

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 3084/2025

नोंदणी :

Regn:63m

24/02/2025

गावाचे नाव : उसरघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5753900
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4095000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड : ., इतर माहिती: सदनिका नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ., इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका क्र. 2304,23 वा मजला,टॉवर सीएल05-11,माय सिटी फेज 2-क्लस्टर-05-टी10,11,12 - पार्ट 3,दिवा मानपाडा रोड,उसरघर,कल्याण,ठाणे,सदनिकेचे क्षेत्रफळ 52.96 चौ. मी. कारपेट म्हणजेच 570.06 चौ. फुट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/ सी. आर / सी. आर 536/म-1 दिनांक 15-01-2008 आणि मुद्रांक 2012/ आर. आर.36/ सी. आर. 22/ म-1 दिनांक 06/01/2015 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये50% सवलत(536/म-1 दिनांक 04-01-2008/15-01-2008)((Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 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, 93(Pt.), 103/2, 103/3 to 5, 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, 104, 106/2, 106/3, 106/6, 107/1, 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, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप, सर्व्हे नं. 2 आणि 21/1 ;))
(5) क्षेत्रफळ	1) 570.06 चौ.फूट
(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 नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून सदानंद पंडित - वय:-61; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: पाचवा मजला, रुणवाल ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पूर्व, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पियाली पंजा वय:-24; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: दलपतीपुर, खरार, प. मेदनपुरे, प. बंगाल, ब्लॉक नं: ., रोड नं: ., पश्चिम बंगाल, पश्चिम ंईडणापरि. पिन कोड:-721222 पॅन नं:-GUVPP1583G 2): नाव:-मैनाक घोष वय:-30; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: दलपतीपुर, खरार, प. मेदनपुरे, प. बंगाल, ब्लॉक नं: ., रोड नं: ., पश्चिम बंगाल, पश्चिम ंईडणापरि. पिन कोड:-721222 पॅन नं:-BQYPG8943H
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3084/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	259000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

U. B. Morelkar

सह.दुय्यम निबंधक वर्ग 2 कल्याण क्र.3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद



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



CHALLAN
MTR Form Number-6



GRN	MH016437716202425E	BARCODE		Date	19/02/2025-17:59:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	GUVPP1583G		
Office Name	KLN3 KALYAN NO 3 JOINT SUB REGISTRA			Full Name	PIYALI PANJA ✓		
Location	THANE			Flat/Block No.	FLAT NO 2304 23rd FLOOR TOWER CL05-11 MY		
Year	2024-2025 One Time			Premises/Building	CITY PHASE II CLUSTER 05 - T10, 11, 12 - PART		

Account Head Details	Amount In Rs.	III
0030046401 Stamp Duty ✓	259000.00	Road/Street
0030063301 Registration Fee ✓	30000.00	Area/Locality
		Town/City/District
		PIN
		Remarks (If Any)
		PAN2=AAFCCR1404F-SecondPartyName=HORIZON PROJECTS PVT LTD-CA=5753900
		Amount In
		Words
Total	2,89,000.00	

Payment Details	PUNJAB NATIONAL BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172025021900813 629867259
Cheque/DD No.	Bank Date	RBI Date	19/02/2025-18:02:08 2025
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	2 900 Not Verified with Scroll	

Department ID : 9000000000
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for Unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी किंवा करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



करणा - ३	
रा.सं. ३०८४	२०२५
४	९००



Piyali Panja Mainak Ghosh

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 24 day of 02 in the Christian year Two Thousand and 25 (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 Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, 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

Developers

Purchaser/s

Piyali Panja Mainak Ghosh

of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors 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.

कलना-3	
दस्तावेज क्र. 3068	2034
5/900	

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 62470 sq. meters or thereabouts situate lying and being at Village Sandap, Taluka Kalyan, District Thane, more particularly described in the Part-III 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. KLN1-370 of 2013.

Developers

Piyali Panja Maini
Purchaser/s

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 62,470 sq. mts or thereabouts bearing Survey Nos. 2 and 3/1/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the said larger property.

3028	
44	900

THE SCHEDULE "B" ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. or thereabouts bearing Survey Nos. 108/1 pt, 108/3 pt and 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.

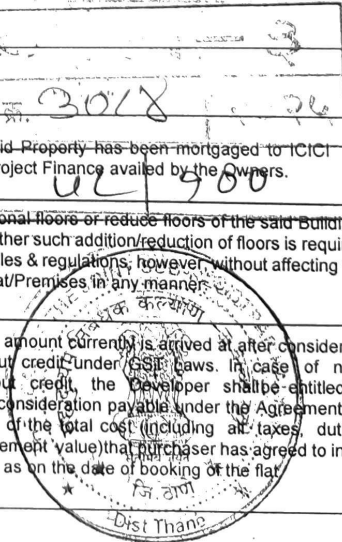


ANNEXURE "F"
Flat/Flat Purchaser's Details

Sr. No	Particulars	Details
1.	Name of Purchaser/s	PIYALI PANJA MAINAK GHOSH
2.	Address of Purchaser/s	DALAPATIPUR, KHARAR, WEST MEDNAPORE, WEST BENGAL ,721222
3.	Description of the said Flat/ Premises	2 BHK
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	CL05-11
7.	Floor	23rd Floor
8.	Flat No.	2304
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>570.06</u> Sq.Feet equivalent to <u>52.96</u> Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area <u>4.18</u> sq.mtr. equivalent to <u>45.00</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 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. 5753900
13.	PAN No. of Purchaser/s	GUVPP1583G BQYPG8943H
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. <i>30/12/24</i> <i>26</i> <i>227900</i>
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.

EAST

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Developers

Piyali Panja Mainak Ghosh
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 : P51700027171

Project: MY CITY PHASE II CLUSTER 5 PART III , Plot Bearing / CTS / Survey / Final Plot No.: 108/1 108/3 107/28 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 (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.

 - The Registration shall be valid for a period commencing from 20/11/2020 and ending with 30/06/2027 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 22:01:19

Dated: 08/09/2021
Place: Mumbai

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