

GRN	MH006381990202122E	BARCODE	Date		18/09/2021-15:59:41	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
	Registration Fee	PAN No.(If Applicable)	AJKPB8390B					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	PRASHANT SHAHAJIRAO BODKHE				
Location	THANE		Flat/Block No.	MY CITY PHASE II BUILDING NO CL05-03 FLAT				
Year	2021-2022 One Time		Premises/Building	NO 2006 20TH FLOOR				
Account Head Details	Amount In Rs.	Road/Street	USARGHAR DOMBIVLI EAST					
0030046401 Stamp Duty	199000.00	Area/Locality	570.06 SQ FT					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4	2	1	2	0	4
		Remarks (If Any)	PAN2=AAFQR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD~CA=5682800					
			कलन - 8 दस्तावेज क्र. 92096/2021 2/9/21					
		Amount In	Two Lakh Twenty Nine Thousand Rupees Only					
		Words	2,29,000.00					
Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02901792021091810074	505816000				
	Bank Date	RBI Date	18/09/2021-16:00:54	20/09/2021				
	Name of Bank	Bank-Branch	UNION BANK OF INDIA					
	Name of Branch	Scroll No. , Date	1 , 20/09/2021					



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चेक नॉन केवल दूरगम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

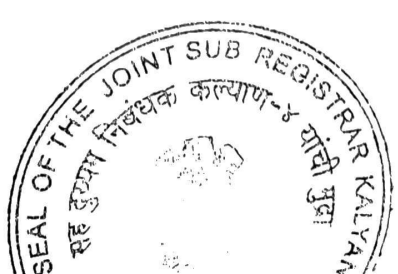
Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03

Date: 2021.10.14 12:17:42 IST

Reason: Secure Document

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-338-12916	14/10/2021-12:07:09	IGR127	30000.00
2	(IS)-338-12916	14/10/2021-12:07:09	IGR127	199000.00
Total Defacement Amount				2,29,000.00



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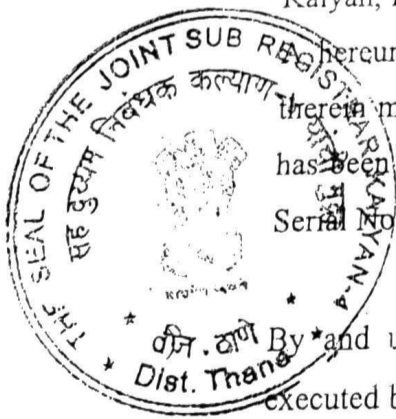
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

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, Premiers old, 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 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.



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, Premiers old, conveyed and transferred in favour of the

  
Owner





Owners and/or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Goods and Service tax, Education cess, Value Added Tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

- 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**

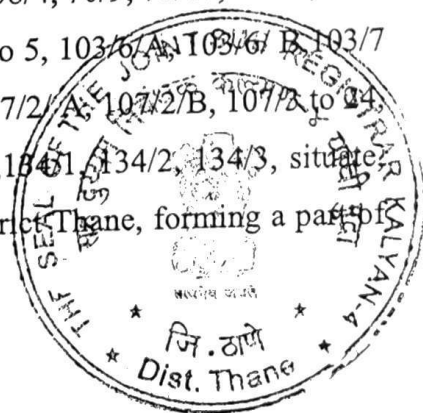
**(Description of the said Larger Property)**

**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, 107/2/C, 107/2/D, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 108/3, 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,



  
Owner

  
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Purchaser/s

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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 )

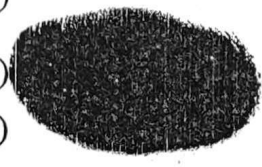
By the within named OWNERS For HORIZON PROJECTS PRIVATE LIMITED )  
 HORIZON PROJECTS PVT. LTD. )

By hand of its Authorized Signatory )

Mr. Pallavi Mattani thro POA )  
 in the presence of Kishore Kumar Jain )

1. [Signature] )  
 2. [Signature] )

[Signature]  
 AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED )

By the within named Purchaser/s )

Mr. Prashant Shahajirao Bodkhe )  
 Mrs. Swapna Prashant Bodkhe )

THE SEAL OF THE JOINT SUB REGISTRAR )  
 कल्याण-४ )  
 in the presence of )  
 \* [Signature] \* )  
 Dist. Thane )

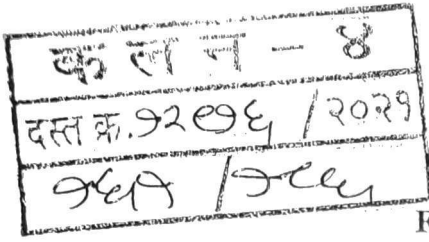
[Signature]



[Signature]



[Signature]  
 Owner



ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. PRASHANT SHAHAJIRAO BODKHE Mrs. SWAPNA PRASHANT BODKHE
2.	Address of Purchaser/s	BLDG NO.60/302 OPP DESAI NAKA, RIVERWOOD PARK, DOMBIVLI, MAHARASHTRA, INDIA, 421204
3.	Description of the said Flat/ Premises	2.BHK Ultima
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-03
7.	Floor	20
8.	Flat No.	2006
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 <u>570.06</u> Sq. Feet equivalent to <u>52.96</u> Sq.mtr. of enclosed/open balcony <u>NA</u> sq .mtr. equivalent to <u>NA</u> sq.ft. and/or Service/utility area <u>4.18</u> sq.mtr. equivalent to <u>45.00</u> sq.ft. and/or Open Terrace <u>NA</u> sq.mtr. equivalent to <u>NA</u> 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. <u>NA</u> Sq. Mts b. <u>NA</u> Sq. Mts c. <u>NA</u> Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	One Car Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5682800/-
13.	Other charges and Deposits	Rs. 285770/-
14.	PAN No. of Purchaser/s	-AJKPB8390B , AVGPB6291F
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

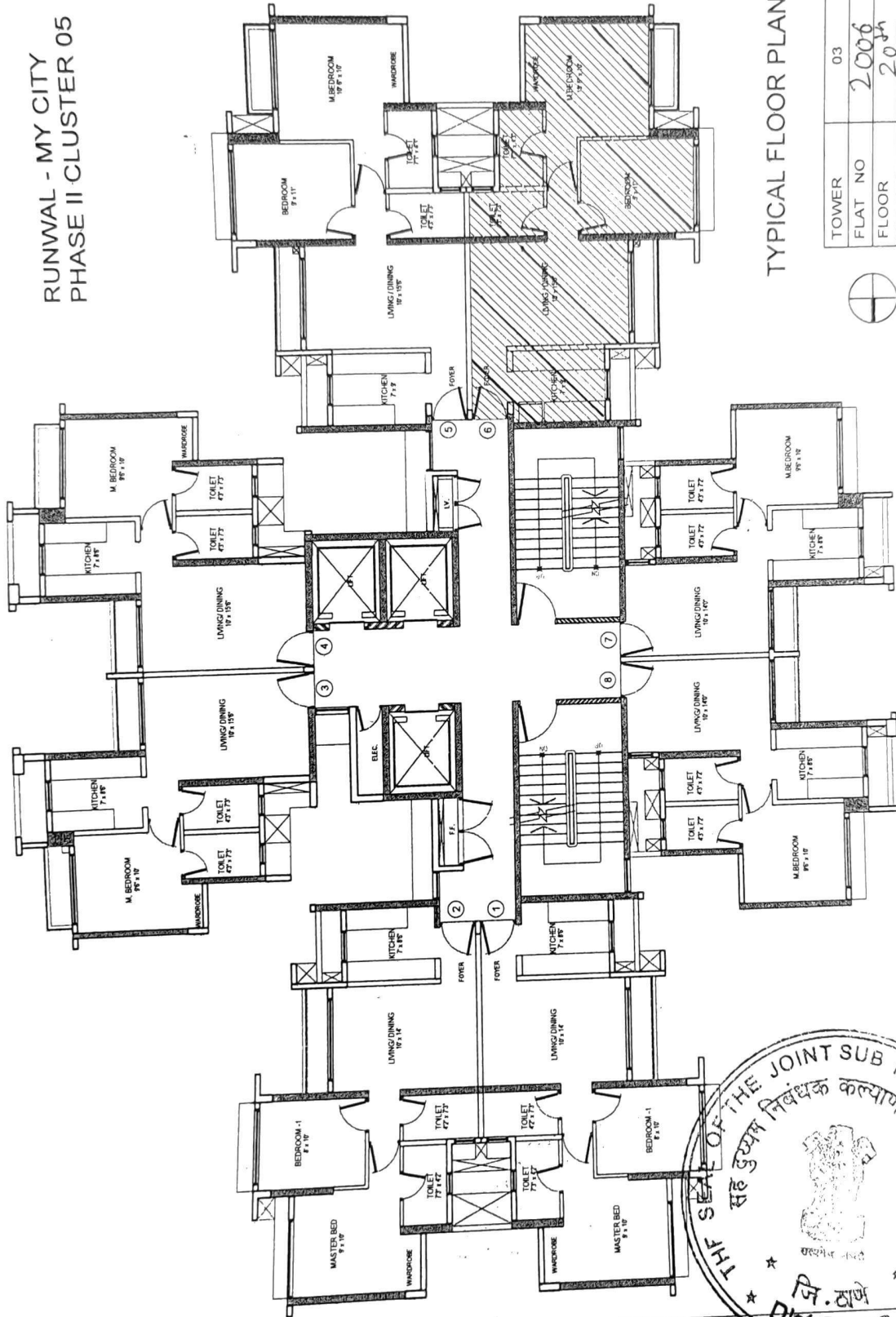
Purchaser/s

ANNEXURE "G"

Floor Plan

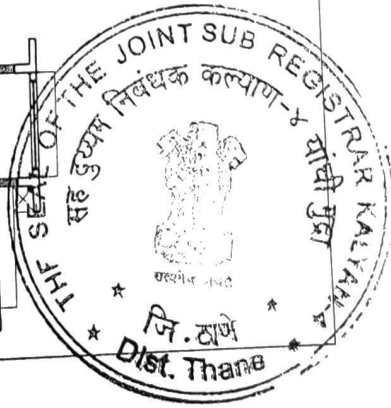
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RUNWAL - MY CITY  
PHASE II CLUSTER 05



TYPICAL FLOOR PLAN

TOWER	03
FLAT NO	2006
FLOOR	20th
CARPET AREA	570.06 Sq. Ft.



MY CITY PHASE II 610

For HORIZON PROJECTS PRIVATE LIMITED

*[Signature]*  
AUTHORIZED SIGNATORY

*[Signature]*

*[Signature]*

Purchaser/s

Owner

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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/lot Bearing / CTS / Survey / Final Plot No.:S.NOS.AS PER  
CERTIFICATES ATTACHED at Usarghat, 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 (1) 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 30/09/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
- 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. Vinayak Prasad Prabhakar  
(Secretary, MahaRERA)  
Date:23-05-2020 12:00:21

Dated: 18/05/2020  
Place: Mumbai

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



MY CITY PHASE II 610



MY CITY PHASE II 610



Handwritten signature

Handwritten signature

Handwritten signature

गावाचे नाव : **उसरघर**

1) विनिंबाचा प्रकार	कगारनामा
2) मोबदला	5682800
3) वाजारभाव (भाडेपट्ट्याच्या नोंदणीपट्टाकार आकारणी देणे की पट्टेदार ने मुद करावे)	3712500
4) भू-मापन, पोटनिष्ठा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्रं. 47/148, मुल्यदर 47700/-, मौजे उसरघर स.नं. 17/1 व इतर वरील माय मिटी फेज 2 - क्लस्टर 05(1-6), सदनिका नं. 2006, विमावा मजला, सीएल05-03, क्षेत्रफळ 570.06 चौ.फु. (52.96 चौ.मी.) कारपेट + 45.00 चौ.फु. (4.18 चौ.मी.) युटीलिटी परियासह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिमुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% मवलत (टीपीएस-1217/331/सीआर-72/17/युडी-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 ; )
(5) क्षेत्रफळ	1) 52.96 चौ.मीटर
(3) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार पल्लवी मतकरी तर्फे अधिकृत कुलमुखत्यार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: पात्रवा मजला, इमारतीचे नाव: रुग्णाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी मिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(3) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत शहाजीराव बोडखे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिव्हरवूड पार्क, ब्लॉक नं: विल्डिंग नं. 60/302, रोड नं: देसाई नाक्यासमोर, डोंबिवली, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AJKPB8390B 2): नाव:-म्वप्रा प्रशांत बोडखे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिव्हरवूड पार्क, ब्लॉक नं: विल्डिंग नं. 60/302, रोड नं: देसाई नाक्यासमोर, डोंबिवली, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AVGPPB6291F
(3) दस्तावेज करून दिल्याचा दिनांक	14/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	12916/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	199000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

न्यायक्रमाठी विचारात घेतलेला तपशील:-

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



सह. दुय्यम निबंधक कल्याण - ४