

71/6391
Thursday, March 16, 2023
10:01 AM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 7020 दिनांक: 16/03/2023

गावाचे नाव: उसरघर
दस्तऐवजाचा अनुक्रमांक: कलन2-6391-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अजय ब्रीजानंद सौर्य -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 97

₹. 30000.00
₹. 1940.00

एकूण: ₹. 31940.00

आपणास मूळ दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे
10:16 AM हा वेळेस मिळेल.

बाजार मुल्य: ₹.2631200 /-
मोबदला ₹.3470480/-

भरलेले मुद्रांक शुल्क : ₹. 156500/-

- देयकाचा प्रकार: DHC रकम: ₹.620/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202308820 दिनांक: 16/03/2023
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: DHC रकम: ₹.1320/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0603202312857 दिनांक: 16/03/2023
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016824036202223E दिनांक: 16/03/2023
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- Tourism Unit in Special Tourism Zone : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.5)

Joint Sub Registrar, Kayan 2

(सही) जी:बी.रातभिरे
सह. दुय्यम निबंधक वगं २,
कल्याण क्र. २

मूळ दस्त परत मिळाले.



16/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 6391/2023

नोदणी :

Regn.63m

गावाचे नाव : उसरघर

- (1) विलेखाचा प्रकार
 (2) मॉबदला
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

करारनामा
 3470480
 2631200

- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:-कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: सदनिका नं. 2308,23 वा मजला,टॉवर 9,माय सिटी फेज 2-क्लस्टर05-टी7.8,9,दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,मोजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिकेचे क्षेत्रफळ 34.56 चौ. मी. कारपेट म्हणजेच 372 चौ. फुट कारपेट... झोन नं. 47/148,21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलस(टीपीएस -12/17/मुडी -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 ;)

1) 372 चौ.फूट

(5) क्षेत्रफळ

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार योगेश बगरेचा तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाचवा मजला, रणवाळ एण्ड ओमकार इस्केअर, सायन बुनाभट्टी सिंगल समोर, सायन पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं.-:AAFCR1404F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-अजय ब्रीजानंद मौर्य - वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 40, सिद्धिविनायक नगर, आनंद नगर तलाव जवळ, कोपरी, ठाणे पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.-:DCMPM11449A

2): नाव:-विशाल मौर्य . वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 40, सिद्धिविनायक नगर, आनंद नगर तलाव जवळ, कोपरी, ठाणे पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.-:ERBPM0095P

3): नाव:-ब्रीजानंद मौर्य . वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 40, सिद्धिविनायक नगर, आनंद नगर तलाव जवळ, कोपरी, ठाणे पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.-:CSNPM2832B

- 9) दस्तऐवज करून दिल्याचा दिनांक

16/03/2023

- 10) दस्त नोंदणी केल्याचा दिनांक

16/03/2023

- 11) अनुक्रमांक, खंड व पृष्ठ

6391/2023

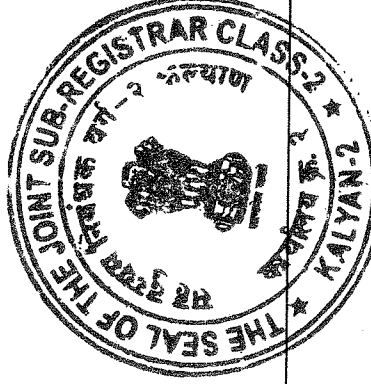
- 12) बाजारभावाप्रमाणे मुद्रांक शुल्क

156500

- 13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

- 14) शेरा



(सही) जी.बी.सातदिवे
 सह. दुय्यम निबंधक वर्ग २,
 कल्याण क्र. २

ल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



CHALLAN
MTR Form Number-6



GRN	MH016824036202223E	BARCODE		Date	15/03/2023-16:14:57	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	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DCMPM1449A		
Location	THANE			Full Name	AJAY BRIJANAND MAURYA		
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 2308 FLOOR 23 TOWER CL05-09 MY CITY PHASE II		
Account Head Details				Premises/Building	USARGHAR DOMBIVLI EAST		
0030046401	Stamp Duty	Amount In Rs.	156500.00	Road/Street	372 SQ. FT.		
0030063301	Registration Fee	30000.00		Area/Locality			
				Town/City/District			
				PIN	4	2	1 2 0 4
Remarks (If Any)				PAN2=AAFRCR1404F--SecondPartyName=HORIZON PROJECTS PVT LTD--CA=3470480			
Total		Amount In	1,86,500.00	Words	One Lakh Eighty Six Thousand Five Hundred Rupees O nly		
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank C/IN		Ref. No.	03006172023031501103 427586162		
Name of Bank		Bank Date		RBI Date	15/03/2023-16:17:45 Not Verified with RBI		
Name of Branch		Bank Branch		PUNJAB NATIONAL BANK			
		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 चतान केवल दुर्याम निबंधक कार्यालयत मोदणी कवायफेन वकालतोलि एगु आडो भवेण न कवायफेन वकालतोलि सदर चतान लागू नही.

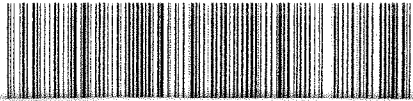
Mobile No. : 9000000000

Not valid for unregistered document.

न कवायफेन वकालतोलि सदर चतान लागू नही.

(Handwritten Signature)

Stamp: 15.03.2023
Page 1/1
e



S. M. P.	
8309	2022
✓	end

Handwritten signature
31-11-12

AGREEMENT FOR SALE

Handwritten initials
ARTICLES OF AGREEMENT made at Thane on this 16th day of March in the *Handwritten initials*
 Christian year Two Thousand and 23 (hereinafter referred to as the
 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F), a *Handwritten initials*
 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
Mr. Yogesh Javvihal Bagreche 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;

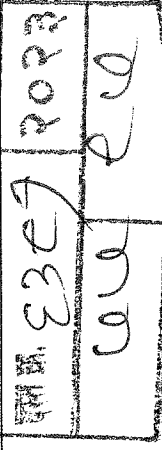
Handwritten initials
 Developers

Handwritten signature
31/11/12
 Purchaser/s

ANNEXURE "E"

Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. AJAY BRIJANAND MAURYA MR. VISHAL MAURYA MR. BRIJANAND MAURYA 40
2.	Address of Purchaser/s	BRIJANAND SUKHARI MAURYA, 50 SIDHIVINYANAK NAGAR, NEAR ANAND NAGAR TALAO, KOPARI, THANE EAST - 400603
3.	Description of the said Flat/ Premises	1.BHK
4.	Project	CLUSTER 5 - T7, 8, 9
5.	Building Name	NA
6.	Wing	TOWER 9
7.	Floor	23
8.	Flat No.	2308
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 372 Sq. Feet equivalent to 34.56 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 3.06 sq.mtr. equivalent to 32.94 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 PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.3470480/-
13.	Other charges and Deposits	Rs. 211822/-
14.	PAN No. of Purchaser/s	DCMPM149A ERBPM9095P, CSNPM2832B
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.



 M. EBEJ RORR

 COY ED



 Purchaser/s



 Developers

ANNEXURE "G"
Sale Consideration

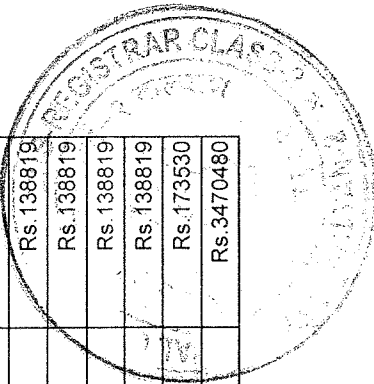
Project: CLUSTER 5 – T7, 8, 9

Flat No. 2308 on FLOOR 23 Floor in "TOWER 9" Wing of "CLUSTER 5 – T7, 8, 9"

Rs.3470480/- (Rupees Thirty Four Lac Seventy Thousand Four Hundred Eighty Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs.54000
2	BOOKING	Rs.289578
3	ON EXECUTION OF AFS	Rs.350518
4	ON INITIATION OF PLINTH	Rs.347048
5	ON COMMENCEMENT OF 1ST & 2ND SLAB	Rs.111055
6	ON COMMENCEMENT OF 3RD & 4TH SLAB	Rs.111055
7	ON COMMENCEMENT OF 5TH & 6TH SLAB	Rs.111055
8	ON COMMENCEMENT OF 7TH & 8TH SLAB	Rs.111055
9	ON COMMENCEMENT OF 9TH & 10TH SLAB	Rs.111055
10	ON COMMENCEMENT OF 11TH & 12TH SLAB	Rs.111055
11	ON COMMENCEMENT OF 13TH & 14TH SLAB	Rs.111055
12	ON COMMENCEMENT OF 15TH & 16TH SLAB	Rs.111055
13	ON COMMENCEMENT OF 17TH & 18TH SLAB	Rs.111055
14	ON COMMENCEMENT OF 19TH & 20TH SLAB	Rs.111055
15	ON COMMENCEMENT OF 21ST & 22ND SLAB	Rs.111055
16	ON COMMENCEMENT OF 23RD & 24TH SLAB	Rs.111055
17	ON COMMENCEMENT OF 25TH & 26TH SLAB	Rs.111055
18	ON COMMENCEMENT OF 27TH, 28TH & 29TH SLAB	Rs.117996
19	ON COMMENCEMENT OF BRICK WORK	Rs.138819
20	ON COMMENCEMENT OF INTERNAL PLASTER	Rs.138819
21	ON COMMENCEMENT OF EXTERNAL PLASTER	Rs.138819
22	ON COMMENCEMENT OF FLOORING	Rs.138819
23	ON COMMENCEMENT OF DOORS & WINDOWS	Rs.138819
24	ON POSSESSION	Rs.173530
	Total	Rs.3470480



REGISTRATION NO. 123456789
DATE: 20/11/2023
INITIALS: ee

• Plus GST and any other taxes as applicable

Developers

[Signature]
20/11/23

ANNEXURE "H"
Others Charges & Deposit

Particulars	Amount in Rs.
1 Building CAM Charges to be paid in advance	73472
2 Apex Body CAM Charges to be paid in advance	48350
3 SOCIETY FORMATION and REGISTRATION CHARGES	20000
4 Electricity and Water Connection Charges	35000
5 LEGAL CHARGES	20000
6 PROPORTIONATE SHARE OF PROPERTY TAXES	15000
Total	211822

* Towards Water, Electricity, Drainage and Sewage Charges.

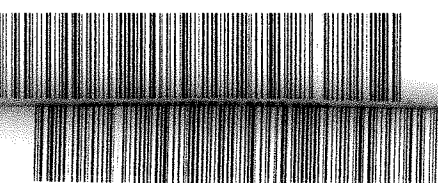
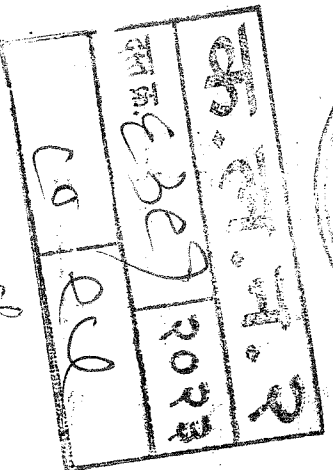
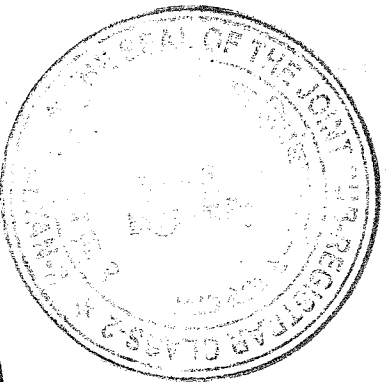
* Building CAM Charges estimated @ Rs. 7,56/- per square foot on carpet area, including deck and utility area, EBVT area, if any (plus the applicable GST thereon) for 24 months. The actual charges will be communicated at the time of possession.

* Apex Body CAM Charges estimated @ Rs. 1,99/- per square foot on carpet area, including deck and utility area, EBVT area, if any (plus the applicable GST thereon) for 60 months. The actual charges will be communicated at the time of possession.

* Particular "Society Formation" & "Legal Charges" also includes Share Money and Other Charges, and Expenses incurred for application and entrance

* Plus GST and any other taxes as applicable

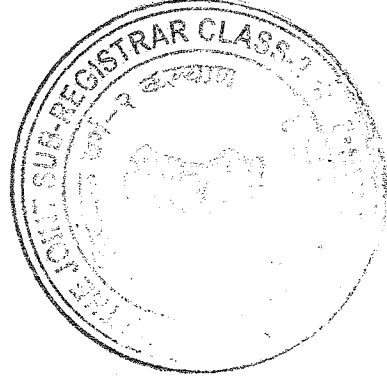
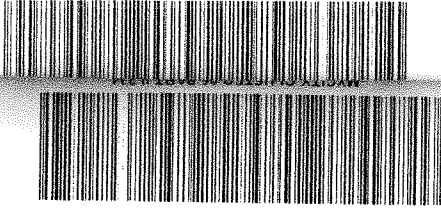
* The above charges are estimated & actual charges will be communicated at the time of possession.



ANNEXURE "I"
Internal Amenities

LIST OF AMENITIES IN THE FLAT

- 1 Vitrified tile flooring of renowned brand
- 2 Gypsum finished walls and ceiling with OBD paint
- 3 Granite kitchen platform with S.S sink with 2H. Ht. dado tiles
- 4 Vitrified tile flooring and dado in toilets
- 5 Branded CP and Sanitary fittings
- 6 Provision of Instant geysers in bathrooms
- 7 Provision for Exhaust fan in kitchen and toilets
- 8 Aluminium sliding window of reputed brand
- 9 Laminate finished external and internal doors with wooden frames
- 10 Branded Hardware for all doors
- 11 electrical switches of renowned brand



E.P.S. 201. 11. 2	
2000	2022
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[Signature]
 Purchaser/s

[Signature]
 Developers