

CHALLAN
MTR Form Number-6



N	MH007445199202122E	BARCODE		Date	13/10/2021-09:54:02	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Mode of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	EIYPM0701G				
Location	THANE	Full Name	DURGESHCHAND MISHRA				
Period	2021-2022 One Time	Flat/Block No.	MY CITY PHASE II FLAT NO 2205 22ND FLOOR				
		Premises/Building	TOWER CL05 04				

Account Head Details	Amount In Rs.								
0046401 Stamp Duty	174000.00	Road/Street	USARGHAR DOMBIVLI THANE						
0033301 Registration Fee	30000.00	Area/Locality	510.53 SQ. FT.						
		Town/City/District							
		PIN		4	2	1	2	0	4
		Remarks (If Any)	PAN2=AAFCCR1404F~SecondPartyName=HORIZON PROJECTS PVT LTD-CA=4962250						
			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्तावे. ९३३७७ / २०२१</p> <p>२ / १०००</p> </div>						
		Amount In	Two Lakh Four Thousand Rupees Only						
	2,04,000.00	Words							

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	03006172021101300164	338611196		
Cheque/DD No.		Bank Date	RBI Date	13/10/2021-09:59:12	14/10/2021		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	1 , 14/10/2021				

Document ID : **Signature Not Verified** Mobile No. : 9000000000
 This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालान केवल सुरक्षित दस्तावेज के रूप में मान्य है। नोदणी केवल उप-रजिस्ट्रार कार्यालयों में ही किया जा सकता है। नोदणी न करायें, तो दस्तावेज अमान्य माना जाएगा।

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.10.26
 09:56:17 IST
 Reason: Secure Document
 Location: India

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-338-3387	0003766494202122	26/10/2021-09:53:00	IGR127	30000.00



Print Date 26-10-2021 09:56:16

क ल न - ४
दस्त क्र. १३३५०/२०२१
२ / १०६

AGREEMENT FOR SALE

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. AAECRI404F)

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-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;**



[Signature]
Owner

[Signature]
Purchaser/s

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क ल न - ४
दस्त क्र १३३७७/२०२१
१० / १९६

"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



Owner

[Handwritten signatures]

Owner

MY CITY PHASE II 623

कलन - 8
दस्तावेज क्र. 93346 / 2029
26/2/98

ANNEXURE "F"

Flat/Flat Purchaser/s Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. DURGESHCAND MISHRA Mr. SURYAPRAKASH MISHRA, Mrs. ASHADEVI MISHRA
2.	Address of Purchaser/s	504, B1 ARVALI BLDG, LOK DHARA, PHASE 1, KALYAN EAST, KALYAN, KALYAN, MAHARASHTRA, INDIA, 421306
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	CL05-04
7.	Floor	22
8.	Flat No.	2205
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 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.4962250/-
13.	Other charges and Deposits	Rs. 275770/-
14.	PAN No. of Purchaser/s	EIYPM0701G , AOWPM3880Q , BOIPM1386J
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 Purchaser has agreed to incur in the GST regime as on the date of booking of the flat.



MY CITY PHASE II CLUSTER 05
RUNWAL - MY CITY PHASE II CLUSTER 05

For HORIZON

Owner

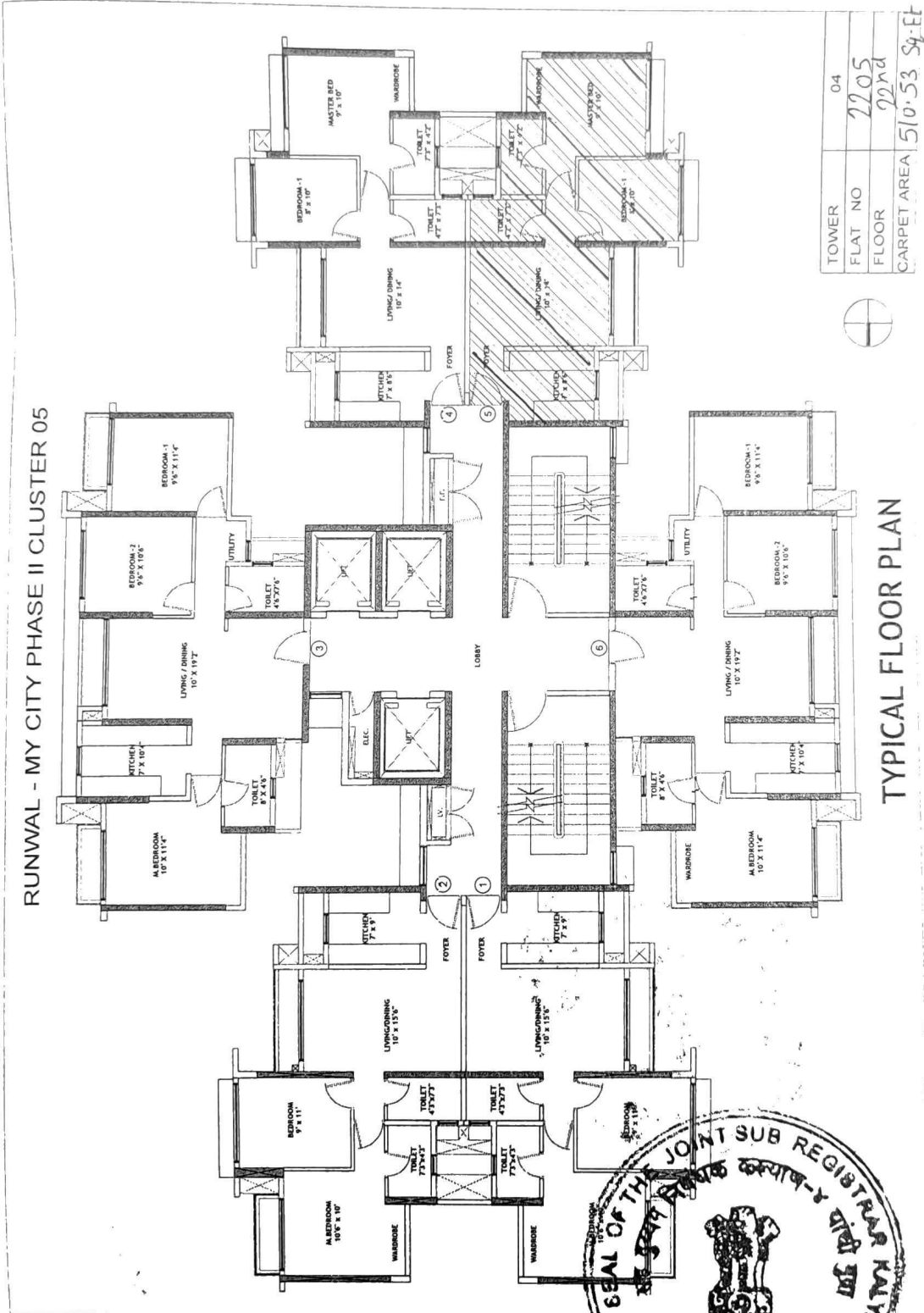


Purchaser/s

कलच - 8
 दस्तक्रे. 93346/2029
 963 / 968

ANNEXURE "G"

Floor Plan



RUNWAL - MY CITY PHASE II CLUSTER 05

TYPICAL FLOOR PLAN



MY CITY PHASE II 623



For HORIZON PROJECTS PRIVATE LIMITED

[Signature]
 AUTHORIZED SIGNATORY

Owner

[Signature]
 Purchaser/s



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.

Dated: **09/09/2021**
Place: **Mumbai**



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

Owner



MY CITY PHASE II 623

सूची क्र.2

कल्याण निकासाचे कार्यालय

दस्ता क्रमांक : 13387/2021

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

खोबाचा प्रकार

कारनामा

वदना

4962250

आजारभाव/भाडेपट्ट्याच्या वावतितपट्टाकाराची देता की पट्टेदार ते नमुद करावे)

3534300

आमाण,पोटाहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/148,मुल्यदर 47700/-,मौजे उसरघर स.नं. 17/1 व इतर वरील माय सिटी फेज 2- क्लस्टर 5(1-6),सदनिका नं. 2205,वाविमावा मजला,मीएल05-04,क्षेत्रफळ 510.53चौ.फु.(47.43चौ.मी.)कारपेट + 32.93चौ.फु.(3.06 चौ.मी.)युटीलिटी गिनियामह +1 कार पार्किंग सहित,दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकारनाच्या मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1217/331/सीआर-72/17/बुडी-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. ;))

क्षेत्रफळ

1) 47.43 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

धनपेवज करून देणा-या/लिहून ठेवणा-या व गाचे नाव किंवा दिवाणी न्यायालयाचा प्रामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव आ.

1): नाव:-मे.हॉतीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्ट / अधिकृत स्वाधारीकार पल्लवी मतकरी तर्फे अधिकृत कुलमुखन्यार किशोर कुमार जैन तर्फे कुलुखत्यार म्हणून वैभव वाघ वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, , इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी मियल समोर, ऑफ ईस्टर्न एकमप्रेम हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F

धनपेवज करून घेणा-या पक्षकाराचे व किंदा रागी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-दुर्गेशचंद्र मिश्रा वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आरवली विल्डिंग, लोक धारा फेम 1, ब्लॉक नं: 504, बी-1, रोड नं: कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-EIYPM0701G
2): नाव:-सूर्यप्रकाश मिश्रा वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आरवली विल्डिंग, लोक धारा फेम 1, ब्लॉक नं: 504, बी-1, रोड नं: कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AOWPM3880Q
3): नाव:-आशादेवी मिश्रा वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आरवली विल्डिंग, लोक धारा फेम 1, ब्लॉक नं: 504, बी-1, रोड नं: कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BOIPM1386J

धनपेवज करून दिल्याचा दिनांक

26/10/2021

धन नोंदणी केल्याचा दिनांक

26/10/2021

1) अनुक्रमांक, खंड व पृष्ठ

13387/2021

2) आजारभावाप्रमाणे मुद्रांक शुल्क

174000

3) आजारभावाप्रमाणे नोंदणी शुल्क

30000

4) गंग

अर्थीकनामाठी विचारात घेतलेला तपशील:-

अर्थीक शुल्क आकारना निवडलेला अनुच्छेद :-

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



स. दुय्यम निबंधक कल्याण - ४