

| : is of Document :                          |   |
|---|---|
| Details of Document : Details of Property : | Flat No. /Shop No. 1006, on 10 <sup>TH</sup> Floor, Area admeasuring about 39.84 Sq. Mtrs. RERA Carpet Area. Tower "05" 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                              | . Pc 56 97 500/-  |
| 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                      | : Rs.3,98,200/-   |
| 8 Registration/Sub-registrar office         |   |

56,87,500/- /-Actual Value Rs.

28,20,700 /-Market Value Rs.

3,98,200/-\_\_/-Stamp Duty Rs.

30,000/-Registration Rs.



### AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN ON THIS OSH 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, Malanggad 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-ininterests and assigns ) being the PARTY OF THE FIRST PART.

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(The Party of the Second Part)

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

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

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forcing the caffed and properly 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 Algorithm for within the limits of the Kalyan Dombivali Municipal Carporation for market called and referred as to the "Property No. 3" for the sake of break property articularly described in the "FIRST SCHEDULE" hereunder writer, That is promoter obtained developments rights in respect of said property no. 3.

AND WHEREAS Mr. Datta Arjan Gayli is the owner and well and sufficiently entitled for all that piece and parcel of land Leying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey Karjan Hissa No 11, area admeasuring 400 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "PropertyNo. 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

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And in pursuance thereof the Promoters have commenced the construction work on the take property;

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property;

AND WHEREAS the Promoters declare that the above referred agreements, permissions and sanctions are valid, subsisting and completely in force;

AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats/units constructed in the buildings on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office /units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons assuring the specific flats/shops/units.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and affect for consumption of remaining floor space index, transfer of the property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to properties thereby forming a Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension the said property.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/her consent, the Allotee/Purchaser is offered a flat bearing No. 1006 on 10<sup>TH</sup> floor, admeasuring 39.84 sq. meters carpet and balcony area admeasuring 19.58 Sq Meters, OP admeasuring ————— sq. meters in Tower No. 05 of the scheme of construction known as "SEASONS SAHARA" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expression, claim, demand or action in the scheme construction, modifications, changes and/or further alterations in the scheme construction at the additions, modifications, changes and/or planning authorities from time of time accordingly has granted his/her express and irrevocable consent and confirm that if for that time.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional building/buildings.

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AND WHEREAS the Promot provisions of the real Estate () Regulatory Authority and obt 10/04/2019 for the Building No.

AND WHEREAS the Promote 23/03/2020 for the Building No

AND WHEREAS the Promote 11/10/2021 for the Building N

AND WHEREAS on demans purchaser of all the documen specifications prepared by a specified under the Real Esta as "the said Act") and the Rul

AND WHEREAS the author advocate of the Promoter and VII and XII or any of promoter to the project land been annexed hereto and managed to the project land the second seco

AND WHEREAS the au

AND WHEREAS the ar Promoter and according to to be provided for on the

AND WHEREAS the a agreed to be purchased b been annexed and marke

and whereas the authority(s) to the plans shall obtain the balance Building Completion C of such stage of progradisclosed and brought to

AND WHEREAS w Government has laid d observed and performe and upon due observ certificate in respect o

AND WHEREAS the in accordance with the

AND WHEREAS the 1006 on 10<sup>TH</sup> flor SAHARA" being conhereunder written be

area" means the net external walls, area for exclusive use of to the said Premise internal partition was

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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 atter 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 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.

authority(s) to the plans, the specifications, elevations, sections and of the said building and shall obtain the balance approvals from various authorities from time to the said building and 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 completions, 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 while actio 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 10<sup>TH</sup> 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.

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AND WHEREAS the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

a ND WHEREAS prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 56,87,500/- (Rupees FIFTY SIX LAKH EIGHTY SEVEN THOUSAND FIVE HUNDRED RUPEES AND ZERO PAISA ONLY),

being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter better the payment and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

WHEREAS, until Genon 13 of the said Act the Promoter is required to execute a written the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

## NOW THEREFOR THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 1.a. (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat bearing No. 1006 on 10<sup>TH</sup> floor, admeasuring 39.84 sq. meters carpet and including balcony area admeasuring 19.58 Sq. Meters, OP admeasuring \_\_\_\_\_\_ sq. meters in Tower No. 05 in the building known as "SEASONS SAHARA" From M/s. SAMARTH SAI BUILDERS AND DEVELOPERS " (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the post consideration of Rs. 56.87,500/- (Rupees FIFTY SIX LAKH EIGHTY SEVES TO A SUBJECT ONLY) including the proportionate as a subject of the said property described in the Second Schedule annexed bere ith.
- (ii) The Purchaser hereby agrees to thase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered partition spaces bearing No.\_\_\_\_\_situated at stilt being constructed in the layout for the consideration of Rs.\_\_\_\_\_
- 1(b) The total aggregate consideration amount for the said premises has agreed and assured Rs. 56,87,500/- (Rupees FIFTY SIX LAKH EIGHTY SEVEN THOUSAND FIVE HUNDRED RUPEES AND ZERO PAISA ONLY) to the promoter in the following manner;
  - i) Amount of Rs. <u>5,68,750</u>/- (10%) (INCLUDING AMOUNT PAID AT TIME OF BOOKING) to be paid to the promoter after the execution of this agreement.
  - ii) Amount of Rs. 17,06,250/- (30%) to be paid to the promoter on completion of the plinth of the building or wing in which the said Flat/Shop/Office/Unit is located.
  - iii) Amount of Rs.<u>1,70,625</u>/- (3%) to be paid to the promoter oncompletion of the 4<sup>th</sup> slabs.

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- iv) Amount of Rs. 1.70,624
- v) Amount of Rs. 1,70,6 8<sup>th</sup> slabs.
- vi) Amount of Rs. 1,70,
- vii) Amount of Rs. 1,70.
- viii) Amount of Rs. 1,7 14<sup>th</sup> slabs.
  - Amount of Rs. 1.7 16<sup>th</sup> slabs.
- x) Amount of Rs. 1, 18<sup>th</sup> slabs.
- xi) Amount of Rs. 1 20<sup>th</sup> slabs.
- xii) Amount of Rs. 1 22<sup>th</sup> slabs.
- xiii) Amount of Rs. the Brick work
- xiv) Amount of Rs
  Internal and Ex
- xv) Amount of Rs. flooring, plum Flat/Shop/Offi
- xvi) Balance amou the possession occupancy ce

The Cheque / DD

M/s. SAMARTH

A/C No: 9210200

Bank Name: AX

The Total Price Taxes, Other Tax applicable), levic authorities, stam other outgoings project, building for Allotment / those which is which may laws/rules/regu the Purchaser a be deposited by

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# SECOND SCHEDULE ABOVE REFERRED TO

### SCHEDULE-II

| All these pieces and pare | cels of Flat bearing No. 1006 on 10 <sup>TH</sup>   | floor in Tower           | No.05,      |
|---------------------------|---|--------------------------|-------------|
| Admeasuring 39.84sq. n    | neters carpet along with balcony area   | admeasuring 19           | .58Sq       |
| Meters, OP admeasuring    | gsq. meters in the building known   | as "SEASONS              |             |
| SAHARA"                   |   | क.ल                      | .न५         |
| ANNEXURE - A -            | Copy of Title Certificate   |                          |             |
| ANNEXURE - B -            | Copy of 7/12 extract and Village Form   | दस्तकः ३०                | 60 505      |
|                           | (Mutation Entries)  | 100                      | -69         |
| ANNEXURE - C - 1-         | Copies of plans & Layout as ap<br>Authority   | proved byconcerned Local |             |
| ANNEXURE - C - 2-         | Copies of the plans of the Lay<br>Promoter and according to which the<br>and open spaces are proposed to be<br>project) | construction of th       | e buildings |
| ANNEXURE - D              | Authenticated copies of the plans premises agreed to be purchased by the concerned local authority                      | y the Allottee as        |             |

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

Specification and amenities for the Premises,

Projectgranted by the RealEstate Regulator

Authenticated copy of the Registration Certification (L. PealEstate Regulators As hority

SIGNED, SEALED AND DELIVERED By the within named Promoter

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

MR. DINESH RAMDAS MHATRE

The Promoters

ANNEXURE - E -

ANNEXURE -F -

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MR.RAJESH CHANDERLAL METHWAN

The Promoters

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# 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 thorugh 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 of Maharashtra Municipal Corporations Act, 1949 to carry out developmanQvork / Building on Village Pisavali, Survey No. 33, Hissa Surve No. 34, Hissa No. 9, 10, 11, 12 14 & 15 & Village Adivali phoran, Survey No. 24, Hissa No. 1, 2 & 3, Situated at Kalyan (East) the 6 K rencement 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 setback 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 gont
- artificate/ Building permit shall remain valid commending from the date of its issue for a period. one unless the work is not mence within the valid period.
- 4. This permission does not entitle you to develop the land which does not vest in you. Rand

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

Date: 13 10 2022.



Yours faithfully

for Assistant Director of Town Planning Kalyan Dombivali Municipal Corpoation, Kalyan.

संदर्भ : १) No. KDN

R) No. KDI

३) वास्त्रशिल बांधकाम

महाराष्ट्र प्रादे अधिनियम १९६६ चे १५ व मौजे आडीवर एकूण १४७९०.०० भ्खंडावर UDCPR ११९६०.७० चौ.मी. स्वरुपात विचारात ह स्धारीत बांधकाम म बांधकाम क्षेत्रास दि. आहे.

सद्यस्थितीत दाखला दिलेले ह विकास करावयास अधिन राहून, तसेच स्धारीत बांधकाम प्र बाधकामाचा तपशीत

| इमारत        |     |
|--------------|-----|
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| इमारत क्र. २ | R   |
| इमारत क्र. ४ | R   |
| इमारत क्र. ५ | स्  |
|              | R   |
| इमारत क्र. ६ | प   |

क्लब हाऊस

## Annexure C1

कल्याण डोंबिवली महानगरपालिका नगर रचना विभाग

महामार्यालको प्यामेत् अधिकाम परवानगी क: KDMC TPD BP 27 Village 2018-19 22 286. 01 13 10 2022.

संदर्भ : १) No. KDMC/NRV/BP/27VILLAGE/22/300, Dt. 26/p7/2021 रोजीची क.ल.न.-५ सुधारीत बांधकाम परवानगी.

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

३) वास्तुशिल्पकार श्री. जॉन वर्गीस यांचा दि. ०५/०५/२० बांधकाम परवानगी मिळणेबाबतचा प्रस्ताव.

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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 उताऱ्यानुसार एकूण १४७९०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १३०४५.७७ चौ.मी. क्षेत्राचे भूखंडावर UDCPR नुसार Basic FSI, Premium FSI व Ancellary FSI चा विचार करुन तसेच ११९६०.७० चौ.मी. ह.वि.ह. क्षेत्र वापरुन तसेच १५.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरुपात 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 अर्जीस अनुसङ्ज् खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखिरियोपम

सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

NINICIPAL CORO

क्रत्याण ड्रॉबिवर्ली

| इमारत        | बांधकामाचा तपश्के   | भी (चो.मी.)              |
|--------------|---|--------------------------|
| इमारत क्र. १ | स्टिल्ट (पै), तळ (पै) + पहिला मजल ते स्वयंधि तजला<br>(रहिवास + वाणिज्य)                                       | '१२२३६.८२                |
| नागत क २     | स्टिल्ट + पहिला मजला ते पंधरा मजले (रहिवास)   | ४८६५.०३                  |
| राणात क ४    | स्टिल्ट + पोडीयम + दुसरा मजला ते एकवीस मजले (रहिवास)  | १३०९१.१०                 |
| इमारत क्र. ५ | स्टिल्ट + पोडीयम + दुसरा मजला ते एकवीस मजले (रहिवास)<br>स्टिल्ट + पहिला मजला (पै) ते सातवा मजला (पै) (रहिवास) | १४९८.९८                  |
| इमारत क्र. ६ | पहिला मजला (पै) ते सातवा मजला (पै) + आठवा मजला ते<br>पंधरावा मजला (म्हाडाकरीता)                               | २९८९.३४<br>(म्हाडाकरीता) |
|              | तळमजला + पहिला ते दुसरा मजला  | 390.28                   |
| क्लब हाऊस    | तळमजला + पार्टरा अंतु (म्हाडाचे क्षेत्र वगळून)  | ४०२०५.३४                 |

### Annexure - F

,505



क.ल.न.- 9<sub>Mahara</sub> रस्त क्र. ३०८० २०२३ ह

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;

- Samarth Sai Builders & Developers having its registered office / principal place of business at Tehsil: Kaly.
   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 Electric (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, 8 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 maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose 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 allotte from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable 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 renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act real rate 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 ago promoter including revoking the registration granted herein, as per the Act and the rules and regulations made under

Dated: 31/10/2021 Place: Mumbai



Signature and seal of the Authorized Maharashtra Real Estate Regulatory

01. Earth

02. Video

03. Vitrifi

04. Granit

level ti 05. Anti-sk

06. All bat

07. Brand

08. Brande

09. Concea

10. Good qu

11. Good qu

12. Powder

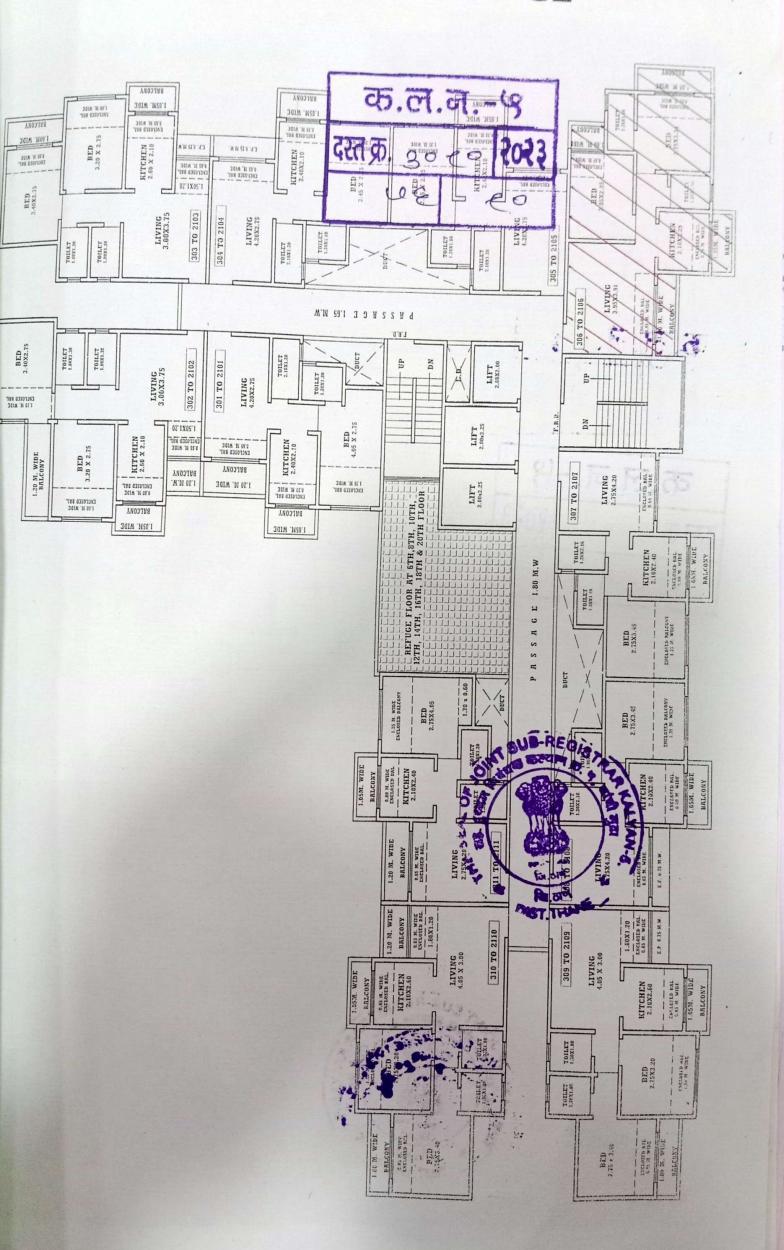
13. Wiring

14. Power g

15. Club Hor

16. Children

# B - 5 - Annexure C2



सची क्र.2

दुस्यम निवंधक : सह दु.नि. कल्याण 5

वस्त क्रमांक: 3090/2023

नोवंणी: Regn:63m

#### गावाचे नाव: पिसवली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

5687500

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार

2820700

घरक्रमांक(असल्यास)

ते नमुद करावे) (4) भू-मापन,पोटहिस्सा व

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे पिसवली येथील स न 33/11,34/9,10<mark>,11,</mark>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 बिल्डींगमधील 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 करुन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी लमुखत्यार धारक म्हणुन श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीच नाव: सर्व्हें 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 बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणुन 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 करुन 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 करुन दिल्याचा दिनांक

09/03/2023

(10)दस्त नोंदणी केल्याचा दिनांक

09/03/2023

(11)अनुक्रमांक,खंड व पृष्ठ

3090/2023

(12)वाजारभावाप्रमाणे मुद्रांक शुल्क

(14)शेरा

398200

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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



सची क्र.2

वुरुयम निबंधक : सह दु,नि, कल्याण 5

वस्त क्रमांक: 3090/2023

नोवंणी: Regn:63m

#### गावाचे नाव: पिसवली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

5687500

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार

2820700

ने नमुद करावे)

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 बिल्डींगमधील 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;))

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

(5) क्षेत्रफळ

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) 39.84 चौ.मीटर

1): नाव:-मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी लमुखत्यार धारक म्हणुन श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हें 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 बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणुन श्री. निलेश एस. जगताप वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हें 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 करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा प्रादेश 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 करुन दिल्याचा दिनांक

09/03/2023

10)दस्त नोंदणी केल्याचा दिनांक

09/03/2023

11)अनुक्रमांक,खंड व पृष्ठ

4)शेरा

3090/2023

2)बाजारभावाप्रमाणे मुद्रांक शुल्क

398200

3)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

ल्यांकनासाठी विचारात घेतलेला तपशील:-:

द्राक शुल्क आकारताना निवडलेला अनुच्छेद

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

