



2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 17054/2024

नोंदणी :

Regn.63m

गावाचे नाव : उसरघर

लेखाचा प्रकार  
वदना  
कारभाव(भाडेपट्ट्याच्या  
पट्टाकार आकारणी देतो की पट्टेदार  
करावे)  
नापन, पोटहिस्सा व  
असल्यास)

करारनामा  
5325100  
3762600

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/15/1,मुल्यदर 63900/-मौजे उसरघर स.नं. 17/1 व इतर,मौजे संदप स.नं. 2 व 21/1 वरील माय मिटी फेज 2 - बलस्टर 5-टी7,8,9,सदनिका नं. 806,आठवा मजला,मीगल05-07,क्षेत्रफळ 510.53 चौ.फु.(47.43 चौ.मी.)कारपेट + 38.21 चौ.फु.(3.55 चौ.मी.)यूटीलिटी एरियामह दि. 21/08/2017 च्या अधिमूचनेनुसार विशेष बसाहत 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 ; ) )

1) 47.43 चौ.मीटर

कारणी किंवा जुडी देण्यात असेल तेव्हा.  
संबंध करून देणा-या/लिहून ठेवणा-या  
चे नाव किंवा दिवाणी न्यायालयाचा  
आदेश असल्यास,प्रतिवादिचे  
पत्ता.

1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार मौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित बय:-65; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

1): नाव:-नरेश प्रकाश पाटील बय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विवान एनकव्हेर, विल्डिंग नं. 4, ब्लॉक नं: हाऊस नं. 410, रोड नं: दत्त मंदिराजवळ, आजदेगाव, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-CEEPP1924E

संबंध करून दिल्याचा दिनांक  
नोंदणी केल्याचा दिनांक  
क्रमांक,खंड व पृष्ठ  
कारभावाप्रमाणे मुद्रांक शुल्क  
कारभावाप्रमाणे नोंदणी शुल्क

29/11/2024  
29/11/2024  
17054/2024  
239700  
30000

सामाठी विचारात घेतलेला तपशील:-  
शुक्र आकाराताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



W&M/ka,  
सह दुय्यम निबंधक वर्ग २ कल्याण क्र.२

कलम - ३	
दस्ता क्र. १००५४	२०२४
५	१५३



**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 29<sup>th</sup> day of NOV 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, 5<sup>th</sup> 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

Page 1 of 125

Purchaser/s

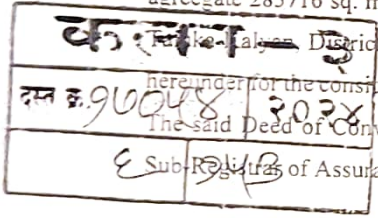
AND

"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-parcenership 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**.

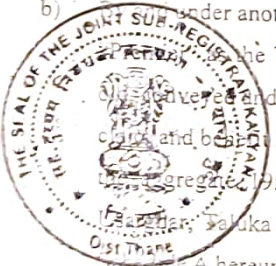
The Owners and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

**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 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 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) Under another Deed of Conveyance dated 31<sup>st</sup> December, 2012 executed between Premier Limited 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 95334 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

Developers

Purchaser/s

**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.

Taluka Kalyan, District Thane, forming a part of the said larger property.	
दस्ता क्र. 96048	2074
EO	943

**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. ) For HORIZON PROJECTS PRIVATE LIMITED

By hand of its Authorized Signatory )

MR. Saurabh Natu through  
Mr. Kishor Kumar Jain  
in the presence of

1. Yash B. Bhandari )

2. [Signature] )



AUTHORIZED SIGNATORY



Developers [Signature]

Purchaser/s

SIGNED, SEALED AND DELIVERED )  
By the within named Purchaser/s )

MR. NARESH PRAKASH PATIL )  
 )

in the presence of )  
Patil )  
 )

Shailaja Nareesh Patil )  
 )

RECEIVED of and from the said Purchaser /s )  
above named the sum of ₹. 532,571 /- )  
RUPEES FIVE LAKHS THIRTY TWO )  
THOUSAND FIVE HUNDRED SEVENTY ONLY )  
as advance payment or deposit paid by the )  
Purchaser/s to the Owners )

Patil



We say received  
For Horizon Projects Pvt. Ltd.

Patil

Authorized Signatory

Witness:

1. Patil

2.

३	
दस्ता क्र. 90048	2028
९९	९५३



Developers

Patil

Purchaser/s

ANNEXURE "D"



एम एम आर डी ए  
MMRDA

Date: 08 SEP 2022

AMENDED COMMENCEMENT CERTIFICATE

Urban Growth Centre 2402 SP  
The Urban & Sanitation - 01 Act 1975 (SS) 2022

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

Sir,  
Permission is hereby granted, Under Section 45 of the Maharashtra Regional & Town Planning Act, 1966  
Maharashtra Act No. XXXVII of 1966) to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare,  
5th Floor, Opp Sion - Chunabhatti 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/A, 17/3/B, 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,  
93/1, 103/2, 103/3, 103/4, 103/5, 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, 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, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1,  
134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Tq. Kalyan,  
Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of  
2,71,205.02 sq.m. (Sale Component) as against the total permissible built up area of 13,41,210.86 sq.m. (Base  
FSI of 1.00 on gross plot) + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity  
as per UDCPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-  
Residential Activity as per UDCPR = 80% of Proposed BUA for Non-Residential Activity] against permissible Built up area of 55,820.29 Sq.m. on basis  
Social Housing component is 33,226.68 Sq.m. (against permissible Built up area of 55,820.29 Sq.m.) on basis  
Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos 11145/57757.

900048		2028
900	943	



मुंबई महानगर प्रदेश विकास प्राधिकरण

सहायक कार्यालय : मल्लिकार्जुन हॉल, इलेक्ट्रॉनिक मार्ग, ओरवला रोड नंबर २, माथिवडा, वरुणे (९)  
दूरध्वनी : २५३२२९५ / २५३२२९६ फॅक्स : (०२२) २५३२२९६ ई-मेल : sro.thane@mailmmrda.maha.gov.in

Developers

Purchaser/s

**Table 1: Indicating the details of buildings for which occupancy certificate as per UDCPR is already granted [For Sale Component]**

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units	
					A	B	C			
Residential User (Cluster 04)	Building No 1 E1	Lower Stilt + Upper Stilt + 1st Podium + Stilt/Lobby + 1st to 20th floors	68.90	01	5,051.46	--	3,030.88	D = A + B + C	79	
	Building No 2 D2		68.90	01	4,806.91	--	2,884.15			8,082.34
	Building No 3 A3		68.90	01	5,334.86	--	3,200.91			7,691.06
	Building No 4 B4		68.90	01	4,359.68	--	2,615.81			8,535.77
	Building No 5 A5		68.90	01	5,320.11	--	3,192.06			6,975.49
<b>Total Sale Component (Residential).....(A) =</b>					<b>05</b>	<b>24,873.02</b>	<b>--</b>	<b>14,923.81</b>	<b>8,512.17</b>	<b>479</b>

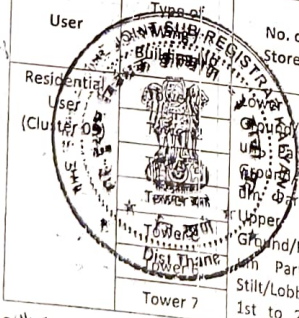
**Table 2: Indicating the details of buildings for which revised commencement certificate as per UDCPR is already granted [For Sale Component]**

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units					
					A	B	C							
Residential User (Cluster 04)	Building No 6 D6	Lower Stilt + Upper Stilt + 1st Podium + Stilt/Lobby + 1st to 20th floors	68.90	01	4,823.15	--	2,893.89	D = A + B + C	79					
	Building No 7 B7		68.90	01	4,364.61	--	2,618.77			7,717.04				
	Building No 8 H8		68.90	01	4,062.33	--	2,437.40			6,983.38				
	Building No 9 A9		68.90	01	5,321.88	--	3,193.13			6,499.73				
	Building No 10 B10		68.90	01	4,359.13	--	2,615.48			8,515.01				
	Building No 11		68.90	01	4,359.13	--	2,615.48			6,974.61				
	Building No 12		68.90	01	5,388.38	--	3,233.03			8,621.41				
	Society Office		68.90	01	4,060.31	--	2,436.19			6,496.50				
	<b>Total Sale Component (Residential).....(B) =</b>					<b>07</b>	<b>32,392.29</b>			<b>--</b>	<b>19,435.39</b>	<b>20.00</b>	<b>637</b>	

**Table 3: Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted [For Sale Component]**

User	Type of Building	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units	
					A	B	C			
Residential User (Cluster 04)	Tower 7	Lower Stilt + Upper Stilt + 1st to 25th	82.50	01	8,456.84	--	5,074.11	D = A + B + C	154	
			82.50	01	9,546.90	--	5,728.14			13,530.95
			82.50	01	8,569.51	--	5,141.70			15,275.04
			82.50	01	8,455.87	--	5,073.52			13,711.21
			82.50	01	9,548.23	--	5,728.94			13,529.39
			82.50	01	8,582.86	--	5,728.94			15,277.17
			82.50	01	8,306.54	--	5,149.72			13,732.58
			82.50	01	8,306.54	--	4,983.93			13,290.47

90048 2028  
Society Office

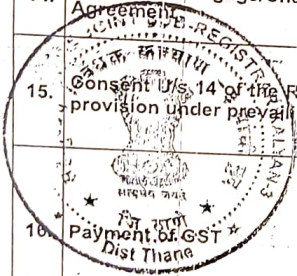


Developers

**ANNEXURE "E"**  
**Flat/Flat Purchaser's Details**

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR.NARESH PRAKASH PATIL
2.	Address of Purchaser/s	VIVAAN ENCLAVE, BUILDING NO.4, HOUSE NO. 410, NEAR DATTA MANDIR, AZDEGAON, DOMBIVALI EAST, THANE - 421203
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II CLUSTER 5 - T7, 8, 9
5.	Building Name	NA
6.	Wing	CL05-07
7.	Floor	8th Floor
8.	Flat No.	806
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 AND meant for exclusive use of the Purchaser/s;	Carpet area of flat <u>510.53</u> Sq. Feet equivalent to <u>47.43</u> Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr. and/or Service/utility area <u>3.55</u> sq.mtr. equivalent to <u>38.21</u> 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 d. 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. 5325100
13.	PAN No. of Purchaser/s	CEEPP1924E
14.	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.
15.	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.
16.	Payment of GST Dist Thane	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.

11. No. of Car Parks included in the Agreement  
12. Sale Consideration for said Flat/ Premises @ Carpet Area  
13. PAN No. of Purchaser/s

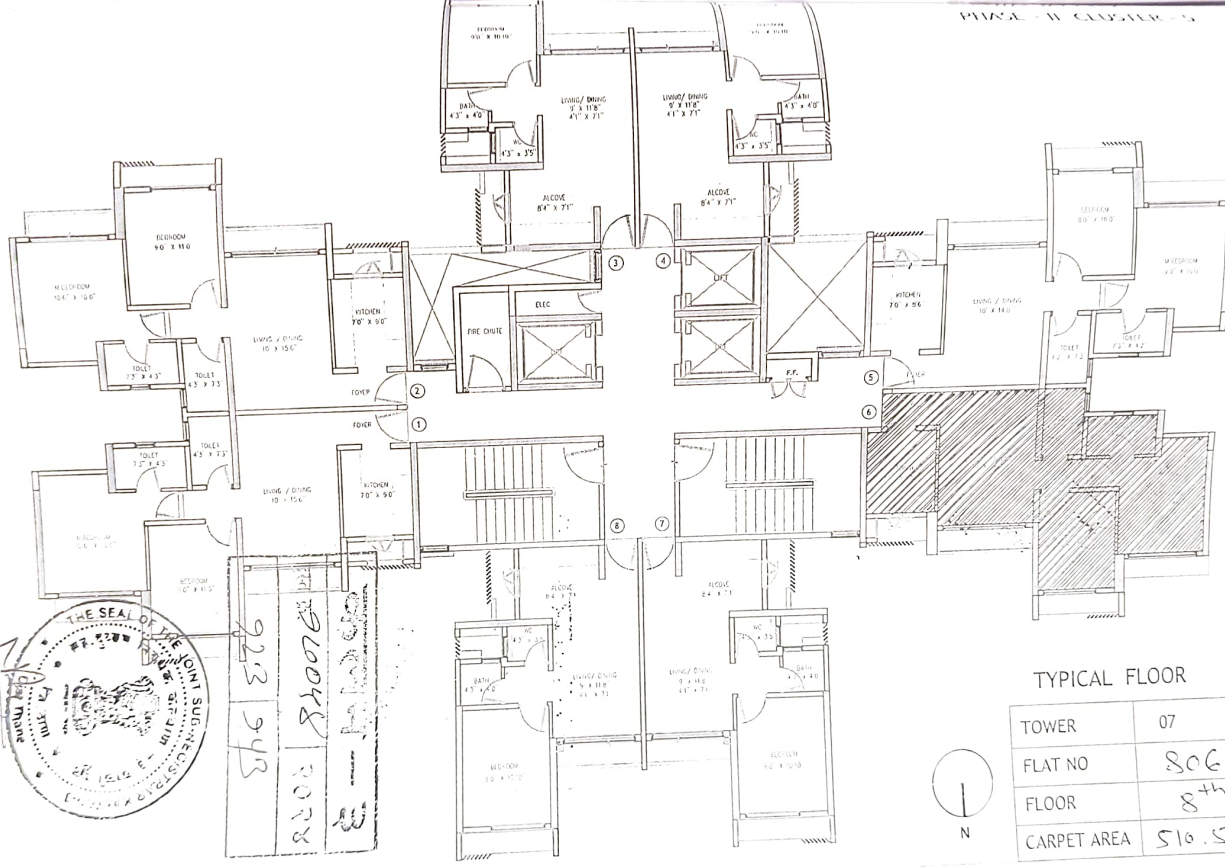


*[Signature]*  
Developers

*[Signature]*  
Purchaser/s

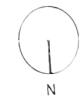


ANNEXURE 'F'  
Floor Plan

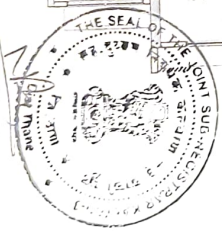


TYPICAL FLOOR

TOWER	07
FLAT NO	806
FLOOR	8 <sup>th</sup>
CARPET AREA	516.53 S. ft.



923 943  
 80048  
 2028  
 2



Purchaser's

119 of 125

Developers  
 PROJECTS PRIVATE LIMITED  
 AUTHORIZED SIGNATORY

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 P51700032157  
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 Tolnal, Mumbai City, District Mumbai City, Pin. 400022.

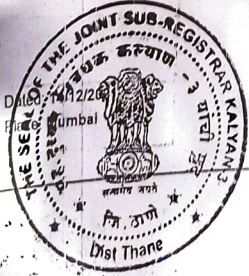
2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the 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

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.

क्र. 90048	2028
92L	343

Signature valid  
Digitally Signed by  
Dr. Vagant Pramanand Prabhu  
(Secretary, MahaFERA)  
Date:14-12-2021 11:34:53

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



*[Signature]*  
Purchaser/s