



CHALLAN
MTR Form Number-6



GRN	MH009089502202021E	BARCODE	[Barcode]	Date	27/12/2020-20:45:45	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		PAN No.(If Applicable)				FINPS8359L
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name		SHAHIDA ISAMUDDIN SHAIKH		
Location	THANE			Flat/Block No.		MY CITY PHASE 2 BLDG CL05-06 FLAT 1304		
Year	2020-2021 One Time			Premises/Building		FLOOR 13		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	91800.00	USARGHAR DOMBIVLI EAST	409.02 SQ FT		4 2 1 2 0 4	
0030063301 Registration Fee	30000.00					
Total		Amount In		One Lakh Twenty One Thousand Eight Hundred Rupees		
		Words		Only		

कलन-३
दस्ता क्र. १०३९३ | २०२०
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FAN2-AFCR1404F-SecondPartyName=HORIZON PROJECTS PVT
TD-CA=3669705

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020122728580	501085187
Cheque/DD No.		Bank Date	RBI Date	27/12/2020-20:47:05	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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

Mobile No. : 9321944478

श्री. शे. शे. शे. शे.
शायरा इ. शेख
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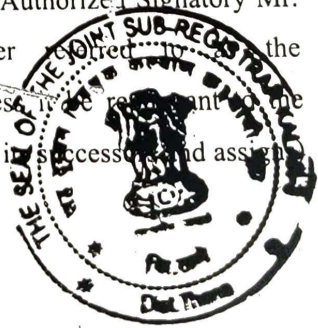
MY CITY PHASE II 436

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. AAFCR404F)
 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. Miss. Pallavi Matkari hereinafter referred to as the "OWNERS/PROMOTER" (which expression shall, unless the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;



AND

[Signature]

Owners

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सायरा इ. शीख *[Signature]*

Purchasers

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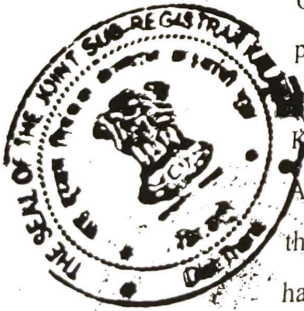
"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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, 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 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, Premier sold, conveyed and transferred in favour of the

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Purchasers

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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 6,470 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.



[Signature]

Owners

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Purchasers

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 दस्त क्र. 908e3 2020
 932 9/11/2017

Annexure 'C'



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SRQT/27 VILLAGES/2401/BP/USARGHAR-03/VOL-II/1473/2017.

Date: 7 OCT 2017

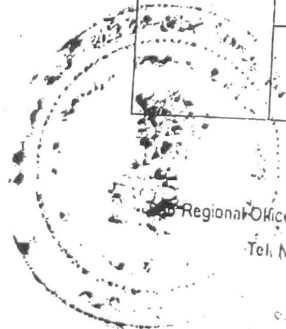
COMMENCEMENT CERTIFICATE

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 Esquare, 5th Floor, Opp Sion - Chunabhatti 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/B, 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/B, 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-Kalyan, District-Thane admeasuring plot area of 2,56,303.00 sqm having net plot area admeasuring 1,57,965.92 sq.m and with buildable plot area of 1,26,372.74 sq.m (80 % of net plot area), permissible built up area of 1,20,054.10 sq.m (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 68/68 (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 Tenements
Cluster 4	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	98
	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	98



Regional Office, 1st Floor, Balkurni Fire Bngade Station Building, Thane - Bhirwandi Road, Balkurni, Thane (W) - 400 608
 Tel. No.: (022) 2544 2640, 2530 8122 • Fax : (022) 2541 0265 • Email : sro.thane@ma.mmrda.maharashtra.gov.in

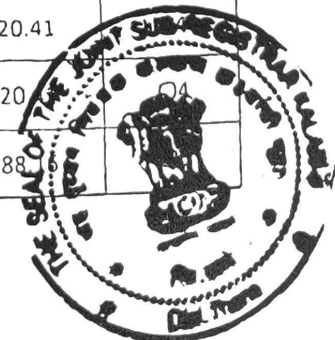
D6
B7
H8
A9
B10
A11
H12
B1
D2
A3
B4
A5
D6
B10
A11
H12
J1
D2
H1
A2
B3
A4
K5
K6
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	D6	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4767.79	64
	B7	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4326.84	64
	H8	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4136.76	64
	A9	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 3 rd upper floors	19.60	1201.75	18
	B10	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	554.62	04
	A11	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	588.16	06
	H12	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	545.38	04
	Cluster 5	B1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62
D2		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
A3		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
B4		Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
A5		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
D6		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
B10		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
A11		Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
Cluster 6	H12	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
	J1	Stilt + 1 st upper floor	6.55	398.32	04
Cluster 13	D2	Stilt + 1 st upper floor	6.55	440.86	04
	H1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
	A2	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	B3	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A4	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	K5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520.41	04
	K6	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520	04
A7	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588	04	



OPINION APPROVED

स प्राधिकृत

Date: 7/11/20

Regional & Town Planning

or, M/s. Horizon

al, Sion (E), Mumbai

ilding up to plinth level

A, 17/3/B, 17/4, 17/5

71/8, 91/1, 91/2, 91/3

, 103/11, 103/12

107/4, 107/5, 107/6

16, 107/17, 107/18

District-Thane address

5.92 sq.m and with

up area of 1,20,054

per proposed 65/138

ment Certificate upto

ed upto plinth for

ational Building

BUA area in sq.m.

4937.83

4703.05

5136.73

4258.65

5.38

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	B8	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A9	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	05
	H10	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
Educational Building	No 1	Stilt + 1 st to 5 th upper floor	21.15	8,056.91	--
Business Office	No 1	Ground + 15 th upper floor	45.60	30,010.34	--
	No 2	Ground + 15 th upper floor	45.60	30,010.34	--
TOTAL BUA IN SQM				1,19,970.62	--

Viz:-

- This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
- This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if -
 - The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
- This Commencement Certificates supersedes MMRDA's CC No. SROT/27 Villages/2501/BP/Usarghar-03/Vol-I/770/2016 dt 23/12/2016.
- This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
- The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
- The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
- Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases



may be proceeded
development is tre
The applicant shall
wherever necessary
Construction beyond
Certificate above plin
The applicant shall b
NOCs/ Clearances su
competent authoritie
The applicant shall c
submit final NOC from
The applicant shall su
accordance to regulati
The applicant shall en
mentioned in Maharas
The applicant shall in
178/432001/2133/CR-2
The applicant shall com
respect of preservation
submit Undertaking &
certificate;
The applicant shall pay
Competent Authority and
The applicant shall obt
relating to water supply,
MMRDA before applying t
soon as the devel
owner/developer shall ins
Details:
a. Name and address
b. Survey No./ City S
its boundaries;
c. Order No. and date

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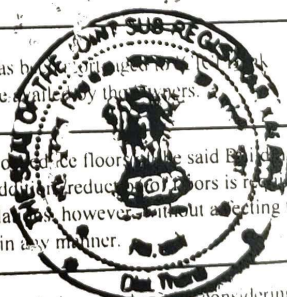
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Annexure - 'F'

Flat/ Flat Purchaser's Details

Sr. No.	Particulars	
1	Name of Purchaser's	MRS. SHAHIDA ISAMUDDIN SHAIKH MRS. SAYARA ISAMUDDIN SHAIKH MR. RIZWAN ISAMUDDIN SHAIKH
2	Address of Purchaser's	K.L.COLONY, R.NO.-166, GANDHI NAGAR, NEAR VIJITHAI MANDIR, KOPRI, THANE (E)
3	Description of the said Flat/ Premises	1 BHK (ULTIMA)
4	Project	MY CITY PHASE II - CLUSTER - 05 - PART - 01
5	Building Name	NA
6	Tower	CL05-06
7	Floor	13
8	Apartment No.	1304
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 NA, equivalent to NA, 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	NO CAR PARKING
12	Total consideration	Rs. 3,669,705 Rupees Thirty Six Lakh Sixty Nine Thousand Seven Hundred Five Only
13	Other Charges and Deposits	As per Annexure "I" Rs. 239,082 Rupees Two Lakh Thirty Nine Thousand Eighty Two Only
14	PAN No. of Purchaser's	FINPS8359L / CLKPS9045E / FJDPS7481E
15	Details of Mortgage Charge as referred in Recital (j) of the Agreement	As on date the said Property has been mortgaged to the Bank of Maharashtra Limited for the Project Finance, available by the borrowers.
16	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or service floors on the said Plot, irrespective of whether such additional 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.

Owners: शिवा इ. शेख सायरा इ. शेख Purchasers



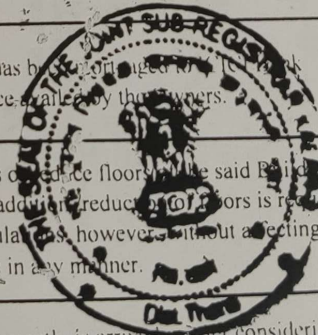
Annexure - 'F'

Flat/ Flat Purchaser's Details

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दस्ता क्र. १०३८३	२०२०
<i>[Signature]</i>	<i>[Signature]</i>

Sr. No.	Particulars	
1	Name of Purchaser/s	MRS. SHAHIDA ISAMUDDIN SHAIKH MRS. SAYARA ISAMUDDIN SHAIKH MR. RIZWAN ISAMUDDIN SHAIKH
2	Address of Purchaser/s	K.L.COLONY, R.NO.-166, GANDHI NAGAR, NEAR VITTHAL MANDIR, KOPRI, THANE (E)
3	Description of the said Flat Premises	1 BHK (ULTIMA)
4	Project	MY CITY PHASE II - CLUSTER - 05 - PART - 01
5	Building Name	NA
6	Lower	CL05-06
7	Floor	13
8	Apartment No.	1304
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 NA, equivalent to NA, 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	NO CAR PARKING
12	Total consideration	Rs. 3,669,705 Rupees Thirty Six Lakh Sixty Nine Thousand Seven Hundred Five Only
13	Other Charges and Deposits	As per Annexure "I" Rs. 239,082 Rupees Two Lakh Thirty Nine Thousand Eighty Two Only
14	PAN No. of Purchaser/s	FINPS8359L / CLKPS9045E / FJDPS7481E
15	Details of Mortgage Charge as referred in Recital (j) of the Agreement	As on date the said Property has been mortgaged to Limited for the Project Finance raised 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 in the said Building, irrespective of whether such additional or 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 436

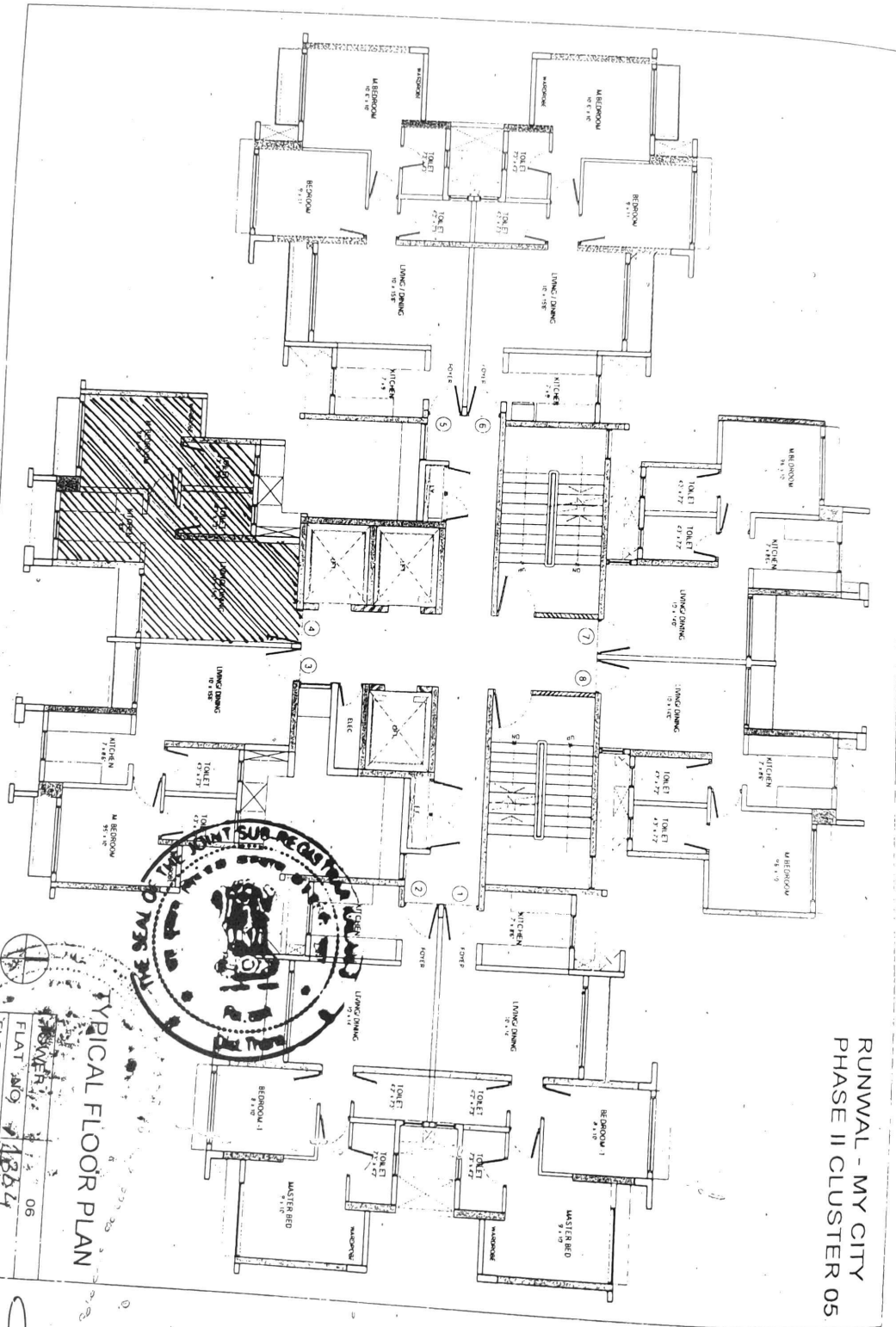


Owners 2123

Purchasers

कलन-3	
दस्तावेज नं. 90383	2020
3/2/20	3/2/20

Annexure - 'G'
Floor Plan



FLAT NO. 113
FLOOR 13
CARPET AREA 109.02 SQM
TYPICAL FLOOR PLAN

RUNWAL - MY CITY
PHASE II CLUSTER 05

For HORIZON PROJECTS PRIVATE LIMITED

Owners

शिवदत्त शेरव

सागरा इन्डिया

AUTHORIZED SIGNATORY

Purchasers

TOTAL C

Sr. No.	9%	Agri
1	9%	Agri
2	91%	

* Plus GST



Owners

Annexure - 'L'



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

कलन-३	
क्र. १०३८३	२०२०
१६६ १६६	१६६ २०५

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700010085

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:-

- 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 **30/09/2024** 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
Dr. Vasantrao Prabhakar Prabhakar
(Secretary, MahaRERA)
Date: 23-06-2020



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

Dated: 18/05/2020
Place Mumbai

शायरा डे शेकर

Prabhakar