



23/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्ता क्रमांक : 13698/2024

नोदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4192750
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3255500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:कल्याण-डोंविवली 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 वरील माय सिटी फेज 2 - क्लस्टर 5- टी7,8,9, सदनिका नं. 1904, एकोणिसावा मजला, टॉवर 9, क्षेत्रफळ 409.02 चौ.फु.(38.00 चौ.मी.) कारपेट + 54.68 चौ.फु.(5.08 चौ.मी.) टेरेससह दि. 21/08/2017 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/सीआर-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 ;)
(5) क्षेत्रफळ	1) 38.00 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णाल अॅन्ड ओमकार स्कोअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी मिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-सौरव व्ही. पिल्लई वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यमुना स्मृती विल्डिंग, ब्लॉक नं: 207, रोड नं: अंबा माता मंदिराजवळ, कोपर रोड, डोंविवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CTTPP0204M 2): नाव:-अंबिका व्ही. पिल्लई वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यमुना स्मृती विल्डिंग, ब्लॉक नं: 207, रोड नं: अंबा माता मंदिराजवळ, कोपर रोड, डोंविवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CDZPP9648D
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13698/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	188700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

338/13698

पावती

Original/Duplicate

Friday, August 23, 2024
1:46 PMनोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 14658 दिनांक: 23/08/2024

गावाचे नाव: उसरघर
दस्तऐवजाचा अनुक्रमांक: कलन4-13698-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सौरव व्ही. पिल्लई

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 3060.00
पृष्ठांची संख्या: 153

एकूण: ₹. 33060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:05 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

बाजार मुल्य: ₹. 3255500 /-
मोबदला ₹. 4192750/-
भरलेले मुद्रांक शुल्क : ₹. 188700/-

सर, दुय्यम निबंधक कल्याण - ४

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1060/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824231405524 दिनांक: 23/08/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824226017638 दिनांक: 23/08/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007142444202425E दिनांक: 23/08/2024
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



क ल न - ४
दस्त क्र. १३६६४/२०२४
५ १९४३

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 23rd day of Aug in the Christian year Two Thousand and Twenty Four (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, 5th 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;

Developers

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Purchaser/s

कलन - ४
दस्तावेज क्र. १३६६६/२०२४
६/१५३

AND

"THE PURCHASER/S" as mentioned in "Annexure - E" 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 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 co-parceners and survivor/s of them and the heirs, executors, administrators and 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, 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 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 admeasuring in the aggregate 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-I under Serial No. KLN1-368 of 2013.
- b) By and under another Deed of Conveyance dated 31st December, 2012 executed between Premier 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 admeasuring in the aggregate 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-I under Serial No. KLN1-369 of 2013.
- c) By and under another Deed of Conveyance dated 31st December, 2012 executed between



Developers

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Purchaser/s

क ल न - ४
दस्त क्र. BCEL/2028
६०/१५३

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 Project Land)



All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. or thereabouts bearing Survey Nos. 108/1 pt and 93 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 through)

Mr. Kishor Kumar Jain)

in the presence of)

1. [Signature])

2. Sangita Pillai)

FOR HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED)

By the within named Purchaser/s)

MR. SAURAV V. PILLAI)

MRS. AMBIKA V. PILLAI)

in the presence of)

1. Lakshmi)

2. GOPAKUMAR PILLAI)

RECEIVED of and from the said Purchaser/s)

above named the sum of ₹. 4,15,084 i-)

RUPEES FOUR LAKH FIFTEEN THOUSAND)
EIGHTY FOUR ONLY)

as advance payment or deposit paid by the)

Purchaser/s to the Owners)



Ambika



क ल न - ४
दस्ता क्र. १३६६५२०२४
६९ / १५३

We say received

For Horizon Projects Pvt. Ltd.

Authorized Signatory

Witness:

1. [Signature]
2. [Signature]



Developers [Signature]

कलन - 8
दस्ता क्र. 936-ell/2028
ed/1943

ANNEXURE "B"



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SROT/27 VILLAGES/2401/BP/USARGHAR-03/VOL-II/145/3/2017.

Date: 7 OCT 2017

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 & Onkar Esquare, 5th 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 2,56,303.00 sqm having net plot area admeasuring 1,57,965.92 sq.m and with buildable 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 68/68 (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 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4937.83	64
	D2	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4703.05	64
	A3	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	98
	B4	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4258.65	64
	A5	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	98



Sub-Regional Office, 1st Floor, Balkum Fire Engado Station Building, Thane - Dhwanidi Road, Balkum, Thane (W) - 400 608.
No.: (022) 2544 2640, 2538 8122 • Fax: (022) 2541 0265 • E-mail: sic.thane@mmrda.maharashtra.gov.in

Developers

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D6	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4767.79	64	
B7	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4326.84	64	
H8	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4136.76	64	
A9	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 3rd upper floors	19.60	1201.45	18	
B10	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	554.62	04	
A11	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	588.16	06	
H12	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	545.38	04	
Cluster 5	B1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	D2	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
	A3	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	B4	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	D5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
	B10	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A11	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	H12	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
	J1	Stilt + 1 st upper floor	6.55	398.32	04
Cluster 6	D2	Stilt + 1 st upper floor	6.55	440.86	04
	H1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
Cluster 13	A2	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	B3	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A4	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	K5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520.41	04
	K6	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520.41	04
	A7	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06



Purchaser/s

क. रा. पं. - ४
दस्ता क्र. 9366/2028
922/943

ANNEXURE "E"
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. SAURAV V PILLAI MRS. AMBIKA V PILLAI
2.	Address of Purchaser/s	207, YAMUNA SMRUTI BUILDING, NEAR AMBA MATA MANDIR, KOPAR ROAD, DOMBIVLI WEST - 421202
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	CLUSTER 5 - T7, 8, 9
5.	Building Name	TOWER 9
6.	Wing	NA
7.	Floor	19
8.	Flat No.	1904
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 409.02 Sq. Feet equivalent to 38.00 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 5.08 sq.mtr. equivalent to 54.68 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 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. 4192750
13.	Other charges and Deposits	Rs. 254500
14.	PAN No. of Purchaser/s	CTTPP0204M, CDZPP9648D
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.



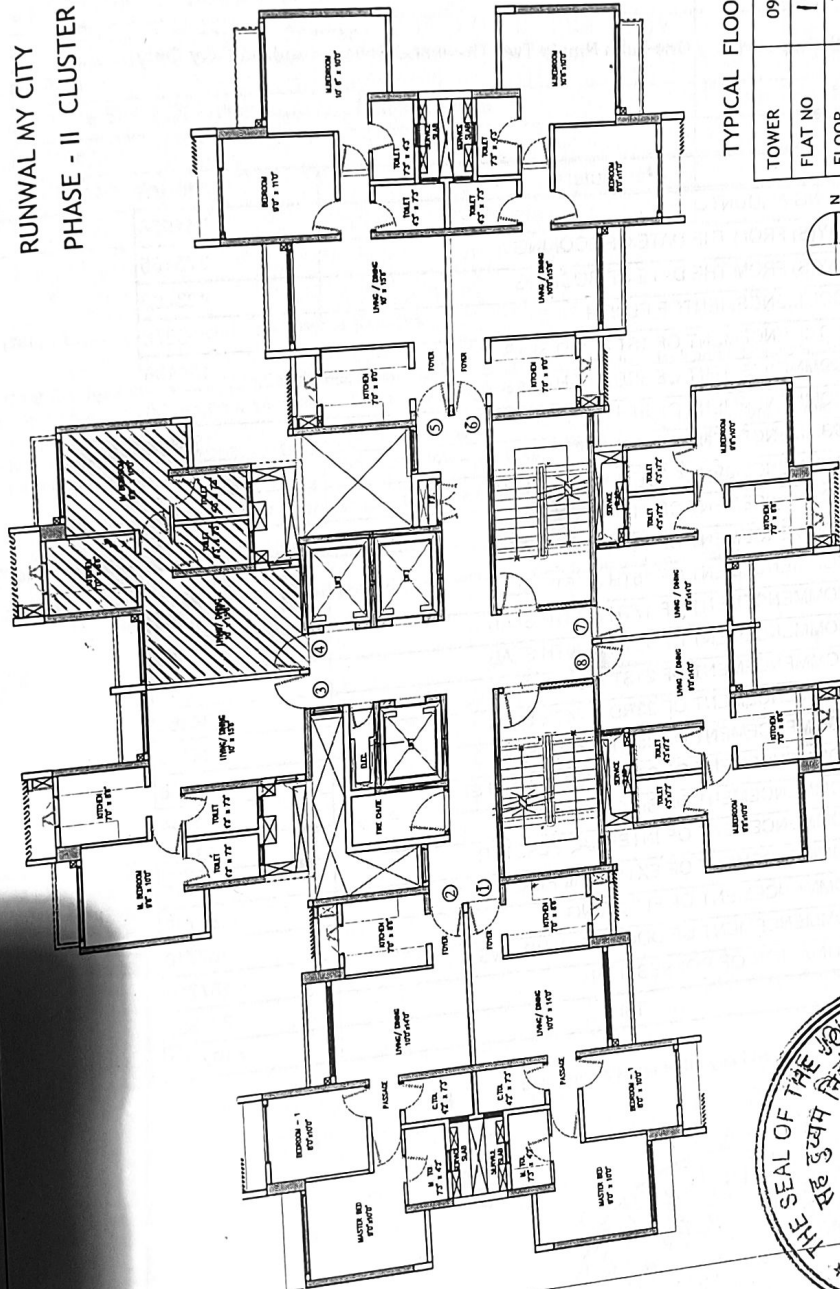
Developers

Purchaser/s

ANNEXURE "F"
Floor Plan

क ल न - ४
दस्त क्र. १३६६६/२०२४
१२३ / १५३

RUNWAL MY CITY
PHASE - II CLUSTER - 5



TYPICAL FLOOR

TOWER	09
FLAT NO	1904
FLOOR	19
CARPET AREA	409.02 Sqm



FOR HORIZON PROJECTS PRIVATE LIMITED
[Signature]
 AUTHORIZED SIGNATORY
 Developers

[Signature]

[Signature]
 Purchaser/s

दस्ता क्र. 92 ERL/2028
92C/1943

ANNEXURE "K"



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 F51700032157

Project. MY CITY PHASE II CLUSTER 5 PART II Plot Bearing / CTS / Survey / Final Plot No. 108/1 and 93 part of 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 14/12/2021 and ending with 31/12/2027 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. Vagant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 14-12-2021 11:34:53

Dated: 14/12/2021
Place: Mumbai



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

[Handwritten signature]

[Handwritten signature]

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4192750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3255500

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

1) पालिकेचे नाव: कल्याण-डोंविवली 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 वरील माय सिटी फेज 2 - क्लस्टर 5- टी7,8,9,सदनिका नं. 1904, एकोणिसावा मजला, टॉवर 9, क्षेत्रफळ 409.02 चौ.फु.(38.00 चौ.मी.) कारपेट + 54.68 चौ.फु.(5.08 चौ.मी.) टेरेसमह दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/सीआर-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 ;)

(5) क्षेत्रफळ

1) 38.00 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

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

(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-मौरव व्ही. पिल्लई वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यमुना स्मृती विल्डिंग, ब्लॉक नं: 207, रोड नं: अंबा माता मंदिराजवळ, कोपर रोड, डोंविवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CTTPP0204M
2): नाव:-अंबिका व्ही. पिल्ले वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: यमुना स्मृती विल्डिंग, ब्लॉक नं: 207, रोड नं: अंबा माता मंदिराजवळ, कोपर रोड, डोंविवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CDZPP9648D

(9) दस्ताऐवज करून दिल्याचा दिनांक

23/08/2024

(10) दस्त नोंदणी केल्याचा दिनांक

23/08/2024

(11) अनुक्रमांक, खंड व पृष्ठ

13698/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

188700

(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