

72/1463

Friday, January 24, 2025

6:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1577. दिनांक: 24/01/2025

गावाचे नाव: उसरघर.

दस्तऐवजाचा अनुक्रमांक: कलन3-1463-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सोनाली दिलीप खरटमोल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3100.00

पृष्ठांची संख्या: 155

एकूण:

रु. 33100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:46 PM ह्या वेळेस मिळेल.

Bannalkar

Joint Sub Registrar Kalyan 3

**मह. दुय्यम निबंधक कार्यालय ३ कल्याण क्र.३**

बाजार मुल्य: रु.3255500/-

मोबदला रु.4728250/-

भरलेले मुद्रांक शुल्क : रु. 212800/-

1) देयकाचा प्रकार: DHC रकम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125232421788 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125233821650 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014949318202425E दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Registration Office, No. Mudrank-2020/UOR-20/CR-148/M-1(Policy),  
Dated 20th Jun 2020

पदाकार्याची सही  
लिपिक  
मह. दुय्यम निबंधक कल्याण-३.



कलन-३	
दस्त क्र. १४६३	२०२५
४	१५५



**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane on this 24<sup>th</sup> 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. 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**;

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

Owner

Page 1 of 131

Purchaser/s

Handwritten initials/signature on the left margin.

Handwritten signature 'Saurabh' on the right margin.

Handwritten signature of the Owner.

Handwritten signature of the Purchaser/s.



**PART - I**

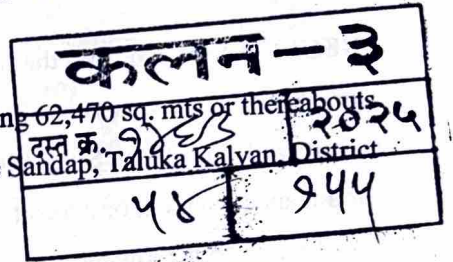
All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos.17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 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.



**THE SCHEDULE "B" ABOVE REFERRED TO:**

(Description of the said Property)

All that piece and parcel of land or ground aggregately admeasuring 1,37,56.15 sq.mtrs. or thereabouts bearing Survey Nos. 109 pt, 108/1 pt, 107/1 pt, 107/2A pt, 107/2B 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.**

By hand of its Authorized Signatory

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

- 1. Jale
- 2. Sahil C. Tarunde

) For HORIZON PROJECTS PRIVATE LIMITED  
)  
)  
) AUTHORIZED SIGNATORY



Owner

Purchaser/s



ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	SONALI DILIP KHARATMOL
2.	Address of Purchaser/s	ROOM NO 20, BHAVSAR CHAWL, RAJESH NAGAR, 90 FEET ROAD, SAKI NAKA, MUMBAI ,400072
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	MY CITY PHASE II CLUSTER 05 (1-6)
5.	Building Name	NA
6.	Wing	CL05-06
7.	Floor	12th Floor
8.	Flat No.	1204
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>409.02</u> Sq.Feet equivalent to <u>38.00</u> Sq.mtr. of enclosed/open Flower bed Balcony NA Sq. Feet equivalent to <u>0.00</u> Sq. mtr and/or Service/utility area <u>5.08</u> sq.mtr. equivalent to <u>54.68</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 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. 4728250
13.	PAN No. of Purchaser/s	JBFPK5987M
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	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.

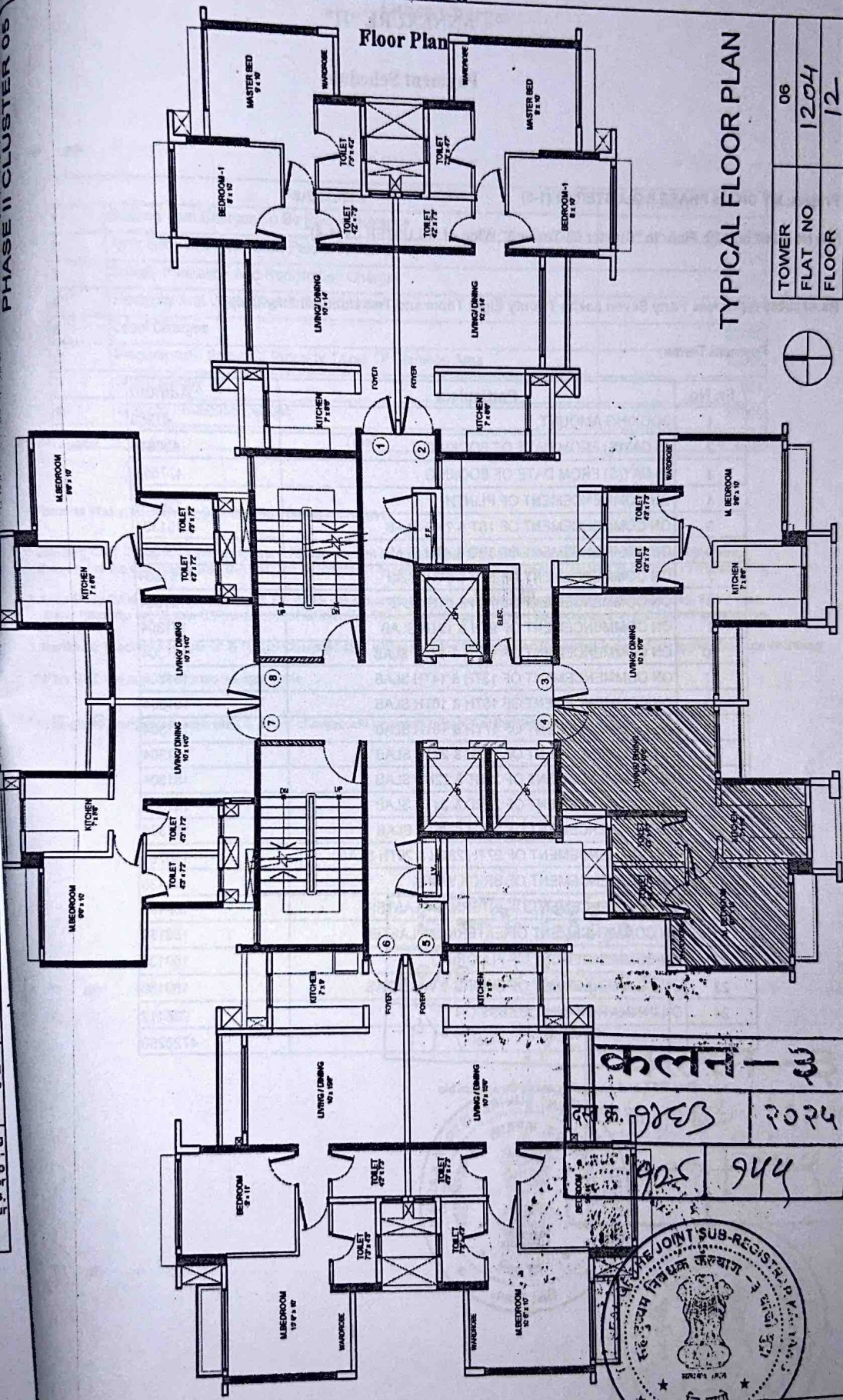


Owner

*Donal*  
Purchaser/s



ANNEXURE "G"



TOWER	06
FLAT NO	1204
FLOOR	12
CARPET AREA	409.02

TYPICAL FLOOR PLAN

कलन - 3  
 दस क्र. 9853 2024  
 905 944



Purchaser/s



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 : P61700019085

Project: MY CITY- PHASE II - CLUSTER 05 - PART I, Plot Bearing / CTS / Survey / Final Plot No.: S.NOS.AS PER CERTIFICATES ATTACHED 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 (f) 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 30/03/2025 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.

कलम - ३	
क्र. १४८३	२०२४
दि. ०९/०९/२०२१ Place: Mumbai	१४५

Signature valid  
Digitally Signed by  
Dr. Vasan Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 14:39:24

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



## गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4728250
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3255500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/- मोजे उसरघर स.नं. 17/1 व इतर, मोजे संदप स.नं. 2 व 21/1 वरील माय सिटी फेज 2 - क्लस्टर 05(1-6), सदनिका नं. 1204, बारावा मजला, सीएल05-06, क्षेत्रफळ 409.02 चौ.फु.(38.00 चौ.मी.) कारपेट + 54.68 चौ.फु.(5.08 चौ.मी.) युटीलिटी एरियासह 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 : मोजे 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), मोजे संदप स.नं. 2 व 21/1 ; )
(5) क्षेत्रफळ	1) 38.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज 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 सौरभ शंकर नातू तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित वय:-65; पत्ता:-प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णवाला अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी निग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAF CR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सोनाली दिलीप खरटमोल वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: भावसार चाळ, ब्लॉक नं: रूम नं. 20, रोड नं: राजेश नगर, 90 फीट रोड, साकीनाका, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-JBF PK5987M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1463/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	212800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



UB Samalkar  
सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३