



20/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 878/2023

नोंदणी :

Regn:63m

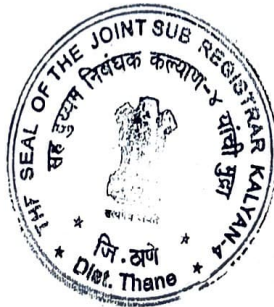
गावाचे नाव : उसरघर

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 5083750   |
| (3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)  | 4127000   |
| (4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)  | 1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्र. 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 05(1-6), सदनिका नं. 2205, बाविसावा मजला, सीएल05-01, क्षेत्रफळ 510.53 चौ.फु.(47.43 चौ.मी.) कारपेट + 32.93 चौ.फु.(3.06 चौ.मी.) युटीलिटी एरियासह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्याम 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) 47.43 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. हॉरीशोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार योगेश बगरेचा तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-44; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णाल अॅन्ड ओमकार स्केअर, ब्लॉक नं. -, रोड नं: सायन चुनाभट्टी सिग्नल, 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:-दिलीपकुमार रामप्रीत साहनी वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शनीकृपा कॉम्प्लेक्स, ब्लॉक नं: डी-208, रोड नं: कोळनाका वस स्टॉप जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ELWPS1061J<br>2): नाव:-संगीता देवी दिलीपकुमार साहनी वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शनीकृपा कॉम्प्लेक्स, ब्लॉक नं: डी-208, रोड नं: कोळनाका वस स्टॉप जवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CJNPS7752K   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 20/01/2023  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 20/01/2023  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 878/2023  |
| (12) वाजारभावाप्रमाणे मुद्रांक शुल्क   | 229000  |
| (13) वाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14) श्रेया  |   |

मुल्यांकनामाठी 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

Receipt (pavti)

338/878

Friday, January 20, 2023

2:01 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 973 दिनांक: 20/01/2023

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन-4-878-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दिलीपकुमार रामप्रीत साहनी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकूण:

रु. 32360.00

आपणास मूळ दस्त थंबनेल प्रिंट सूची-२ अंदाजे

2:19 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह. मुख्य निबंधक/कल्याण - ४

बाजार मुल्य: रु.4127000/-

मोबदला रु.5083750/-

भरलेले मुद्रांक शुल्क : रु. 229000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2001202303281 दिनांक: 20/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2001202303176 दिनांक: 20/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014038704202223E दिनांक: 20/01/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

कलन - 8  
दस्तावेज. 666/2023  
4/1992

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 20<sup>th</sup> day of Jan in the Christian year Two Thousand and Twenty Three (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, 5<sup>th</sup> floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Mr. MR. JOGESH JAVERILAL BAGRECHA 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;

"THE PURCHASERS" 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 partners 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

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| क ल न - ४          |
| दस्त क्र. ८८८/२०२३ |
| ६/११८              |

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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> December, 2012 executed between "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-1 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" 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-1 under Serial No. KLN1-370 of 2013.

Owner

संजीता साहूनी  
Purchaser/s

क ल न - ४  
दस्ता क्र. ८७८/२०२३  
५५ / १९९८

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 16596.39 sq. mtrs. 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. Yogesh Bagrecha Kishor

in the presence of Kishor Kumar Jain

Owner

*Handwritten signature of Owner*

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



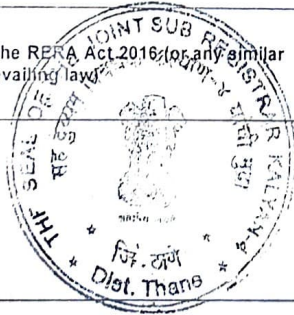
Purchaser/s

फ्लॉन - ४  
दस्ता क्र. L6L/2023  
L2/99L

ANNEXURE "F"

Flat/Flat Purchaser/s Details

| Sr. No | Particulars   | Details   |
|--------|---|---|
| 1.     | Name of Purchaser/s   | Mr. DILIPKUMAR RAMPRIT SAHANI<br>Mrs. SANGEETA DEVI DILIPKUMAR SAHANI   |
| 2.     | Address of Purchaser/s  | D-208 SHANIKRUPA COMPLEX, NEAR KOLENAKA BUS STOP, DOMBIVLI EAST, KALYAN, THANE - 421204   |
| 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   | 22  |
| 8.     | Flat No.  | 2205  |
| 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 510.53 Sq. Feet equivalent to 47.43 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 32.93 sq.mtr. equivalent to 3.06 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<br>b. NA Sq. Mts<br>c. NA Sq. Mts<br>Also for which no additional consideration is payable  |
| 11.    | No. of Car Parks included in the Agreement  | ONE CAR PARK  |
| 12.    | Sale Consideration for said Flat/ Premises @ Carpet Area  | Rs.5083750/-  |
| 13.    | Other charges and Deposits  | Rs. 253494/-  |
| 14.    | PAN No. of Purchaser/s  | ELWPS1061J, CJNPS7752K  |
| 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  
[Signature]

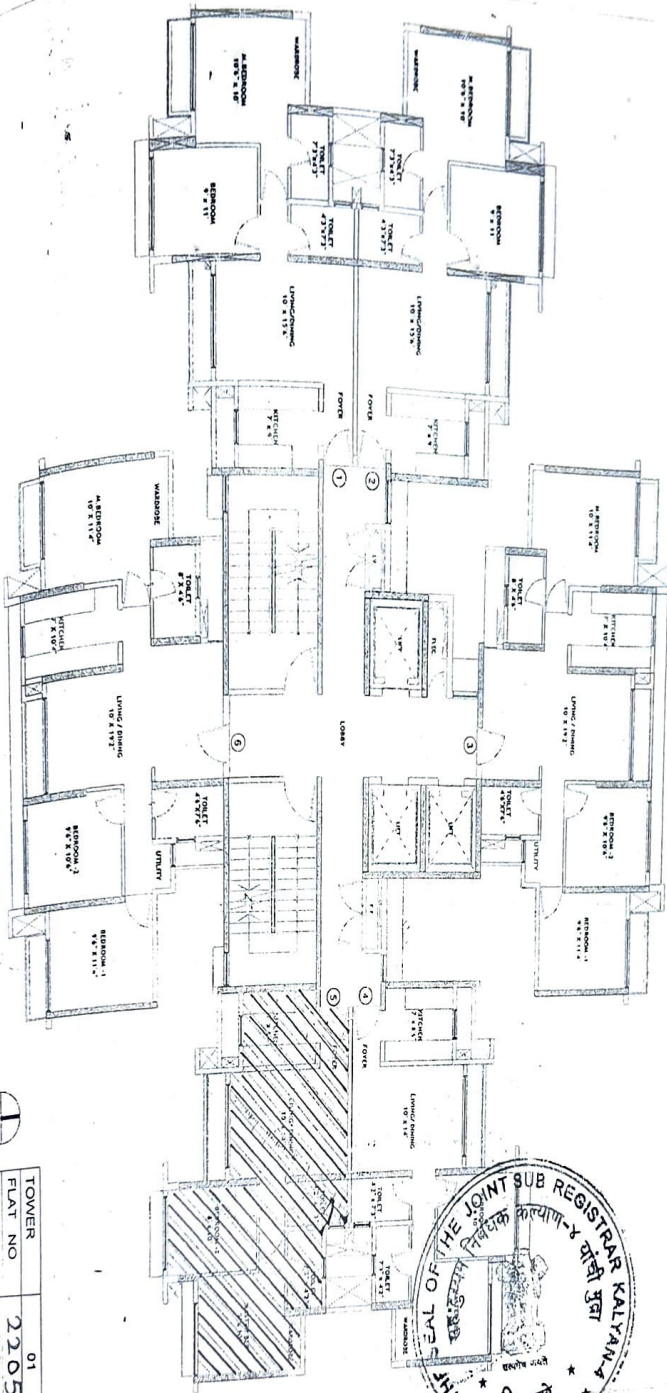
संजीता साहनी  
Purchaser/s  
[Signature]

ANNEXURE "G"  
Floor Plan

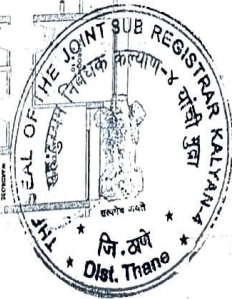
कलन - ४  
दस्ता क्र. ८७८/२०२  
८३/१९९७

TYPICAL FLOOR PLAN

RUNWAL - MY CITY PHASE II CLUSTER 05



|             |        |
|-------------|--------|
| TOWER       | 01     |
| FLAT NO     | 2205   |
| FLOOR       | 22     |
| CARPET AREA | 510.53 |



For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

Owner

संजीता साहनी

Purchaser/s

कलन - ४  
दस्ता क्र. LUL/2023  
८८/१९८

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. Vignesh Premchand 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

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Purchaser/s

संजालि साहनी  
Purchaser/s