

SECOND SCHEDULE ABOVE REFERRED TO

~~SCHEDULE - II~~

All these pieces and parcels of **Flat bearing No. 309 on 3RD floor in Tower No.05, Admeasuring 39.97sq. meters carpet** along with **balcony area admeasuring 14.41Sq 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.

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. NITESH SHUBHKANT JHA , Age. **34** years,

Occ. **SERVICE**, PAN: **AJZPJ1751F** R/at: **MAHADA COLONY, 3/03, GYANDEEP CO-OP-HOUSING SOCIETY , VASHI NAKA, CHEMBUR, MUMBAI, MAHARASHTRA 400074.**

BEFORE MARRIAGE

MISS. CHETNA MISHRA.

AFTER MARRIAGE

MRS. CHETNA NITESH JHA , Age. **30** years, Occ. **HOUSE WIFE**, PAN: **GIOPM1615K**
R/at : **MURAITHA THANA-JALE, MURAITHA, DARBHANGA, BIHAR-847304.**

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,

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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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1	Details of Document	: AGREEMENT FOR SALE
2	Details of Property	: Flat No. /Shop No. 309 , on 3RD Floor, Area admeasuring about 39.97 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	: Rs. 44,90,000/-
4	Name of Developer	: M/s. SAMARTH SAI BUILDERS & DEVELOPERS
5	Name of Purchaser	: 1) Mr. NITESH SHUBHKANT JHA. BEFORE MARRIAGE 2) Miss. CHETNA MISHRA. AFTER MARRIAGE Mrs. CHETNA NITESH JHA.
6	Stamp Duty paid by	: Mr/Mrs.
7	stamp duty of Rupees	: Rs.3,14,300/-
8	Registration/Sub-registrar office	:

Actual Value Rs. **44,90,000/-/-**

Market Value Rs. _____/-

Stamp Duty Rs. **3,14,300/-** /-Registration Rs. **30,000/-** /-**AGREEMENT FOR SALE**

THIS AGREEMENT MADE AT KALYAN ON THIS _____ DAY OF _____ 202__.

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

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