

72/818

पावती

Original/Duplicate

Friday, January 22, 2021

नोंदणी क्र. :39M

4:25 PM

Regn.:39M

पावती क्र.: 985 दिनांक: 22/01/2021

गावाचे नाव: उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन3-818-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शिरीष गोविंद अग्निहोत्री

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3780.00

पृष्ठांची संख्या: 189

एकूण:

रु. 33780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:43 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Kalyan 3

बाजार मुल्य: रु.2809950 /-

मोबदला रु.3981458/-

भरलेले मुद्रांक शुल्क : रु. 99600/-

सह दुर्यम निबंधक वर्ग-२ कल्याण क्र-३

1) देयकाचा प्रकार: DHC रकम: रु.1780/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2412202011728 दिनांक: 22/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1812202018326 दिनांक: 22/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009189779202021E दिनांक: 22/01/2021

बँकेचे नाव व पत्ता:


S. G. Agnihotri

कलन - ३	
सं. क्र.	१९
५	२०२१
	१८

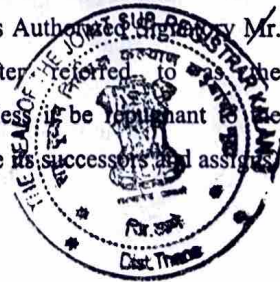
AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 31st day of Dec in the Christian year Two Thousand and Twenty (hereinafter referred to as the 'Agreement')

BETWEEN

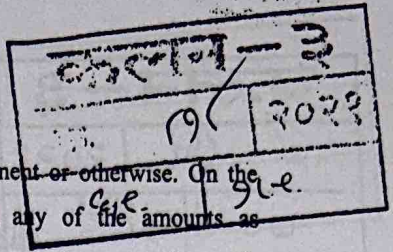
HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F) a company incorporated under the Companies Act, 1956 having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (East), Mumbai-400 022 represented by its Authorized Signatory Mr. MS. PALLAVI MATKART 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



Sr. G. Anikhoti Bhatkar

MY CITY PHASE II 452



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.

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 62,400 sq. mtrs. 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.



S. G. Agnihotri
Bhatkar

14
Owners

कलन-३	
प.स.क्र. (9)	२०२१
७०	१५२

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)

HORIZON PROJECTS PVT. LTD.)

By hand of its Authorized Signatory)

MR. Pallavi Matkani through)
POA Kishor Kumar Jain)
in the presence of)

1. Jyoti Shinde)

2. Shinde)



For HORIZON PROJECTS PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED)

By the within named Purchaser/s)

M. Shrish Govind Agnihotri)

M. Bhagyashree Shrish Agnihotri)
in the presence of)

_____)

2. _____)

[Signature]
AUTHORIZED SIGNATORY

S.G. Agnihotri



[Signature]



[Signature]
Owners

Annexure - 'F'
Flat/ Flat Purchaser's Details

कलन - ३	
दि. १९	२०२२
९५८	९६८

No.	Particulars	Details
1	Name of Purchaser/s	MR. SHIRISH GOVIND AGNIHOTRI
		MRS. BHAGYASHREE SHIRISH AGNIHOTRI
2	Address of Purchaser/s	ROOM NO.801, 8TH FLOOR, BLISS KASA BUILDING, BHAWANI SHANKAR ROAD, DADAR WEST, MUMBAI 400028.
3	Description of the said Flat/ Premises	IBHK (ULTIMA)
4	Project	MY CITY PHASE II - CLUSTER - 05 - PART - 01
5	Building Name	NA
6	Tower	CL05-06
7	Floor	16TH
8	Apartment No	1603
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>38.00 sq. mtrs</u> equivalent to <u>409.02 sq. ft.</u> Area of enclosed/open balcony <u>NA sq.mtr</u> equivalent to <u>NA sq. ft.</u> and/or Service/utility area <u>3.90 sq.mtr.</u> equivalent to <u>41.97 sq. ft.</u> and/or Open Terrace <u>NA.</u> equivalent to <u>NA.</u> 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 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	ONE CAR PARKING
12	Total consideration	Rs. 3,981,458 RUPEES THIRTY NINE LAKHS EIGHTY ONE THOUSAND FOUR HUNDRED FIFTY EIGHT ONLY
13	Other Charges and Deposits	As per Annexure "I" Rs. 239,082 RUPEES TWO LAKHS THIRTY NINE THOSAND EIGHTY TWO ONLY
14	PAN No of Purchaser/s	AMJPA5124G / CCKPK0867M
15	Details of Mortgage/Charge as referred in Recital (j) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Limited 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 L.w.s. 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/fees/charges (value) that purchaser has agreed to incur under the Agreement as on the date of booking of the flat.

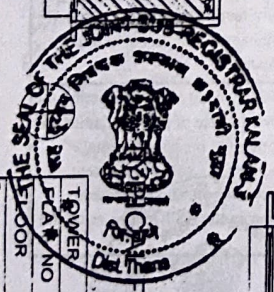
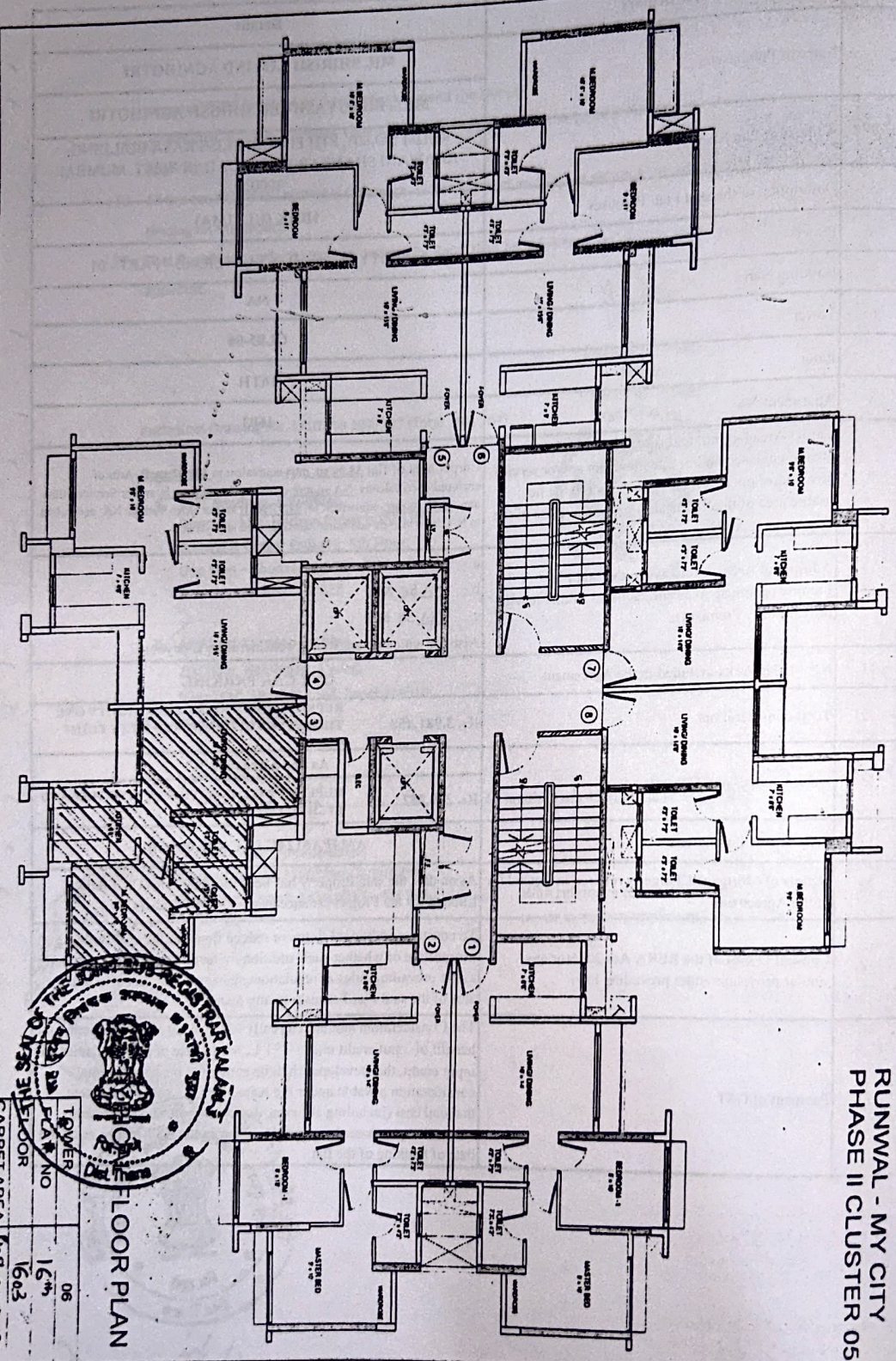


S.G. Agnihotri
Bhatnagar

Purchasers

कलन - ३	
क्र. (१)	२०३४
९६१०	९८२

Annexure - 'G'
Floor Plan



TOWER PLAN NO.	06
FLOOR PLAN NO.	16th
CARPET AREA	1602 Sq. Ft.

FLOOR PLAN

RUNWAL - MY CITY
PHASE II CLUSTER 05

For HORIZON PROJECTS PRIVATE LIMITED

Owners

AUTHORIZED SIGNATORY

Purchasers

[Handwritten Signature]

S. G. Anil kati
B. Shadkar

कलन-३	
दिनांक	(9/ 2020
944	968

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 : P51700019085

Project: **MY CITY - PHASE II - CLUSTER 05 - PART** 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:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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 (I) 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.

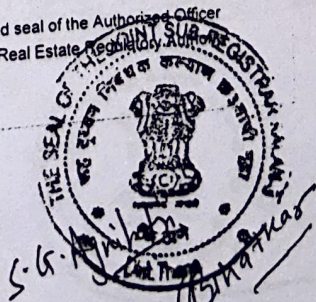
- o The Registration shall be valid for a period commencing from 04/01/2019 and ending with 30/09/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o 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: 23-06-2020 12:00:21

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

Dated: 18/05/2020
Place: Mumbai



Purchasers

Owners



22/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 818/2021

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3981458
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2809950
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-हॉबिबली इतर वर्णन : इतर माहिती: विभाग क्र. 47/148, मुल्यदर 47700/-, मीजे 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 बरीस माय सिटी फेज 2 - क्लस्टर 05-पार्ट -01, सदनिका नं. 1603, सोळाबा मजला, सीएल05-06, क्षेत्रफळ 409.02 चौ.फु. (38.00 चौ.मी.) कारपेट + 41.97 चौ.फु. (3.90 चौ.मी.) जुटीलिटी एरियासह + 1 कव्हर कार पार्किंग स्पेस सह सहित दि.21/08/2017 च्या अधिसूचनेनुसार विशेष बसाहूत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत (टीपीएस-1217/331/सीआर-72/17/युडी-12) (Survey Number : 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1 व इतर ;)
(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, प्रतिबादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीमोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार पल्लवी मतकरी तर्फे अधिकृत कुलमुखत्यार किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं. -, रोड नं: सायन चुनावट्टी सिप्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1404F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-शिरीष गोविंद अग्निहोत्री वय:-40; पत्ता:-प्लॉट नं. -, माळा नं: आठवा मजला, इमारतीचे नाव: व्लिस कासा विल्डिंग, ब्लॉक नं: रूम नं. 801, रोड नं: भवानी शंकर रोड, दादर प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AMJPA5124G 2): नाव:-भाग्यश्री शिरीष अग्निहोत्री वय:-35; पत्ता:-प्लॉट नं. -, माळा नं: आठवा मजला, इमारतीचे नाव: व्लिस कासा विल्डिंग, ब्लॉक नं: रूम नं. 801, रोड नं: भवानी शंकर रोड, दादर प., मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-CCKPK0867M
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	22/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	818/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	99600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग-२ कल्याण क्र-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

