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पावती

Joint Sub Registrar Kalyan 4

Tuesday, October 26, 2021

नॉदणी क्र. 39म

10:45 AM

Regn..39M

पावती क्र.: 14458 दिनांक: 26/10/2021

गावाचे नाव: उमरघर

दम्तगेवजाचा अनुक्रमांक: कलन4-13395-2021

दम्तगेवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: देविका लक्ष्मण बलेगर

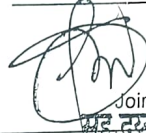
नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 3920.00

पृष्ठांची संख्या: 196

एकूण: ₹. 33920.00

आपणास मूळ दम्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:04 AM ह्या वेळेस मिळेल.



Joint Sub Registrar Kalyan 4
~~सदर दुर्याम निदेशक कार्यालय~~

बाजार मूल्य: ₹.3534300/-

मोबदला ₹.5034750/-

भरलेले मुद्रांक शुल्क : ₹. 177000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2510202112606 दिनांक: 26/10/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2310202102412 दिनांक: 26/10/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006383514202122E दिनांक: 26/10/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) 1. 'अ' आणि 'ब' वर्गीकृत क्षेत्रांमधील (उक्त योजनेमध्ये उल्लेख केलेले), विशाल : क्रमांक मुद्रांक 2013/अनौ. सं.
क्र.19/प्र.क्र.235/म-1, दि. 16/10/2017 अ.क्र.(4)

Devika B

गावाचे नाव : **उसरघर**

(1) निवेद्याचा प्रकार	नगरनामा
(2) मोवदना	5034750
(3) राजारभाव(भाडेपट्टयाच्या तालिनिपट्टाकार आकारणी देतो की पट्टेदार ने मुद्र करावे)	3534300
(4) भू-मापन, फोटोहिम्मा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मोजे उसरघर म.नं. 17/1 व इतर वरील माय सिटी फेज 2 - कन्स्टर 5(1-6), नदनिका नं. 2305, तेंविमावा मजला, सीएल05-05, क्षेत्रफळ 510.53 चौ.फु.(47.43 चौ.मी.) कारपेट + 32.93 चौ.फु.(3.06 चौ.मी.) युटीलिटी गरियासह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिमुचनेनुसार विशेष वयाहत प्रकल्पाअंतर्गत प्रथम विक्रीकारारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस-1217/331/मीआर-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) रस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. हॉरीजोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिभूत स्वाक्षणीकार पल्लवी मलकरी तर्फे अधिभूत कुलमुखत्यार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव बाघ वय:-40; पत्ता:- प्लॉट नं:-, माळा नं: पाचवा मजला, , इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वॅअर, , ब्लॉक नं:-, रोड नं: मायन बुनाभट्टी मिग्रल ममोर, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, सुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(8) रस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- देविका लक्ष्मण वनेगर वय:-26; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: महारा सोमायटी ब्लॉक नं:-, रोड नं: हनुमान मंदिर, राहुल नगर, ओमकार चाळ पार्क मार्ट, विक्रोळी पश्चिम, महाराष्ट्र, मुम्बई पिन कोड:-400079 पॅन नं:-BWEPP1775J
(9) रस्ताऐवज करून दिल्याचा दिनांक	26/10/2021
(10) रस्त नोंदणी केल्याचा दिनांक	26/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13395/2021
(12) राजारभावाप्रमाणे मुद्रांक शुल्क	177000
(13) राजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंभरा	

सुचनासाठी विचारात घेतलेला तपशील:-

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

शुल्क आकारताना निवडलेला अनुच्छेद:-



सर्व सुवर्ण निबंधक कल्याण - ४

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AGREEMENT FOR SALE

Runwal & Omkar

ARTICLES OF AGREEMENT made at Thane on this 26th day of Oct in the Christian year Two Thousand and 21 (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AATFCR1404F)

a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhathi 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;**



Runwal & Omkar
Purchaser/s

Owner

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e / १९९

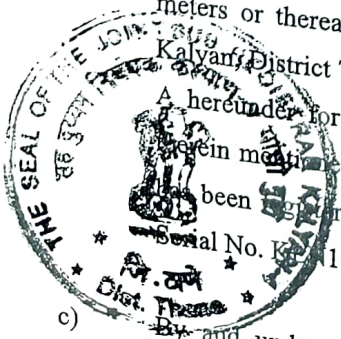
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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 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.

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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, cesss, 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 2,85,716 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.

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos.93 (part), 105, 107/1, 108 and 109 (part) situate,



Owner 


Purchaser/s

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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 16596.39 sq.mtrs. 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

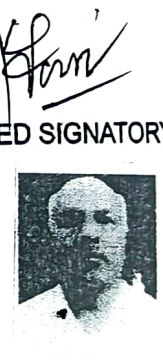
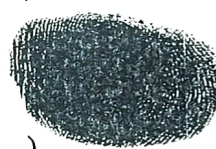
By the within named OWNERS For HORIZON PROJECTS PRIVATE LIMITED

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. Pallavi Mattani through
 P. A. Kishorkumar Jain.

1. Ashay Ch'...
 2. ...



AUTHORIZED SIGNATORY

SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

Mrs. Devika Laxman Balegar

- _____

Devika ZB



in the presence of

1. Laxman S. Balegar
 2. Balegar

...
 Owner



Devika ZB
 Purchaser/s

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 १३६/१२६

ANNEXURE "C"



Annexure 'C'
 MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
 मुंबई महानगर प्रदेश विकास प्राधिकरण

No SROT/22 VILLAGES/2401/BP/USARGHAR-03/VOL-I/11/13/2017.

Date: 7 OCT 2017

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 - Chundhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Commercial, Residential and ancillary Educational building up to plinth level only (As mentioned in table below) on land bearing S.No 17/1, 17/2, 17/3/A, 17/3/B, 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/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/R, 103/15, 103/16, 103/17, 103/18, 107/2/A, 107/2/B, 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 at Village Usarghar, Taluka-Kalyani, District-Thane admeasuring plot area of 2,56,303.00 sqm having net plot area admeasuring 1,57,965.92 sqm and with buildable plot area of 1,26,372.74 sqm (80% of net plot area), permissible built up area of 1,20,054.10 sqm (as per FSI 0.95) and proposed built up area of 1,19,970.62 Sqm (as per proposed FSI 0.949) as depicted on Drawing No. 1/68 to 58/68 (Total No. 68). The Commencement Certificate upto plinth is granted on the following conditions:

Indicating the details of building for which permission is hereby granted upto plinth for proposed development of Residential, Commercial and Ancillary Educational Building.

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m	No. of Tenement Is
Cluster A	E1	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4937.83	64
	D2	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4703.05	64
	A3	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	96
	B4	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4258.65	64
	A5	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	96

Sub Regional Office, 1st Floor, Balaram Feroz Engady Station Underpass, Thane - Uliswandi Road, Bhubani, Thane (N) District, Maharashtra
 Tel. No.: (022) 2544 2643, 2538 8122 - Fax: (022) 2541 0265 - Email: info@mmrda.gov.in

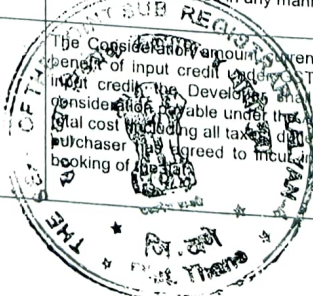


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ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mrs. DEVIKA LAXMAN BALEGAR
2.	Address of Purchaser/s	LAXMAN BALEGAR, HANUMAN MANDIR, SAHARA SOC, RAHUL NAGAR, OMKAR CHAWL PARK SITE, VIKHROLI, WEST, MUMBAI, MAHARASHTRA, INDIA, 400079
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	CL05-05
7.	Floor	23
8.	Flat No.	2305
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 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr. and/or Service/utility area 3.06 sq.mtr. equivalent to 32.93 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	One Car Parking
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.5034750/-
13.	Other charges and Deposits	Rs 275770/-
14.	PAN No. of Purchaser/s	BWEPB1775J
15.	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.
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 the Purchaser has agreed to incur under the GST regime as on the date of booking of the flat.



Owner

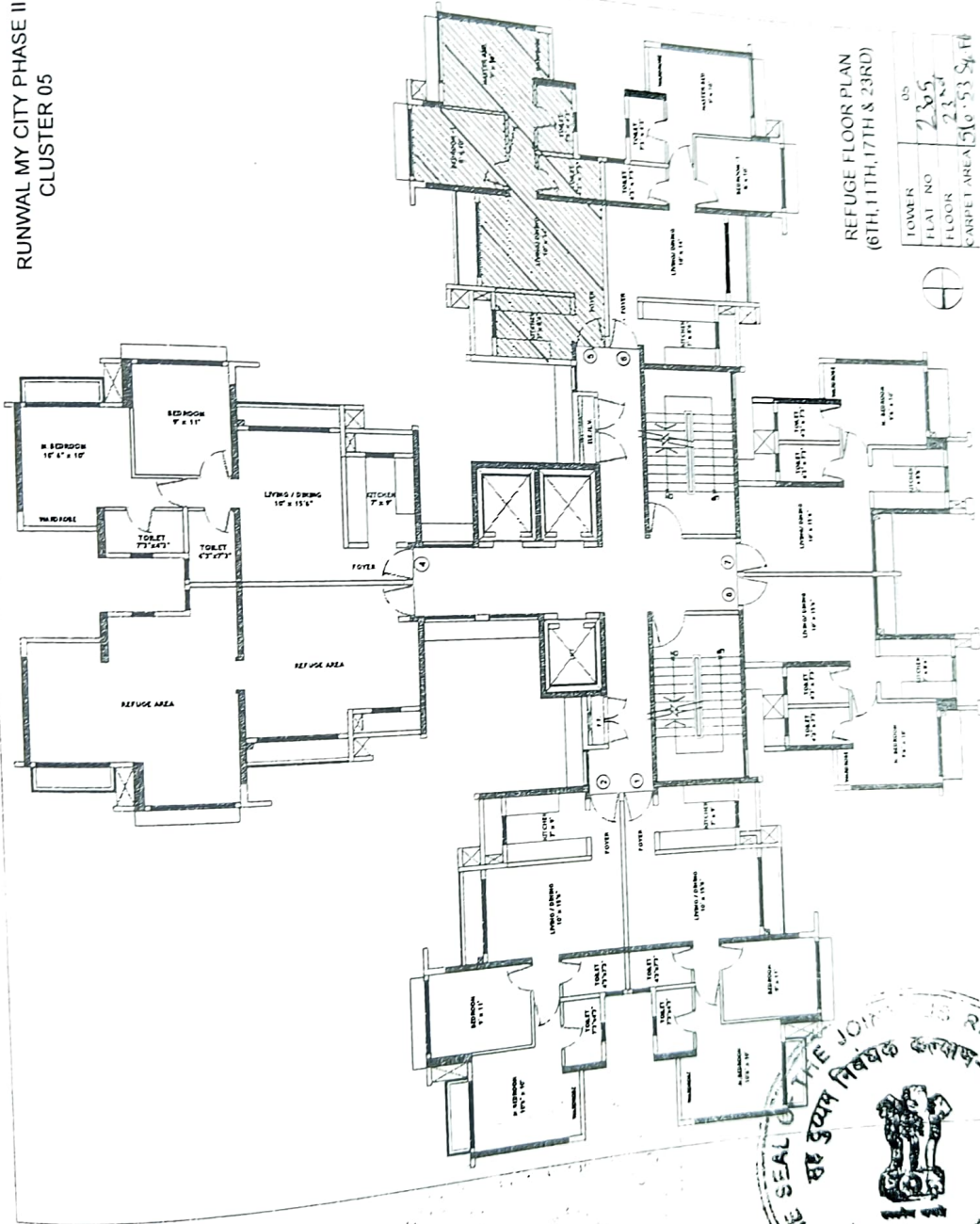
Purchaser/s

ANNEXURE "G"

Floor Plan

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RUNWAL MY CITY PHASE II
CLUSTER 05



REFUGE FLOOR PLAN
(6TH, 11TH, 17TH & 23RD)

TOWER	05
FLAT NO	2305
FLOOR	23RD
CARPET AREA	510.53 Sq. Ft.



MY CITY PHASE II 625



HORIZON PROJECTS PRIVATE LIMITED

Plan
AUTHORIZED SIGNATORY

Devi Kar
Purchaser/s

क ल न - ४
दस्तावेज क्र. ७७३८५ / २०२१
१६६ / १२६



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

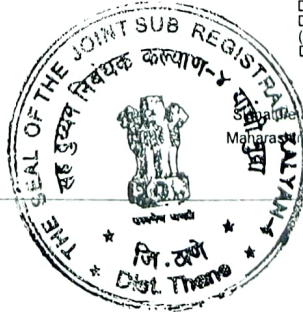
This registration is granted under section 5 of the Act to the following project under project registration number : P51700019085

Project: MY CITY- PHASE II -CLUSTER 05 - PART 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 (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 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.

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

Dated: 09/09/2021
Place: Mumbai



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

Owner

Purchaser/s