMRDA") and Kalyan Dombivli Municipal Corporation ("KDMC") as may be applicable. Plans may be amended by the MMRDA and other concerned authorities. The said Project forms a part of the Layout Plan approved by KDMC/MMRDA vide its letter bearing No. GROT/ 07 VILLAGES/ 2401/ AMENDED/ LAYOUT/ USARGHAR-03 /VOL-II/1474/2017 dated 10<sup>th</sup> October 2017.

Owner

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Purchaser/s

Ravleen Kumar Sharma  
Priyanka Sharma



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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, 91/4, 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.

**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 13756.15 sq.mtrs/ or thereabouts bearing Survey Nos. 109 pt, 108/1 pt, 107/1 pt, 107/2A pt, 107/2B 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 hereinabove mentioned.

SIGNED SEALED AND DELIVERED

By the within named OWNERS  
HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. SAURABH NATU  
his PoA Mr. Kishor Kumar Jain  
in the presence of

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



Owner

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ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. PRAVEEN KUMAR SHARMA MRS. PRIYANKA SHARMA
2.	Address of Purchaser/s	S/O LALJI SHARMA, UMARAHA, UMARAHA VARANASI, UTTAR PRADESH - 221007.
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-01
7.	Floor	6
8.	Flat No.	602
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 52.9 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 4.1 sq.mtr. equivalent to 45 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. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary Maha RERA shall be provided to the Allottee shortly	ONE CAR PARK
12.	Sale.Consideration for said Flat/ Premises @ Carpet Area	Rs. 6239000
13.	Other charges and Deposits	Rs. 300043
14.	PAN No. of Purchaser/s	CGPPS5486P / EJCPS5290E
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.



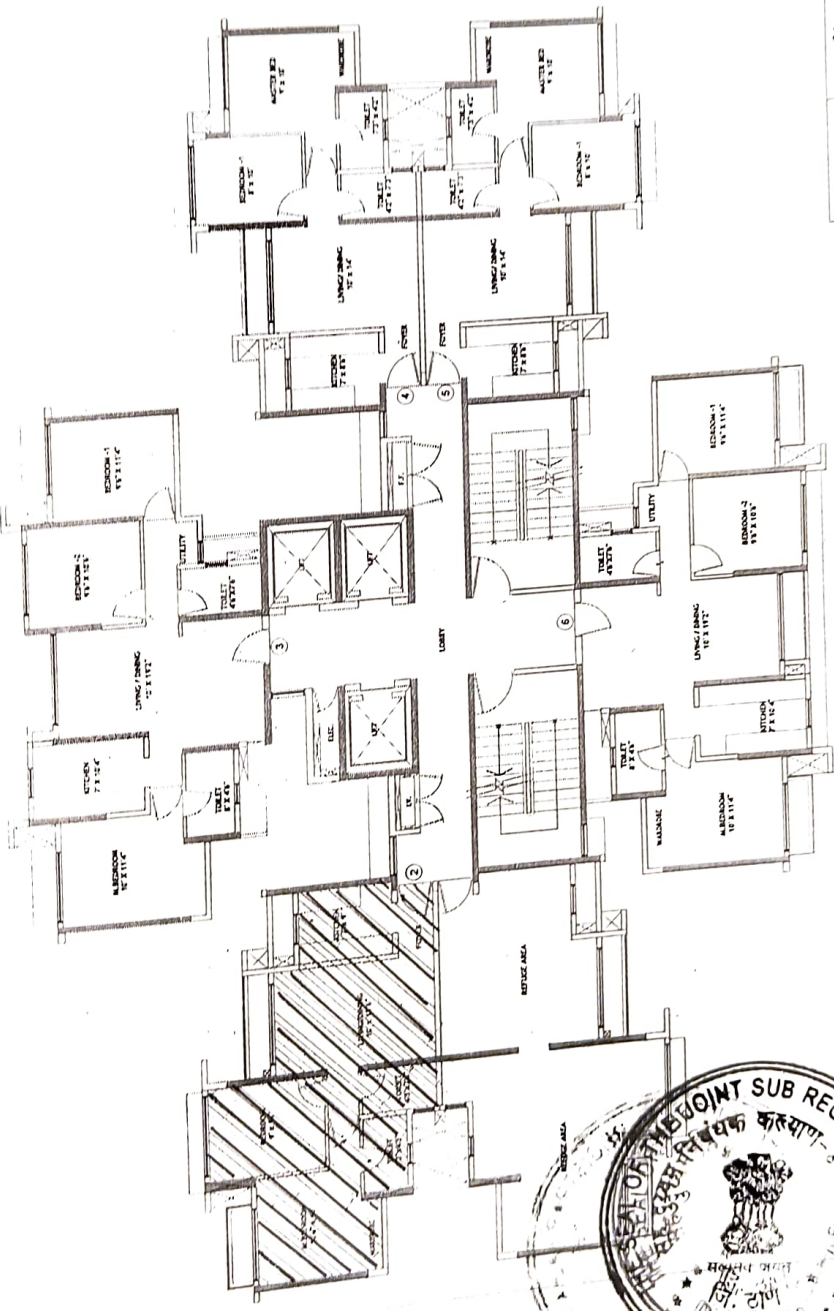
Owner

Purchaser/s  
 Praveen Kumar Sharma  
 Priyanka Sharma

RUNWAL - MY CITY PHASE II CLUSTER 05

कलन - ४
दस्त क्र. १२५१९/२०२४
७७/१००

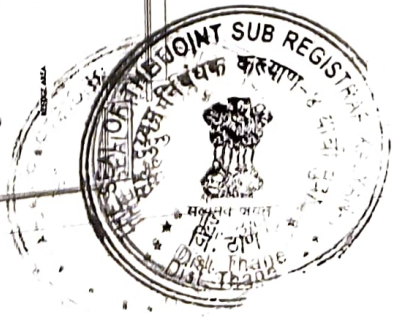
### ANNEXURE "G" Floor Plan



TOWER	01
FLAT NO	G02
FLOOR	G/H
CARPET AREA	510.00 Sq.ft.



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



For HORIZON PROJECTS PRIVATE LIMITED  
*[Signature]*  
 AUTHORIZED SIGNATORY

*Praveen Kumar Sharma*  
*Priyanka Sharma*  
 Purchaser/s



कलन - 8  
दस्त क्र. १२५१९९ / २०२४  
८२/१००

ANNEXURE "L"



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 P51700019085

Project MY CITY - PHASE II - CLUSTER 05 - PART I, Plot Bearing / CTS / Survey / Final Plot No. S.NOS. AS PER CERTIFICATES ATTACHED at 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 (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 04/01/2019 and ending with 30/03/2025 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. Vasantrao Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 14:39:24

Dated: 09/09/2021  
Place: Mumbai

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



Owner

Purchaser/s

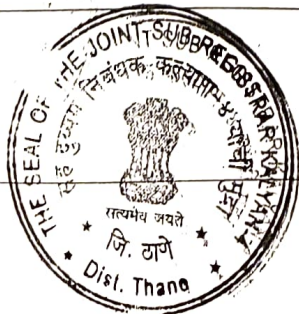
Praveen Kumar Shastri  
Prityaksha Shastri

कलन - 8  
 क्र. 7249E / 2024  
 68/900

ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1	Name of Purchaser/s	MR. PRAVEEN KUMAR SHARMA MRS. PRIYANKA SHARMA
2	Address of Purchaser/s	S/O LALJI SHARMA, UMARAHA, UMARAHA VARANASI, UTTAR PRADESH - 221007.
3	Description of the said Flat/ Premises	2 BHK
4	Project	MY CITY PHASE II CLUSTER 05 (1-B)
5	Building Name	NA
6	Wing	CL05-01
7	Floor	6
8	Flat No.	602
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 4.18 sq.mtr. equivalent to 45 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. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary Maha RERA shall be provided to the Allottee shortly	ONE CAR PARK
12	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 6239000
13	Other charges and Deposits	Rs. 300043
14	PAN No. of Purchaser/s	CGPPS5486P / EJCPSS5290E
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.



Owner