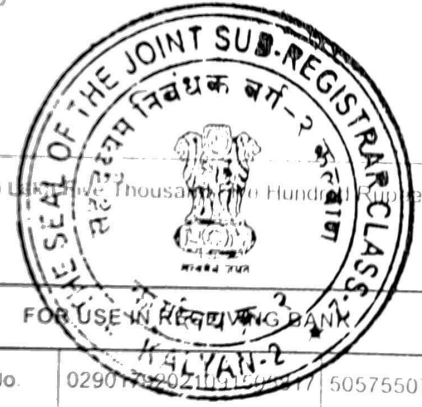




CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|--------------------------------------|---------------|-------------|---------------------------|---|---|---------|------|
| GRN | MH006251114202122E | BARCODE | | | Date | 15/09/2021-18:01:17 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | CPSPM7091E | | | |
| Office Name | KLN3_KALYAN NO 3 JOINT SUB REGISTRAR | | | Full Name | PAYAL GOPAL MALHOTRA | | | |
| Location | THANE | | | Flat/Block No. | MY CITY PHASE II BUILDING NO CL05-02 FLAT | | | |
| Year | 2021-2022 One Time | | | Premises/Building | NO 2206 22ND FLOOR | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | USARGHAR DOMBIVLI EAST | | | |
| 0030046401 Stamp Duty | | 175500.00 | | Area/Locality | 510.53 SQ FT | | | |
| 0030063301 Registration Fee | | 30000.00 | | Town/City/District | | | | |
| | | | | PIN | 4 2 1 2 0 4 | | | |
| | | | | Remarks (If Any) | PAN2=AAFCR1404F - SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5012250 | | | |
| | | | | Amount In Words | Two Lakhs Five Thousand Two Hundred Rupees Only | | | |
| Total | | | 2.05.500.00 | | | | | |
| Payment Details | UNION BANK OF INDIA | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 02901752021091000771 505755071 | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 15/09/2021-18:03:38 Not Verified with RBI | | |
| Name of Bank | | | | Bank-Branch | KALYAN-2 | | | |
| Name of Branch | | | | Scroll No. | Date | दस्तावेज क्र. 900439022 | | |



क.स.न.२
UNION BANK OF INDIA
दस्तावेज क्र. 900439022

Department ID: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9867775955
 नोंदणी केवल दुर्योग लिखक कार्यालयात नोंदणी करावयाच्या दस्ताराठी लागू आहे. नोंदणी के कारावराच्या दस्ताराठी एकर चलन लागू आहे.



| | |
|------------------|------|
| क.ल.न.२ | |
| दस्ता क्र. १००५३ | २०२१ |
| ५ | १६६ |

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 17 day of SEP in the Christian year Two Thousand and Twenty one (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAECR1404F) 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. Ms. Pallavi Matkari 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

Owner

Purchaser/s

“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.

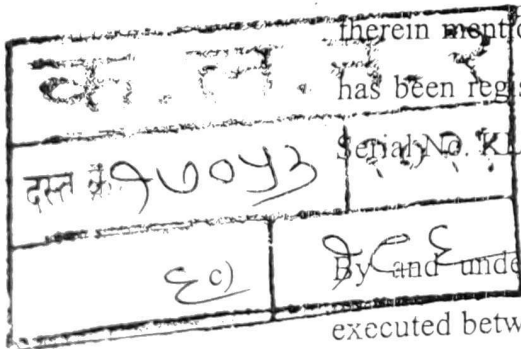
The Owners and the Purchaser/s shall hereinafter collectively be referred to as the ‘Parties’ and individually as the ‘Party’.

WHEREAS: -

a) By and under a Deed of Conveyance dated 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 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 31st 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 31st 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 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-1 under Serial No. KLN1-369 of 2013.

c) By and under another Deed of Conveyance dated 31st 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

Purchaser/s

Arivadi

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.

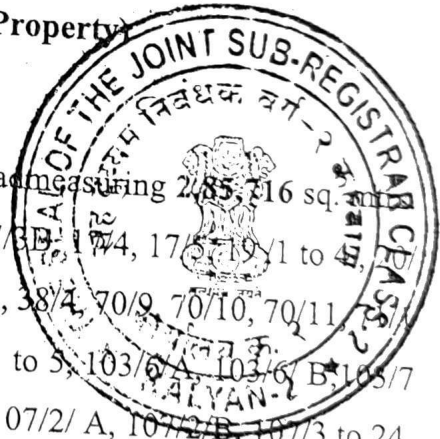
- f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered 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 2,85,316 sq. mtr. or thereabouts bearing Survey Nos. 17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19/1 to 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, 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, 105/7 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,

| | |
|-----------------|------|
| 285316 | |
| दस्ता क्र. 1043 | 2022 |
| EE | 9EE |

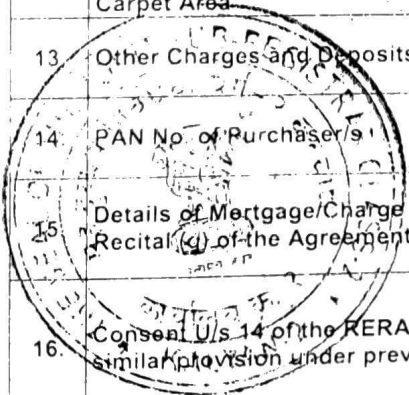
[Signature]
Owner

[Signature]
Purchaser/s
[Signature]

ANNEXURE "F"

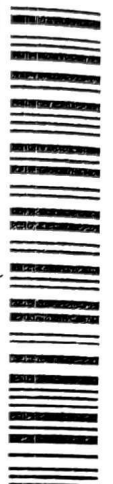
Flat/Flat Purchaser/s Details

| Sr. No | Particulars | Details |
|--------|---|---|
| 1. | Name of Purchaser/s | Ms PAYAL GOPAL MALHOTRA Mr AI OKKUMAR RAJESHKUMAR TIWARI |
| 2. | Address of Purchaser/s | 1705 UNNATHI WOODS . PHASE 7 . BEHIND NEW HORIZON SCHOOL, KAVESAR,, THANE, MAHARASHTRA, INDIA, 400615 |
| 3. | Description of the said Flat/ Premises | 2 BHK Optima |
| 4. | Project | MY CITY PHASE II CLUSTER 05 (1-6) |
| 5. | Building Name | NA |
| 6. | Wing | CL05-02 |
| 7. | Floor | 22 |
| 8. | Flat No. | 2206 |
| 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 Sqmt of enclosed/open balcony <u>NA</u> sq .mtr. equivalent to <u>NA</u> sq.ft.and/or Service/utility area <u>3.06</u> sq.mtr. equivalent to <u>32.93</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. 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 | One Car Parking |
| 12. | Sale Consideration for said Flat/ Premises @ Carpet Area | Rs 5012250/- |
| 13. | Other Charges and Deposits | Rs 275770/- |
| 14. | PAN No. of Purchaser/s | CPSPM7091E . AHZPT9268K |
| 15. | Details of Mortgage/Charge as referred in Recital (d) of the Agreement | As on date the said Property has been mortgaged to ICICI Bank Limited Limited 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. |



940033 2022
 93L 9EE
 Owner

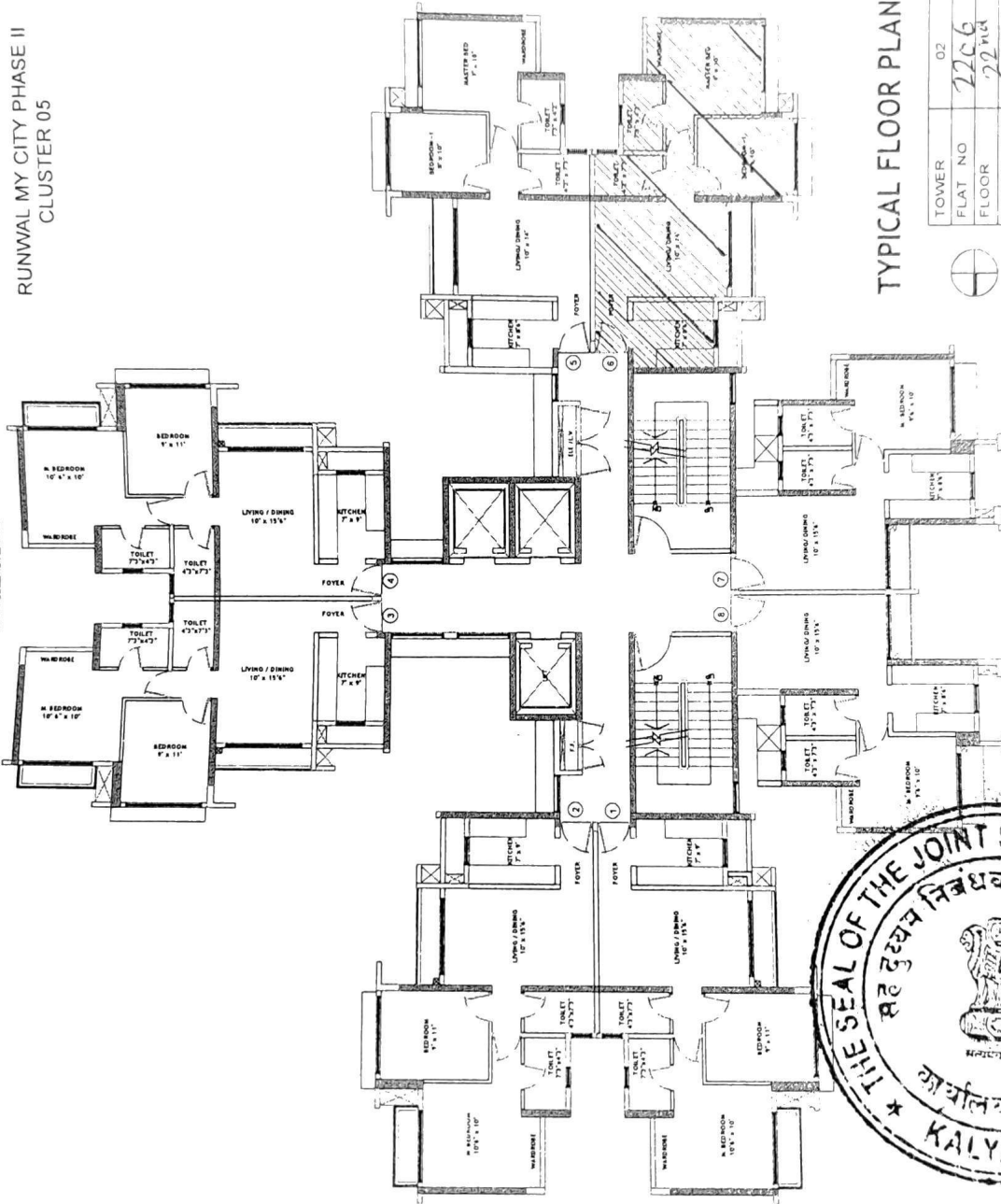
Payal
 Atikari



ANNEXURE "G"

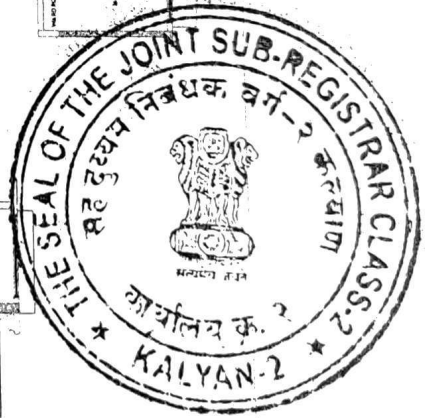
Floor Plan

RUNWAL MY CITY PHASE II
CLUSTER 05



TYPICAL FLOOR PLAN

| | |
|-------------|--------------|
| TOWER | 02 |
| FLAT NO | 2206 |
| FLOOR | 22nd |
| CARPET AREA | 510.53 Sq Ft |



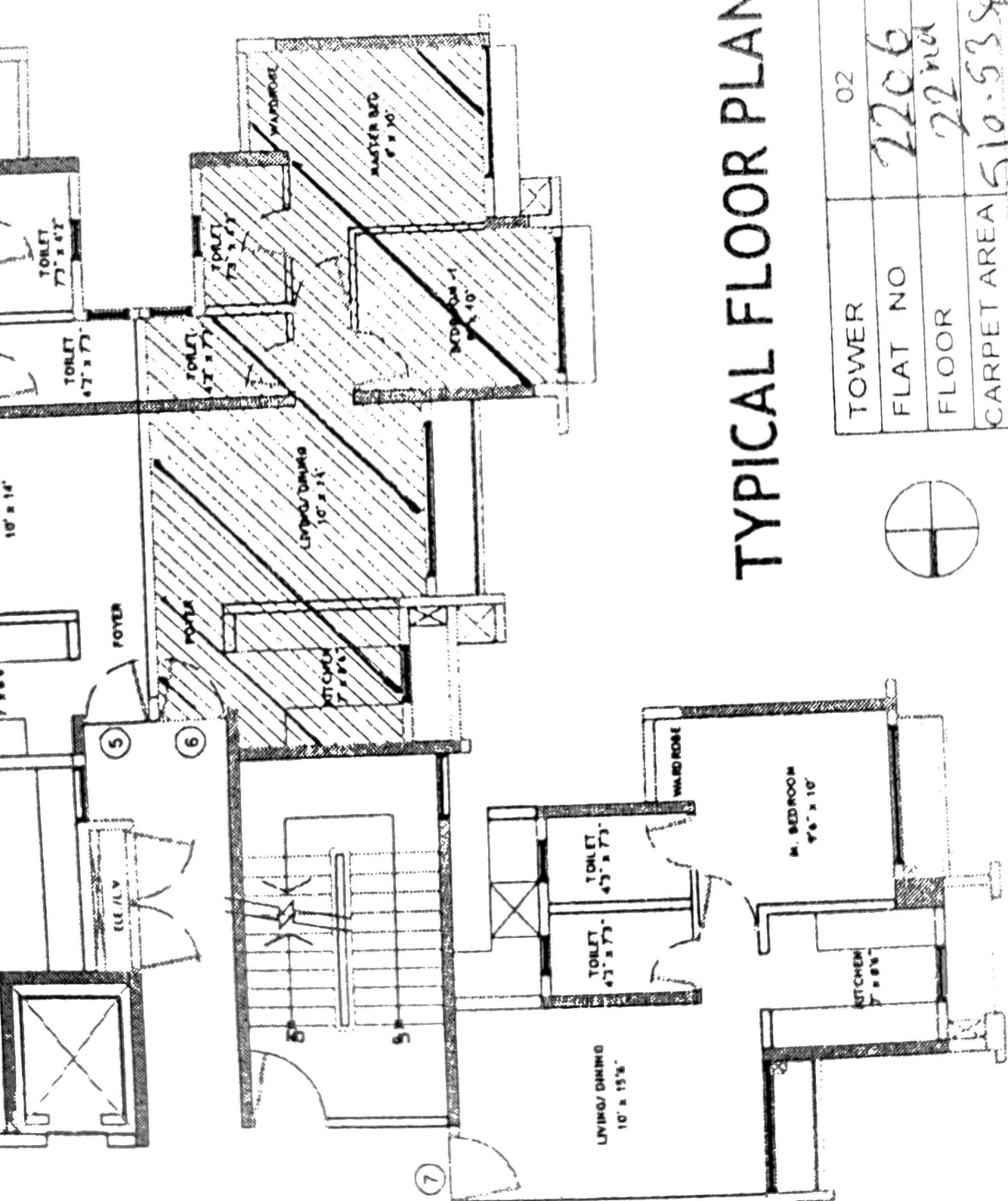
For HORIZON PROJECTS PRIVATE LIMITED

KP
Pran
AUTHORIZED SIGNATORY

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| दस्तावेज क्र. १००५३ | २०२१ |
| १५९ | १९९ |

Payal

Anwar



TYPICAL FLOOR PLAN



| | |
|-------------|---------------|
| TOWER | 02 |
| FLAT NO | 2206 |
| FLOOR | 22nd |
| CARPET AREA | 510.53 Sq. Ft |

ANNEXURE "E"

Annexure 'E'



Date: 03 FEB 2020

No. SROT/Growth Centre/2401/IMP/ITP-Usarghar & Sandap - 01/
CC/74/2020

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 Esquire, 5th Floor, Opp. Sion - Chunaibhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Development (As mentioned in table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/1, 17/3/2, 17/3/3, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 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, 71/2, 71/3, 71/4, 71/5, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 92/3, 92/4, 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, 106/2, 106/3, 107/1, 107/2A, 107/2B, 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, 107/21, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109/1, 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of 1,51,821.14 sq.m. (Safe Component) as against the total permissible built up area of 8,29,373.28 sq.m. (Including premium) [with Base FSI of 1.00 & Premium FSI of 0.70 (presently Premium FSI is not claimed)] and proportionate Social Housing component is 30,217.13 sqm. (against permissible Built up area of 55,620.28 Sq.m.) on basic Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos. 1/107 to 107/107. The Commencement Certificate is granted on the following conditions:

| Cluster No. | Type | Nos of Storey | Height in Meter | BUA area in sq.m. |
|------------------|---|---|-----------------|-------------------|
| Cluster 4 | E1 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,021.73 |
| | D2 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,745.86 |
| | A3 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 6,324.78 |
| | B4 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,231.07 |
| | A5 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 6,307.47 |
| | D6 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,712.30 |
| | B7 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,201.26 |
| | H8 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 4,939.05 |
| | A9 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 6,307.24 |
| | B10 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 5,231.24 |
| | A11 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 6,315.26 |
| H17 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.90 | 4,973.62 | |
| Society Office | | | | 20.00 |
| TOTAL BUA IN SQM | | | | 62,350.88 |

Mumbai Metropolitan Region Development Authority

Office: Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Maliwada, Thane (W) - 400 601.
(022) 21712195 / 21712197 Fax: (022) 21712197 E-mail: sro.thane@mmrda.maharashtra.gov.in



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| क. ल. न. २ | |
| १५०५३ | २०२१ |
| १५० | १६६ |

Owner

Indicating Plinth level on Integrated Township Cluster No. Ty
Cluster 5
Indicating level only Project for Buil Education
Indicati for pro Townsh Bu Sp
Indica only S.No Buil Ty E SC HO
In or S. E

MY CITY PHASE II 573

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Residential Buildings in cluster 5 for the proposed Integrated Township Project for S.Nos Mentioned above

| Cluster No. | Type | Nos of Storey | Height in Meter | BUA area in sq.m |
|-------------------------|------|---|-----------------|------------------|
| Cluster 5 | 1 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 7,993.36 |
| | 2 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,849.30 |
| | 3 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,067.27 |
| | 4 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 7,993.36 |
| | 5 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,849.30 |
| | 6 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,067.27 |
| | 10 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 7,993.36 |
| | 11 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,849.30 |
| | 12 | Lower Stilt + Upper Stilt + 1 st Podium + Stilt/Lobby + 1 st to 20 th upper floors | 68.85 | 8,067.27 |
| TOTAL BUA IN SQM | | | | 74,734.06 |

Indicating the details of building for which permission is hereby granted for Amended CC upto Plinth level only for proposed development of Educational Buildings for the proposed Integrated Township Project for S.Nos Mentioned above

| Building Type | Nos of Storey | Height in Meter | BUA area in sq.m. |
|-------------------------|--|-----------------|-------------------|
| Educational Building | Ground/Stilt + 1 st to 5 th Upper Floors | 22.85 | 8,010.69 |
| TOTAL BUA IN SQM | | | 8,010.69 |

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of Sport Complex in DP Reservation (PG1) for the proposed Integrated Township Project for S.Nos Mentioned above

| Building Type | Nos of Storey | Height in Meter | BUA area in sq.m. |
|-------------------------|---|-----------------|-------------------|
| Sport Complex | Basement + Ground + 1 st Upper Floor | 07.95 | 745.51 |
| TOTAL BUA IN SQM | | | 745.51 |

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

| Building Type | Type | Nos of Storey | Height in Meter | BUA area in sq.m. |
|-------------------------|------|--|-----------------|-------------------|
| EWS SOCIAL HOUSING | 1 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 2 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 3 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 4 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 5 | Stilt + 1 st to 6 th Upper Floor | 22.45 | 2,950.86 |
| TOTAL BUA IN SQM | | | | 14,754.30 |

Indicating the details of building for which permission is hereby granted for CC upto Plinth level only for proposed development of EWS buildings for the proposed Integrated Township Project for S.Nos Mentioned above

| Building Type | Type | Nos. of Storey | Height in Meter | BUA area in sq.m. |
|-------------------------|--|--|-----------------|-------------------|
| LIG SOCIAL HOUSING | 4 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 5 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 6 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 7 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| | 8 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 |
| 9 | Stilt + 1 st to 7 th Upper Floor | 22.45 | 2,950.86 | |
| TOTAL BUA IN SQM | | | | 17,705.22 |



Handwritten notes and stamps: '2022', '959', '900', and other illegible markings.

- Approval/NOC for MMC and accordingly amend the layout;
77. All the NOCs and documents submitted by the applicant for the subject ITP shall be binding on the applicant;
 78. All the conditions in Locational Clearance, Letter of Intent and Layout approval for the said ITP shall be binding on the applicant;
 79. That Registered undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

H. Yadav
 (Siddhesh S Yadav)
 Planner
 Planning Division

Enclosure: Drawing No. 1/107 to 107/107 (Total No. 107).

Copy to,

1. Shri. Sandeep S. Runwal,
 Director, M/s. Horizon Projects Pvt Ltd,
 Runwal & Omkar Esquare, 5th Floor,
 Opp Sion - Chunabhatti Signal,
 Sion (E), Mumbai-400 022

2. Architect Sandeep Prabhu,
 2nd floor, Nakshatra, A wing,
 Near TMC, Almeida Road, Panchpakhacl,
 Thane (W) - 400 602

3. The Collector,
 Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.

4. The Municipal Commissioner,
 Kalyan-Dombivli Municipal Corporation,
 Shankarrao Chowk, Kalyan(W) - 421 301.....With reference to KDMC's letter

No. जा.क.करोमपा/दपखे/कम/1400
 26/08/2016.



| | |
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| क.ल.न.२ | |
| दस्तावेज क्र. १६०५३ | २०२६ |
| १५७ | १९९९ |



MY CITY PHASE II 573



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 Plot 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 *Tahsil: 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

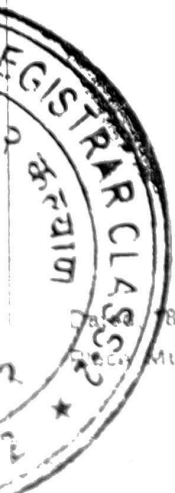
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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. Vinay Chandan Prabhakar
(Secretary, MahaRERA)
Date: 23-08-2020 12:00:21

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



8/05/2020
Mumbai



27/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 17053/2021

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

| | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 5012250 |
| (3) बाजारभाव (माडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे) | 3167821.395 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: कल्याण-हॉलिवेली इतर वर्णन : इतर माहिती: इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मौजे, उसरघर स.नं. 17/1 व इतर चरील माय सिटी फेज 2 - क्लस्टर 05(1-6), सदनिका नं. 2206, बाविसावा मजला, सीएल05-02, 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 विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (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) 47.43 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे. हॉरीझोन प्रोजेक्टस. प्रा. लि. तर्फे डायरेक्टर / अधिभूत. स्वाधारीकार परलबी मतकरी तर्फे अधिकृत कुलमुखत्यार किशोरकुमार जैन कुलुखत्यार म्हणून वयस 40; पत्ता:- प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: इणवान अँड ओमकार स्टेअर, ब्लॉक नं. -, रोड नं: मायन चुनाभट्टी सिग्नल, 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 असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- पायल गोपाल मल्होत्रा वय:-29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उन्नती वूड्स, फेज-7, ब्लॉक नं: 1705, रोड नं: न्यु हॉरीझोन स्कूल मार्गे, कायेनर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-CPSPM7091E 2): नाव:- अलीककुमार राजेशकुमार तिवारी वय:-31, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उन्नती वूड्स, फेज-7, ब्लॉक नं: 1705, रोड नं: न्यु हॉरीझोन स्कूल मार्गे, कायेनर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AAFCR1404F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 17/09/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 17/09/2021 |
| (11) अनुक्रममांक, खंड व पृष्ठ | 17053/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 175500 |
| (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 a Cantonment area annexed to it.



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