

क.ल.न.-५	
दस्तक्र. ३०००	२०२३
६	००

1	Details of Document	: AGREEMENT FOR SALE
2	Details of Property	: Flat No. /Shop No. <u>1006</u> , on <u>10TH</u> Floor, Area admeasuring about <u>39.84</u> Sq. Mtrs. RERA Carpet Area. Tower " <u>05</u> " in Project known as "Seasons Sahara", Situated at Village Adivali - Dhokali, Tal. Ambernath, Dist Thane bearing Survey No. 24/ 1,2,3, & Village Pisavali, Survey no 33/11, 34/9,10,11,12, & 34/14,15, behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan East - 421306, Dist. Thane.
3	Actual Value	: Rs. <u>56,87,500/-</u>
4	Name of Developer	: M/s. SAMARTH SAI BULDERS & DEVELOPERS
5	Name of Purchaser	: 1) Mr. <u>DINESHKUMAR JAIPAL.</u> 2) Mrs. <u>ARTI DINESH GAUTAM.</u>
6	Stamp Duty paid by	: Mr/Mrs.
7	stamp duty of Rupees	: <u>Rs.3,98,200/-</u>
8	Registration/Sub-registrar office	:

Actual Value Rs. 56,87,500/- ✓
Market Value Rs. 28,20,700 ✓
Stamp Duty Rs. 3,98,200/- ✓
Registration Rs. 30,000/- ✓



AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN ON THIS 09th DAY OF March 2023.

BETWEEN

M/s. SAMARTH SAI BUILDERS & DEVELOPERS, a registered partnership firm, having its registered office at Survey No. 33/11 & others, Behind 50-50 Dhaba, Malangad Road, Opp. Essar Petroleum, Pisavali, Kalyan (E.) - 421306, Dist. Thane and assessed to Income Tax under Permanent Account Number (PAN:ACBFS0635A) through its Authorized Signatory 1) MR. DINESH RAMDAS MHATRE age 41 years and 2) MR. RAJESH CHANDERLAL METHWANI, Age 51 year, hereinafter referred to as "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors-in-interests and assigns) being the **PARTY OF THE FIRST PART.**

(Signature)
(The Party of the First Part)

(Signature)
(The Party of the Second Part)

MR. DINESHKUMAR JAIPAL, Age. 53 years,
Occ. SERVICE, PAN: AGHPJ5444Q R/at :301 NIRAJ CITY PHASE 2, NEAR
AUM RESIDENCY, BARAVE, KALYAN, THANE, MAHARASHTRA-421301.

MRS. ARTI DINESH GAUTAM, Age. 50 years, Occ. HOUSEWIFE,
PAN: BPJPG3842R R/at 301 NIRAJ CITY PHASE 2, NEAR AUM RESIDENCY,
BARAVE, KALYAN, THANE, MAHARASHTRA-421301.

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hereinafter called and referred to as the **ALLOTTEE'S/PURCHASER'S** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the **PARTY OF THE OTHER PART.**

WHEREAS Mr. Datta Arjun Gavli is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 33, Hissa No 11, area admeasuring 1110 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "**Property No. 1**" for the sake of brevity more particularly described in the "**FIRST SCHEDULE**" hereunder written, That the promoter obtained developments rights in respect of said property no. 1.

AND WHEREAS Mr. Datta Arjun Gavli is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 9, area admeasuring 1380 Sq. Meter out of total Area 1880 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "**Property No. 2**" for the sake of brevity more particularly described in the "**FIRST SCHEDULE**" hereunder written, That the promoter obtained developments rights in respect of said property no. 2.

AND WHEREAS Mr. Datta Arjun Gavli and Mrs. Shila Datta Gavli are the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 10, area admeasuring 710 Sq. Meter out of total Area 1210 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "**Property No. 3**" for the sake of brevity more particularly described in the "**FIRST SCHEDULE**" hereunder written, That the promoter obtained developments rights in respect of said property no. 3.

AND WHEREAS Mr. Datta Arjun Gavli is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 11, area admeasuring 400 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "**Property No. 4**" for the sake of brevity more particularly described in the "**FIRST SCHEDULE**" hereunder written, That the promoter obtained developments rights in respect of said property no. 4.

AND WHEREAS Mr. Datta Arjun Gavli and Mrs. Shila Datta Gavli are the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village

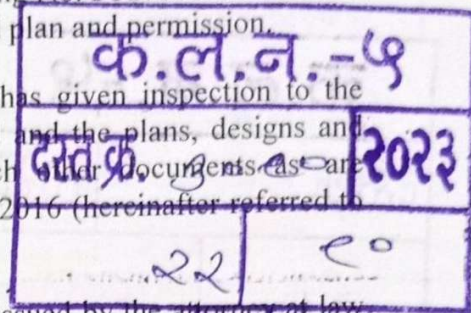
आरती

AND WHEREAS the Promoters have registered his scheme of construction under the provisions of the real Estate (Regulation & Development Act, 2016 with the Real Estate Regulatory Authority and obtained the Registration bearing No. P51700020644 dated 30/04/2019 for the Building No. 3 as per the present sanctioned plan and permission.

AND WHEREAS the Promoter also obtained the Registration bearing No. P51700025218 dated 23/03/2020 for the Building No. 2 as per the present sanctioned plan and permission.

AND WHEREAS the Promoter also obtained the Registration bearing No. P51700031568 dated 31/10/2021 for the Building No. 4 & 5 as per the present sanctioned plan and permission.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;



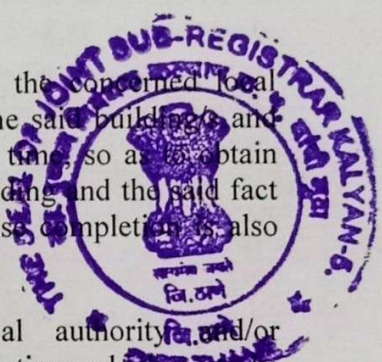
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law, or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.



AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat being No. 1006 on 10TH floor in Tower No. 05 in the building known as "SEASONS SAHARA" being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is ----- square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

(The Party of the First Part)

(The Party of the Second Part)

SECOND SCHEDULE ABOVE REFERRED TO

SCHEDULE-II

All these pieces and parcels of Flat bearing No. 1006 on 10TH floor in Tower No.05, Admeasuring 39.84sq. meters carpet along with balcony area admeasuring 19.58Sq Meters, OP admeasuring -----sq. meters in the building known as "SEASONS SAHARA"

- ANNEXURE - A - Copy of Title Certificate
- ANNEXURE - B - Copy of 7/12 extract and Village Form VI (Mutation Entries)
- ANNEXURE - C - 1- Copies of plans & Layout as approved by concerned Local Authority
- ANNEXURE - C - 2- Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)
- ANNEXURE - D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Allottee as approved by the concerned local authority
- ANNEXURE - E - Specification and amenities for the Premises,
- ANNEXURE -F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority

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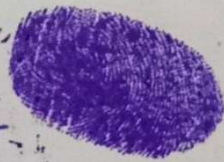
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
By the within named
Promoter

M/s. SAMARTH SAI BUILDERS & DEVELOPERS,
through its authority's signatory
(PAN:ACBFS0635A)


MR. DINESH RAMDAS MHATRE
The Promoters



Sign


Thumb

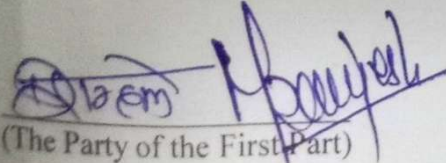


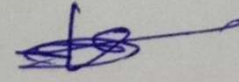
MR. RAJESH CHANDERLAL METHWANI
The Promoters


Sign


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(The Party of the First Part)

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(The Party of the Second Part)

Annexure C1

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Mr. Datta Arjun Gawali & Other.
P.O.A. - M/s. Samarth Sai Builders & Developers thorough Partner
Mr. Dinesh Mhatre & Other.
Architect - Mr. John Varghees, Kalyan
Structural Engineer - Mr. Khasnis & Associates, Kalyan

With reference to your application dated 05/05/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Village Pisavali, Survey No. 33, Hissa No. 11, Survey No. 34, Hissa No. 9, 10, 11, 12 14 & 15 & Village Adivali Dhokan, Survey No. 24, Hissa No. 1, 2 & 3, Situated at Kalyan (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/27 Village/2018-19/22/28

Office Stamp

Date : 13/10/2022

Yours faithfully,

Surandhar

For Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



संदर्भ : १) No. KDMC
सुधारीत व
२) No. KDMC
भाग बांध
३) वास्तुशिल्प
बांधकाम

महाराष्ट्र प्रादेश
अधिनियम १९६६ चे
१५ व मौजे आडीव
एकूण १४७९०.००
भूखंडावर UDCPR
११९६०.७० चौ.मी.
स्वरुपात विचारात हे
सुधारीत बांधकाम म
बांधकाम क्षेत्रास दि.
आहे.

सद्यस्थितीत
दाखला दिलेले द
विकास करावयास
अधिन राहून, तसेच
सुधारीत बांधकाम प्र
बांधकामाचा तपशील

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Annexure C1



कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

सुधारीत बांधकाम परवानगी कः KDMC/TPD/BP/27 Village/2018-19/22/286.
Dt 13/10/2022.

संदर्भ : १) No. KDMC/NRV/BP/27VILLAGE/22/300, Dt. 26/07/2021 रोजीची सुधारीत बांधकाम परवानगी.

२) No. KDMC/NRV/CC/27VILLAGE/69, Dt. 11/05/2022 रोजीचा भाग बांधकाम पूर्णत्वाचा दाखला.

३) वास्तुशिल्पकार श्री. जॉन वर्गीस यांचा दि. ०५/०५/२०२२ रोजीची सुधारीत बांधकाम परवानगी मिळणेबाबतचा प्रस्ताव.

क.ल.न.-५	
दस्तक ३०६०	२०२३
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महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४- तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे पिसवली, स.नं. ३४, हि.नं. ९, १०, ११, १२, १४ व १५ व मौजे आडीवली ढोकळी, स.नं. २४, हि.नं. १, २ व ३ या भूखंडाच्या ७/१२ उतान्यानुसार एकूण १४७९०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १३०४५.७७ चौ.मी. क्षेत्राचे भूखंडावर UDCPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून तसेच ११९६०.७० चौ.मी. ह.वि.ह. क्षेत्र वापरून तसेच १५.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन एकूण ४६६७४.५४ चौ.मी. बांधकाम क्षेत्रास दि. २६/०७/२०२१ रोजी सुधारीत बांधकाम मंजूरी देण्यात आली आलेली असून इमारत क्र. ३ करीता ६४६९.२० चौ.मी. बांधकाम क्षेत्रास दि. ११/०५/२०२२ रोजी भाग बांधकाम पूर्णत्वाचा दाखला प्रदान करण्यात आलेला आहे.

सद्यस्थितीत इमारत क्र. १ व ५ मधील अंतर्गत बदलासहित तसेच भाग बांधकाम पूर्णत्वाचा दाखला दिलेले ६४६९.२० चौ.मी. क्षेत्र वगळून एकूण ४०२०५.३४ चौ.मी. बांधकाम क्षेत्राचा विकास करावयास केलेल्या दि. ०५/०५/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाड्यांची बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
इमारत क्र. १	स्टिल्ट (पै), तळ (पै) + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)	१२२३६.८२
इमारत क्र. २	स्टिल्ट + पहिला मजला ते पंधरा मजले (रहिवास)	४८६५.०३
इमारत क्र. ४	स्टिल्ट + पोडीयम + दुसरा मजला ते एकवीस मजले (रहिवास)	८१२२.३७
इमारत क्र. ५	स्टिल्ट + पोडीयम + दुसरा मजला ते एकवीस मजले (रहिवास)	१३०९१.१०
इमारत क्र. ६	स्टिल्ट + पहिला मजला (पै) ते सातवा मजला (पै) (रहिवास)	१४९८.९८
	पहिला मजला (पै) ते सातवा मजला (पै) + आठवा मजला ते पंधरावा मजला (म्हाडाकरीता)	२९८९.३४ (म्हाडाकरीता)
क्लब हाऊस	तळमजला + पहिला ते दुसरा मजला	३९०.२४
	एकूण बांधकाम क्षेत्र (म्हाडाचे क्षेत्र वगळून)	४०२०५.३४

५/५

Annexure - F



क.ल.न.-५	
दस्तक्र. ३०६०	२०२३
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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 P51700031568

Project: SEASON SAHARA BUILDING NO 4 AND 5, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO HISSA 11, SURVEY NO 34 HISSA NO 9,10,11,12,14,15 OF VILLAGE PISAVALI AND SURVEY 24 HISSA NO OF VILLAGE ADIVALI DHOKLI at PISAVALI, Kalyan, Thane, 421306;

1. Samarth Sai Builders & Developers having its registered office / principal place of business at Tehsil: Kalyan District: Thane, Pin: 421306.

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 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, Right 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 subsection (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 received from the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/10/2021 and ending with 31/12/2025 and shall be 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.

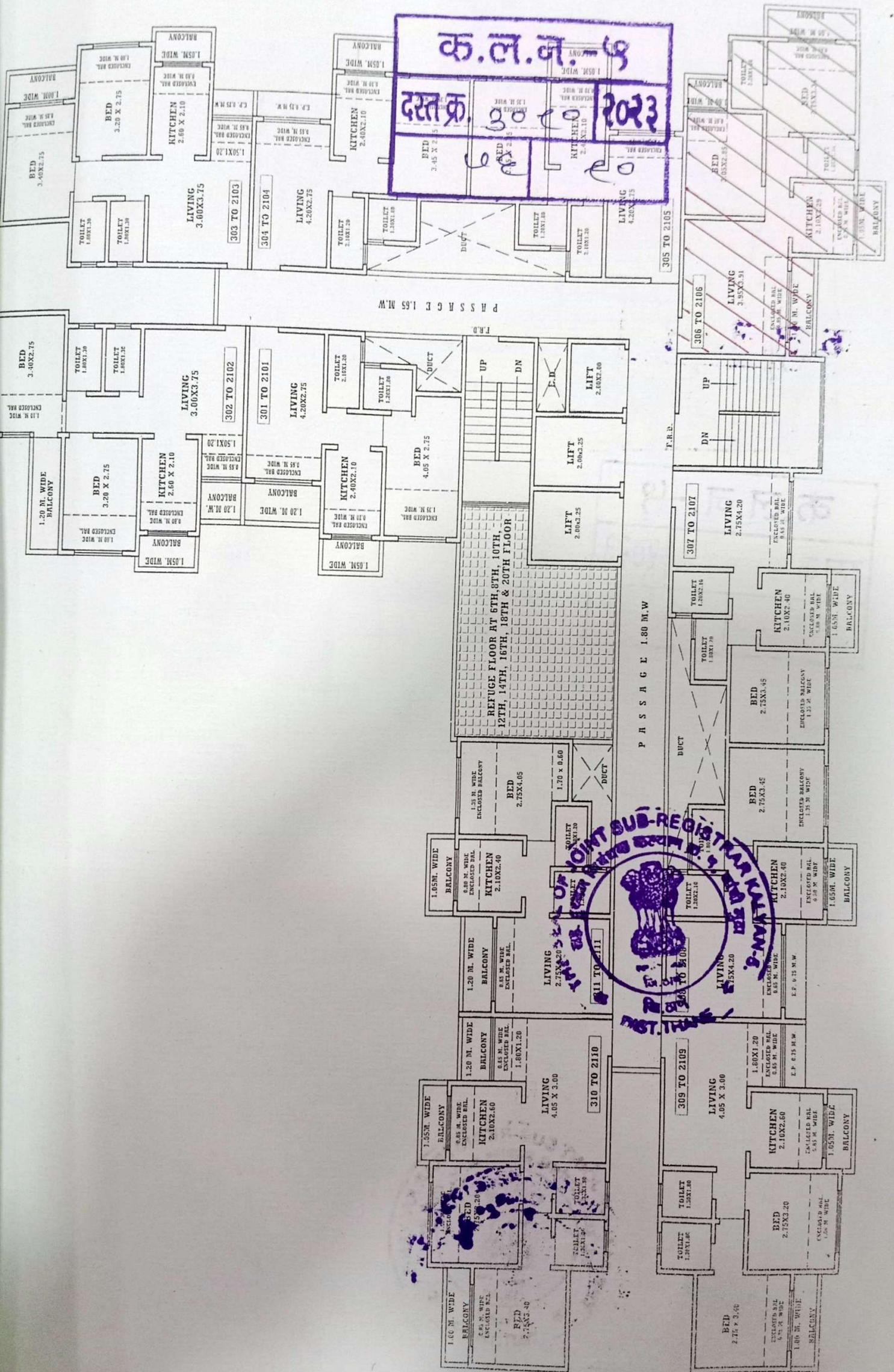
Dated: 31/10/2021
Place: Mumbai



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

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- 16. Children

B - 5 - Annexure C2



सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कल्याण 5

दस्त क्रमांक : 3090/2023

नोंदणी :

Regn.63m

गावाचे नाव : पिसवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5687500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2820700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे पिसवली येथील स नं 33/11, 34/9, 10, 11, 12 आणि स नं 34/14, 15 आणि मौजे आडिवली-डोकळी येथील स नं 24/1, 2, 3 यावरील सिझन्स सहारा या प्रोजेक्टच्या टॉवर नं 05 या विल्डींगमधील फ्लॅट नं 1006, 10 वा मजला, क्षेत्र 39.84 चौ. मी. कारपेट + बालकणी क्षेत्र 19.58 चौ. मी. (Survey Number : स नं ३३/११, ३४/९, १०, ११, १२ आणि स नं ३४/१४, १५ ;)
(5) क्षेत्रफळ	1) 39.84 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, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी लमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 हाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A 2): नाव:-मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 हाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिनेशकुमार जयपाल वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ३०१ नीरज सिटी फेस २, एयुएम रेसिडेन्सी जवळ, बारावे, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGHPJ5444Q 2): नाव:- आरती दिनेश गौतम वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ३०१ नीरज सिटी फेस २, एयुएम रेसिडेन्सी जवळ, बारावे, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BPJPG3842R
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3090/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	398200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Sulhas
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सूची क्र.2

दुय्यम विबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 3090/2023

नोंदणी :

Regn:63m

गावाचे नाव : पिसवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5687500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2820700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :; इतर माहिती: मौजे पिसवली येथील स नं 33/11, 34/9, 10, 11, 12 आणि स नं 34/14, 15 आणि मौजे आडिवली-ढोकळी येथील स नं 24/1, 2, 3 यावरील सिझन्स सहारा या प्रोजेक्टच्या टॉवर नं 05 या विल्डींगमधील फ्लॅट नं 1006, 10 वा मजला, क्षेत्र 39.84 चौ. मी. कारपेट + बालकणी क्षेत्र 19.58 चौ. मी. ((Survey Number : स नं ३३/११, ३४/९, १०, ११, १२ आणि स नं ३४/१४, १५ ;))
(5) क्षेत्रफळ	1) 39.84 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, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी लमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A 2): नाव:-मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - दिनेशकुमार जयपाल वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ३०१ नीरज सिटी फेस २, एयुएम रेसिडेन्सी जवळ, बारावे, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGHPJ5444Q 2): नाव:- - आरती दिनेश गौतम वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ३०१ नीरज सिटी फेस २, एयुएम रेसिडेन्सी जवळ, बारावे, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BPJPG3842R
3) दस्तऐवज करून दिल्याचा दिनांक	09/03/2023
10) दस्त नोंदणी केल्याचा दिनांक	09/03/2023
1) अनुक्रमांक, खंड व पृष्ठ	3090/2023
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	398200
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4) शेरा	

Sulha
सह. दुय्यम विबंधक वर्ग-२
कल्याण क्र.५

ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

