

507/16590

Friday, November 29, 2024

3:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 17369 दिनांक: 29/11/2024

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन5-16590-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: केशव बंशीलाल यादव.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

एकूण:

रु. 31720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:10 PM ह्या वेळेस मिळेल.

Kalop
Joint Sub Registrar, Kalyan-2
पु सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

बाजार मुल्य: रु.2484000 /-

मोबदला रु.3367000/-

भरलेले मुद्रांक शुल्क : रु. 151600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124286817760 दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011738400202425E दिनांक: 29/11/2024

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

मुळ दस्त परत मिळाला
Keshav
पक्षकाराची सही

गावाचे नाव : **उसरघर**

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3367000
3) बाजारभाव (भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते सुद करावे)	2484000
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग नं. 47/151/1, मौजे-उसरघर, ता. कल्याण व जि. ठाणे, सदनिका नं. 1508, 15 वा मजला, टॉवर सीएल06-07, रुणवाल गार्डन्स सिटी-क्लस्टर-06-टॉवर 6 ते 9, दिवा मानपाडा रोड, उसरघर, कल्याण, जि. ठाणे, सदनिकेचे क्षेत्रफळ 32.87 चौ. मी. कारपेट म्हणजेच 353.81 चौ. फुट कारपेट.... शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर. 36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (536/ म-1 दिनांक 04-01-2008/15-01-2008) ((Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 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, 93(Pt.), 103/2, 103/3 to 5, 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, 104, 106/2, 106/3, 106/6, 107/1, 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, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;)
5) क्षेत्रफळ	1) 353.81 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हॉरीझोन प्रोजेक्टस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: पाचवा मजला, रुणवाल ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-केशव बंशीलाल यादव वय:-25; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: अय्यप्पा मंदिर जवळ, 3, जय भवानी सोसायटी, हरिओम नगर, पवई, मुंबई, ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AVDPY7484Q 2): नाव:-बंशीलाल सुक्कू यादव वय:-61; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: अय्यप्पा मंदिर जवळ, 3, जय भवानी सोसायटी, हरिओम नगर, पवई, मुंबई, ब्लॉक नं: .., रोड नं: .., महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AAOPY7508D
9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
10) दस्त नोंदणी केल्याचा दिनांक	29/11/2024
11) अनुक्रमांक, खंड व पृष्ठ	16590/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151600
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

Kalappa
पु. सह. दुय्यम निर्देशक, वर्ग-२
कल्याण क्र.५

ल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

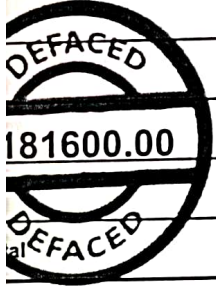
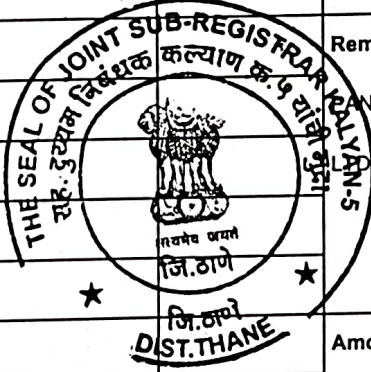




CHALLAN
MTR Form Number-6



N MH011738400202425E		BARCODE		Date 28/11/2024-17:39:23	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID / TAN (If Any)		
Mode of Payment			PAN No.(If Applicable)	AVDPY7484Q	
Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR			Full Name	KESHAV BANSHILAL YADAV	
Location THANE			Flat/Block No.	FLAT NO 1508 FLOOR 15 TOWER CL06-07	
Year 2024-2025 One Time			Premises/Bulding	RUNWAL GARDENS CITY CLUSTER 06	
Account Head Details		Amount In Rs.	Road/Street	USARGHAR DOMBIVLI EAST	
00046401 Stamp Duty		151600.00	Area/Locality	353.81 SQ. FT.	
00063301 Registration Fee		30000.00	Town/City/District		
			PIN	4	2
			PIN	1	2
			PIN	0	4
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-size: 24px; font-weight: bold;">क.ल.न.-५</p> <p style="text-align: center; font-size: 18px; font-weight: bold;">दस्त क्र. १८५१० २०२४</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">२ ८६</p> </div>	
			Amount In	One Lakh Eighty One Thousand Six Hundred Rupees On	
			Words	ly	
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172024112801045 593247460
Cheque/DD No.			Bank Date	RBI Date	28/11/2024-17:41:26 Not Verified with RBI
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date 1 , 29/11/2024		



Department ID : Mobile No. : 9000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नूतन चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

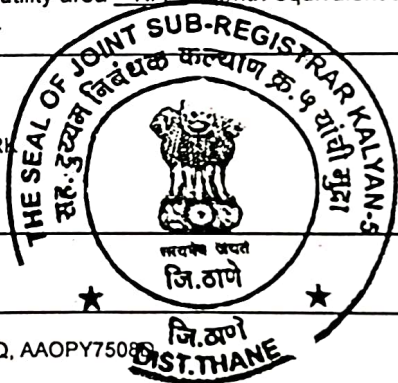
Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-507-16590	0006489222202425	29/11/2024-15:51:25	IGR542	30000.00
2	(IS)-507-16590	0006489222202425	29/11/2024-15:51:25	IGR542	151600.00
Total Defacement Amount					1,81,600.00

ANNEXURE E
Flat/Flat Purchaser/s Details

क.ल.न. - ५	
दस्त क्र. १५५०	२०२४
६६	८६

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. KESHAV BANSHILAL YADAV MR. BANSHILAL SUKKHU YADAV
2.	Address of Purchaser/s	S/O BANSHILAL YADAV, NEAR AYYAPPA MANDIR, 3 JAI BHAWANI SOCIETY, HARIOM NAGAR, POWAI IIT S.O, MUMBAI, MAHARASHTRA - 400076
3.	Description of the said Flat	1 BHK
4.	Project	RUNWAL GARDENS CITY CLUSTER 06 TOWER 6 TO 9
5.	Building Name	NA
6.	Wing	CL06-07
7.	Floor	15
8.	Flat No.	1508
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 premises <u>32.87</u> Sq. mtr. equivalent to <u>353.81</u> Sq.ft. and additional area of enclosed/open Balcony <u>NA</u> Sq. mtr equivalent to <u>NA</u> sq. ft. and Service/utility area <u>NA</u> sq.mtr. equivalent to <u>NA</u> sq.ft.
10.	No. of Car Parks included in the Agreement. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly	NO CAR PARK
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 3367000
12.	PAN No. of Purchaser/s	AVDPY7484Q, AAOPY75080
13.	Details of Mortgage/Charge as referred in Recital (dd) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
14.	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.
15.	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.

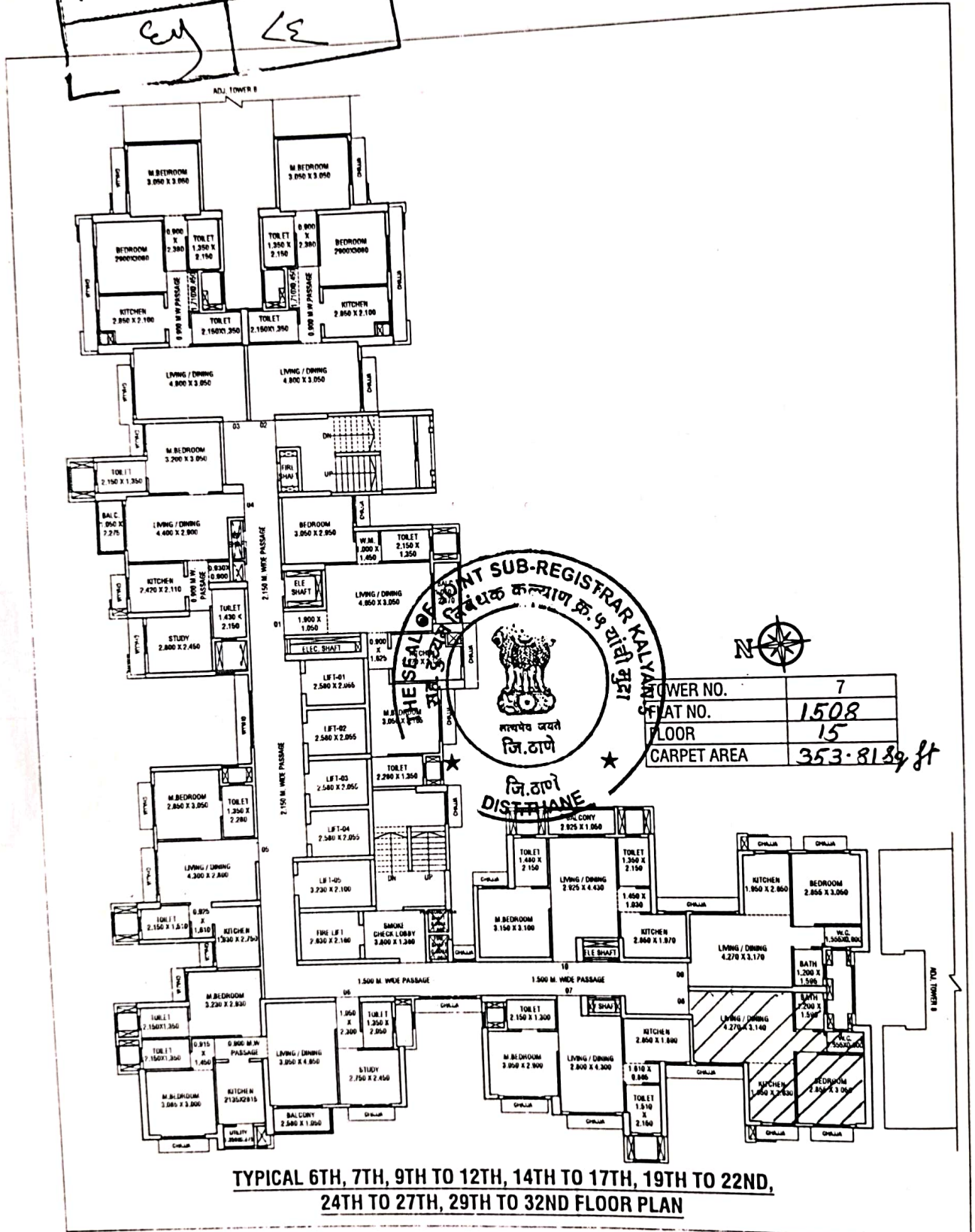


Keshav

केशी लाल यादव

क.ल.न. - ५
 दस्त क्र. १५८० २०२४
 एय

ANNEXURE F
 Floor Plan



TYPICAL 6TH, 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND,
 24TH TO 27TH, 29TH TO 32ND FLOOR PLAN

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY

Kusha

क.ल.न. काल सादर

क.ल.नं.-५	
दस्त क्र. १९५००	२०२४
६६	६६

ANNEXURE J



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 : P51700052561

Project: Runwal Gardens City Cluster 6 Tower 6 to 9 , Plot Bearing / CTS / Survey / Final Plot No.:93 (P), 109 (P) at Usarghar, Kalyan, Thane, 421204;

- Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.
- 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 (l) 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 11/09/2023 and ending with 31/05/2027 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.



Dated: 11/09/2023
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Veerendra Prasad Prabhakar
(Secretary, MahaRERA)
Date: 11-09-2023 14:53:14

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