

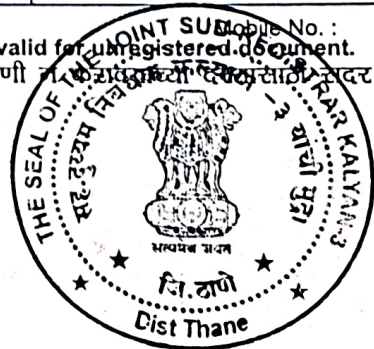


CHALLAN
MTR Form Number-6



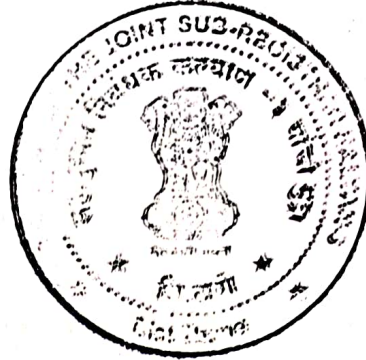
CHALLAN MH014889195202425E		BARCODE	Date	23/01/2025-15:31:35	Form ID	25.1
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty			TAX ID / TAN (If Any)			
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)		AQQPY0572R	
Location THANE			Full Name		DILIP M YADAV ✓	
Year 2024-2025 One Time			Flat/Block No.		MY CITY PHASE II CLUSTER 5- T 10,11,12,	
Account Head Details		Amount In Rs.	Premises/Building		PART III PROJECT BLDG NO CL05-11	
30046401 Stamp Duty	✓	254500.00	Road/Street		FLAT NO 404, 4TH FLOOR USARGHAR DOMBIVLI EAST	
30063301 Registration Fee	✓	30000.00	Area/Locality		52.96 SQ MTR	
			Town/City/District			
			PIN		4 2 1 2 0 4	
			Remarks (If Any)			
			PAN2=AAFRCR1404F~SecondPartyName=MS HORIZON PROJECTS PVT LTD~CA=5655400			
Total			Amount In	Two Lakh Eighty Four Thousand Five Hundred Rupees		
			Words	Only		
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref No.	02901792025012353027 528921439	
Cheque/DD No.			Bank Date	RBI Date	23/01/2025 15:33:03 Not Verified with RBI	
Name of Bank			Bank-Branch		UNION BANK OF INDIA 3 544	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID : 9137362631
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता घेतल्या जाणाऱ्या सदर चलन लागू नाही.



Dilip

दस्ता क्र. १३८८	२०२५
४	१५५



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 23rd day of Jan in the Christian year Two Thousand and Twenty Five (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAF CR1404F), 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 - 400022, 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;

AND

"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 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

Developers

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Purchaser/s

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गावाचे नाव : उसरघर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	5655400
3) वाजारभाव(भाडेपट्ट्याच्या वतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	4016500
4) भू-मापन, पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रं. 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 5--टी10,11,12-पार्ट 3,सदनिका नं. 404, चौथा मजला, सीएल05-11, क्षेत्रफळ 570.06 चौ.फु.(52.96 चौ.मी.)कारपेट + 45 चौ.फु.(4.18 चौ.मी.)युटीलिटी एरियामह दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(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) 52.96 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:- AAFCR1404F
7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या आकाराचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीप महेन्द्र प्रसाद यादव वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घाटीपाडा, वी.आर. रोड, वैशाली नगर, मुलुंड प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AQQPY0572R
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	23/01/2025
9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2025
10) दस्त नोंदणी केल्याचा दिनांक	1399/2025
11) अनुक्रमांक, खंड व पृष्ठ	254500
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	30000
13) वाजारभावाप्रमाणे नोंदणी शुल्क	
14) शेर	

मुल्यांकनासाठी 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 कार २ कल्याण क्र. ३
 UBarmalkar

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 :
P51700027171

Project: MY CITY PHASE II CLUSTER 5 PART III , Plot Bearing / CTS / Survey / Final Plot No.: 108/1 108/3 107/28 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 (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 20/11/2020 and ending with 30/06/2027 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
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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 22:01:19

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

Dated: 08/09/2021
Place: Mumbai

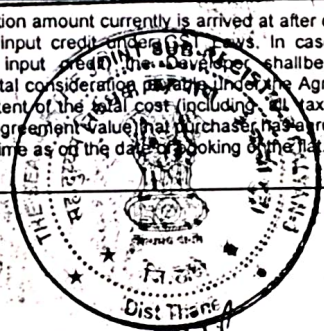
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ANNEXURE "F"
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	DILIP MAHENDRA PRASAD YADAV
2.	Address of Purchaser/s	GHATIPADA, B.R.ROAD, VAISHALI NAGAR, MULUND WEST, MUMBAI ,400080
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	CL05-11
7.	Floor	4th Floor
8.	Flat No.	404
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 Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area <u>4.18</u> sq.mtr. equivalent to <u>45.00</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. <u>NA</u> Sq. Mts 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. 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 Maha RERA shall be provided to the Allottee shortly	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 5655400
13.	PAN No. of Purchaser/s	AQQPY0572R
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 floor 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. 925 714
16.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit on GST. 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.

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APR 2024



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