

338/12371

Friday, July 26, 2024

2:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13226 दिनांक: 26/07/2024

गावाचे नाव: उसरघर

दस्तऐवजाचा अन्क्रमांक: कलन4-12371-2024

दस्तऐवजाचा प्रकार: करारनामा

गादर करणाऱ्याचे नाव: रीतू सुरेश जैन

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 3120.00

पृष्ठांची संख्या: 156

एकूण:

₹. 33120.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

वाजार मूल्य: ₹.4537900/-

मोवदला ₹.6112180/-

भरलेले मुद्रांक शुल्क: ₹. 275100/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724257217052 दिनांक: 26/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724258417073 दिनांक: 26/07/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005771132202425E दिनांक: 26/07/2024

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

*for Recd*

सह. दुय्यम निबंधक कल्याण - ४



CHALLAN  
MTR Form Number-6



SRN	MH005771132202425E	BARCODE			Date	25/07/2024-18:50:45	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)	BCGPGJ9190P				
Location	THANE				Full Name	REETU SURESH JAIN				
Year	2024-2025 One Time				Flat/Block No.	MY CITY PHASE II - CLUSTER 5 (1-6) III				
Account Head Details		Amount In Rs.		Premises/Building	PROJECT, BLDG NO CL05-06, FLAT NO 2305					
00046401	Stamp Duty	275100.00		Road/Street	23RD FLOOR, USARGHAR, DOMBIVLI EAST					
00063301	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=6112180					
				Amount In	Three Lakh Five Thousand One Hundred Rupees Only					
				Words	3,05,100.00					
Payment Details				FOR USE IN RECEIVING BANK						
UNION BANK OF INDIA				Bank CIN	Ref. No.	02901792024072507903	525754672			
Cheque-DD Details				Bank Date	RBI Date	25/07/2024-18:52:07	Not Verified with RBI			
Cheque/DD No.				Bank-Branch UNION BANK OF INDIA						
Name of Bank				Scroll No. Date Not Verified with Scroll						
Address of Branch				Mobile No. 9137362631						

कलन - ४  
दस्ता क्र. १२३०९ / २०२४  
४ / १५६



Jain Kulkarni

Document ID :   
Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू

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

Owner

Purchaser/s

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दम्न क्रमांक : 12371/2024

नोदंणी :

Regn:63m

गावाचे नाव : **उसरघर**

करारनामा

6112180

4537900

- 1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्रं. 47/151/1,मुल्यदर 63900/-  
मौजे उसरघर स.नं. 17/1 व इतर,मौजे संदप स.नं. 2 व 21/1 बरील माय मिटी फेज 2 - क्लम्टर 05(1-  
6).सदनिका नं. 2305,तेविसावा मजला,सीएल05-06,क्षेत्रफळ 570.06 चौ.फु.(52.96 चौ.मी.)कारपेट +  
61.68 चौ.फु.(5.73 चौ.मी.)युटीलिटी एरियामह दि. 21/08/2017 च्या अधिमूचनेनुसार विशेष वसाहत  
प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएम-1217/331/  
सीअर-72/17/युडी-12)( ( Survey Number : मौजे उसरघर स.नं.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, 134/2,134/3,  
93(पैकी), 103/2, 107/1, 108/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ; )
- 1) 52.96 चौ.मीटर

1): नाव:-मे. हॉरीधोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत  
स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलसुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-  
पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: मायन चुनाभट्टी मिग्रल,  
ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1404F

1): नाव:-नीतू सुरेश जैन वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पिपेरमिंट चाळ, ब्लॉक नं: रूम  
नं. 120, रोड नं: एन.बी.एम. मार्ग, देना वॅक समोर, भांडूप प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078  
पॅन नं:-BCGPJ9190P

26/07/2024

26/07/2024

12371/2024

275100

30000

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



सह.दुय्यम निबंधक कल्याण - ४

क ल न - ४
दस्त क्र. १२३०९/२०२४
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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 26<sup>th</sup> day of July in the Christian year Two Thousand and Twenty Four (hereinafter referred to as the 'Agreement')

BETWEEN

**HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404E)** 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;**

AND

"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 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

Owner

Purchaser/s

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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 31<sup>st</sup> December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-I under Serial No. KLN1-370 of 2013.

Owner

Purchaser/s

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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 Natar Throught )  
Mr. Kishor Kumar Jain )  
in the presence of )



For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



Owner

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Purchaser/s

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ANNEXURE "C"



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SROT/27 VILLAGES/2401/BP/USARGHAR-03/VOL-II/1479/2017.

Date: 7 OCT 2024

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, 5<sup>th</sup> Floor, Opp Sion - Chunabhatti 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, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 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, 108/3, 134/1, 134/2 at Village Usarghar, Taluka-Kalyan, District-Thane admeasuring 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 58/68 (Total No. 68). The Commencement Certificate upto plinth is granted on the following conditions:

Indicating the details of building for which permission is hereby granted upto plinth for proposed development of Residential, Commercial and Ancillary Educational Building.					
Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.	No. of Tenements
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4937.83	64
	D2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4703.05	64
	A3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	5136.73	96
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4258.65	64
	A5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	5136.73	96



Regional Office (P) for Fire Brigade Station Building, Thane - Brihaad Road, Baltun, Thane (M) - 400 608.  
Tel. No: (022) 2541 8122 • Fax: (022) 2541 8265 • Email: [office@mmrda.maharashtra.gov.in](mailto:office@mmrda.maharashtra.gov.in)

Owner

Purchaser's

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	D6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4767.79	64	
	B7	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4326.84	64	
	H8	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 17 <sup>th</sup> upper floors	57.15	4136.76	64	
	A9	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> to 3 <sup>rd</sup> upper floors	19.60	1201.45	18	
	B10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	554.62	04	
	A11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	588.16	06	
	H12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	13.65	545.38	04	
	Cluster 5	B1	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
		D2	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	576.34	04
		A3	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
		B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04
		A5	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06
D6		Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	576.34	04	
B10		Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04	
A11		Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	
H12		Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	545.38	04	
Cluster 6		J1	Stilt + 1 <sup>st</sup> upper floor	6.55	398.32	04
		D2	Stilt + 1 <sup>st</sup> upper floor	6.55	440.86	04
Cluster 13		H1	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	545.38	04
	A2	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	
	B3	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	554.62	04	
	A4	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	
	K5	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	
	K6	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	
	A7	Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 1 <sup>st</sup> upper floors	12.95	588.16	06	





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१२/१५६

ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MS. REETU SURESH JAIN
2.	Address of Purchaser/s	ROOM NO. 120, PIPERMINT CHAWL, L.B.S MARG, OPP. DENA BANK, BHANDUP WEST, MUMBAI, BHANDUP WEST, MAHARASHTRA - 400078
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	CL05-06
7.	Floor	23
8.	Flat No.	2305
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 61.68 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. mtr. equivalent to NA Sq. mtr. and/or Service/utility area 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	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.6112180
13.	Other charges and Deposits	Rs. 305053
14.	PAN No. of Purchaser/s	BCGPJ9190P
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 unavailability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement to the extent of the total cost (including all taxes, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.



Owner

*Reetu Suresh Jain*

Purchaser/s

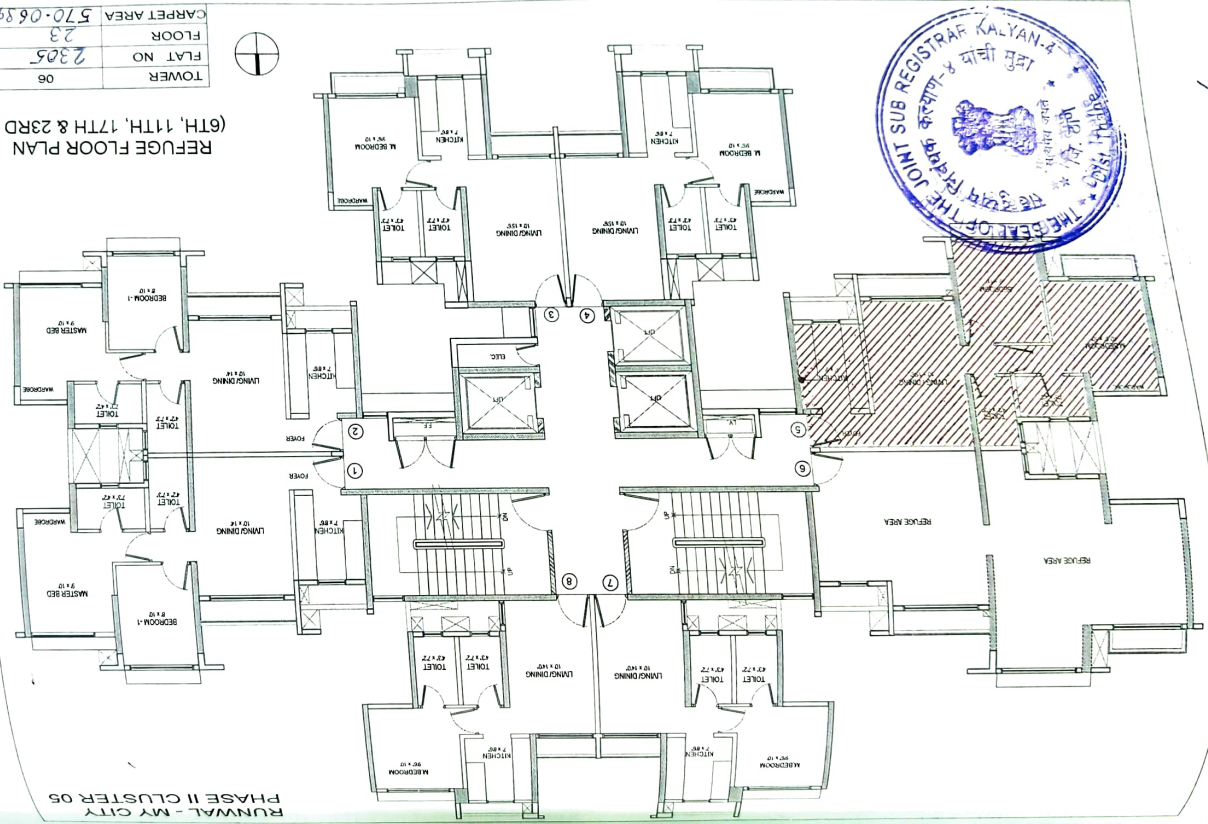
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 १०२ / १५३

ANNEXURE "G"

Floor Plan

TOWER	06
FLAT NO	2305
FLOOR	23
CARPET AREA	570.06 sq ft

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



PHASE II CLUSTER 05  
 RUNWAL - MY CITY



PROJECT'S PRIVATE LIMITED  
 AUTHORIZED  
 Purchaser's

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दस्त क्र. १२३७९/२०२४  
१३०/१५६

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 (l) 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

