



CHALLAN  
MTR Form Number-6



GRN	MH012179449202324E	BARCODE	Date 11/12/2023-12:27:07		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BJWPP7189M		
Location	THANE		Full Name	Awadhesh Narayan Pathak		
Year	2023-2024 One Time		Flat/Block No.	Flat No 605 6th Floor Tower No 05		
Account Head Details	Amount In Rs.	Premises/Building	Pisavali			
0030046401 Stamp Duty	228700.00	Road/Street	Kalyan			
0030063301 Registration Fee	30000.00	Area/Locality	Kalyan			
		Town/City/District	K. ल. न. - ५			
		PIN	दस्त क्र. १७५०७ २०२३			
		Remarks (If Any)	PAN2=ACBFS0635A~SecondPartyName=Ms. Samarth Sar Builders and			
		Developers-	२ ८८			
		Amount In	Two Lakh Fifty Eight Thousand Seven Hundred Rupees			
Total	2,58,700.00	Words	Only			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023121113570	2842670342		
Cheque/DD No.	Bank Date	RBI Date	11/12/2023-12:28:02	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
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 दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 0000000000



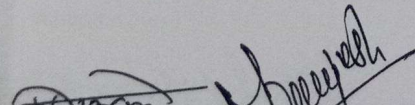


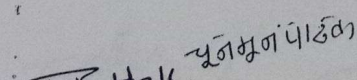
क.ल.न.-५	
दस्तक्र. २०५०७	२०२३
६	८८

1	Details of Document	: AGREEMENT FOR SALE
2	Details of Property	: Flat No. /Shop No. <u>605</u> , on <u>6<sup>TH</sup></u> Floor, Area admeasuring about <u>28.85</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 Petroi Pump, Haji Malang Road, Pisavali, Kalyan East - 421306, Dist. Thane.
3	Actual Value	: Rs. <u>32,66,355/-</u> ✓
4	Name of Developer	: M/s. SAMARTH SAI BULDERS & DEVELOPERS
5	Name of Purchaser	: 1) Mr. <u>AWADHESH NARAYAN PATHAK.</u>  2) Mrs. <u>CHUNAMUN AWADHESH PATHAK.</u>
6	Stamp Duty paid by	: Mr/Mrs.
7	stamp duty of Rupees	: <u>Rs.2,28,700/-</u>
8	Registration/Sub-registrar office	:

Actual Value Rs. 32,66,355/- ✓Market Value Rs. 24,79,500/-Stamp Duty Rs. 2,28,700/- ✓Registration Rs. 30,000/- ✓**AGREEMENT FOR SALE**THIS AGREEMENT MADE AT KALYAN ON THIS 16<sup>th</sup> DAY OF Dec 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 42 years and 2) MR. RAJESH CHANDERLAL METHWANI, Age 52 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.**

  
(The Party of the First Part)

  
(The Party of the Second Part)



MR. AWADHESH NARAYAN PATHAK , Age. 44 years, Occ. SERVICE,  
 PAN: BJWPP7189M R/at : KUSHI NAGAR , RAMPUR JUNGLE, PADRAUNA KUSHINAGAR,  
UTTAR PRADESH 274801.

MRS. CHUNAMUN AWADHESH PATHAK , Age. 42 years,  
 Occ. HOUSEWIFE, PAN: GWEPP2898R R/at : HOUSE NUMBER-95, AT-RAMPUR  
JUNGLE, THANA-HANUMANGANJ, POST- RAMPUR JUNGLE, DIST- KUSHINAGAR  
, RAMPUR JUNGLE, KUSHINAGAR, UTTAR PRADESH 274801.

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.

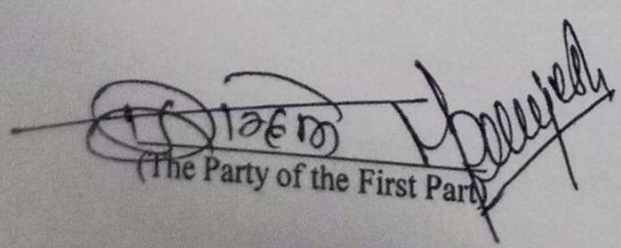
क. त. व. नं.	९
दस्त क्र.	२०२३
	७ ८८

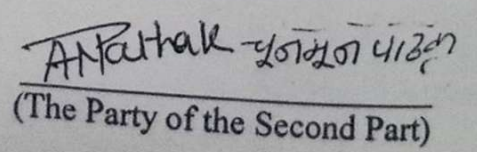
**AND WHEREAS** Mr. Datta Arjun Gavli is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 9, area admeasuring 1380 Sq. Meter out of total Area 1880 Sq. Meter within the 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

  
 (The Party of the First Part)

  
 (The Party of the Second Part)



Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 12, area admeasuring 1260 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 5" 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. 5.

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 14, area admeasuring 2480 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 6" 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. 6.

क.ल.म.-५	
दस्तावेज नं. २०२३	२०२३
८	८८

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 15, area admeasuring 1970 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 7" 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. 7.

AND WHEREAS Mr. Datta Arjun Gavli and Shila Datta Gavli are the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Adivali Dhokli, Tal. Ambarnath, Dist Thane, bearing Survey No. 24, Hissa No 2, area admeasuring 480 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 8" 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. 8.

AND WHEREAS Mr. Datta Arjun Gavli and Shila Datta Gavli are the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Adivali Dhokli, Tal. Ambarnath, Dist Thane, bearing Survey No. 24, Hissa No 3, area admeasuring 1060 sq. Meters within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 9" 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. 9.

AND WHEREAS Tukaram Kaluram Bhane (for the area admeasuring 0H-28R-20P) & M/s. Samarth Sai Builders & Developers, a partnership Firm, through its Partner, Dinesh Ramdas Mhatre and Rajesh Chanderlal Methwani (for the area admeasuring 0H-14R-10P) are the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Adivali Dhokli, Tal. Ambarnath, Dist Thane, bearing Survey No. 24, Hissa No 1, area admeasuring 4230 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 10" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written, That the promoter obtained developments rights in respect of the area admeasuring 2820 sq. meters. Promoter is the owner of the area admeasuring 1410 sq. meters.



**Property no. 1 :-**

It appears from the revenue records in respect of the said land that Jayram Ramji, Krishna Ramji and Sudam Ramji originally owned and possessed the said land as per mutation entry no. 235.

That the said land was declared as surplus under ULC Act 1976, said order passed under section 10 (3) and 10(5) under ULC 1976 Act. by Deputy Collector and Competent Authority Ulhasnagar Agglomeration, Thane, as per mutation entry no. 582 & 779, thereafter the name of Maharashtra Shasan was mutated in the Record of rights by mutation Entry No. 784, dated 02/05/2006. Thereafter the said land is returned to land owners as the order passed by the Deputy Collector and Competent Authority Ulhasnagar Agglomeration, Thane. In SR No. 42/Pisavali, And thereby the name of the land owners are mutated on the 7/12 extract of the said land by mutation entry No. 886 & 942.

*(Signature)*  
 (The Party of the First Part)

*(Signature)*  
 (The Party of the Second Part)



And in pursuance thereof the Promoters have commenced the construction work on the said 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 acquiring the respective flats / shops / units.

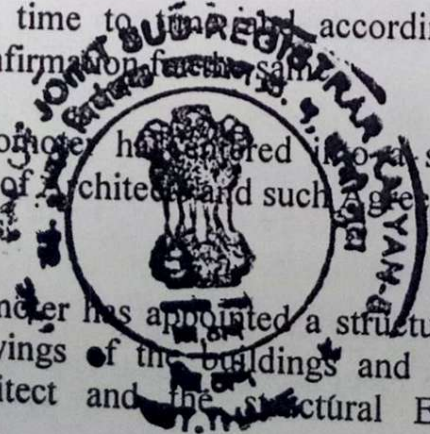
AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the 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. 605 on 6<sup>TH</sup> floor, admeasuring 28.85 sq. meters carpet and balcony area admeasuring 10.32 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 expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his/her express and irrevocable consent and confirmation for the same.

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 supervision of the Architect and the structural Engineer till the completion of the building/buildings.

*Handwritten signature: Prayesh*  
 (The Party of the First Part)

*Handwritten signature: Anil K. Patil*



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 30/05/2019 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;

कलन-९	
22	८८
2023	

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 and shall obtain the balance approvals from various authorities from time to time to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the progress 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.

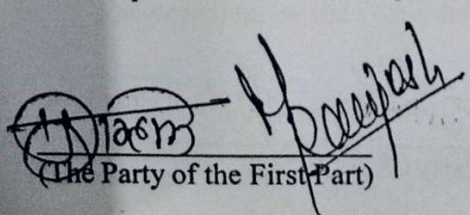


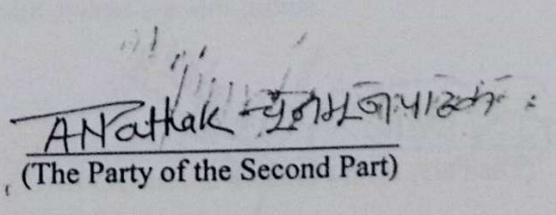
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance 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. 605 on 6<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.

  
(The Party of the First Part)

  
(The Party of the Second Part)



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;

AND WHEREAS prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 32,66,355/- (Rupees THIRTY TWO LAKH SIXTY SIX THOUSAND THREE HUNDRED FIFTY FIVE 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 both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with 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:-

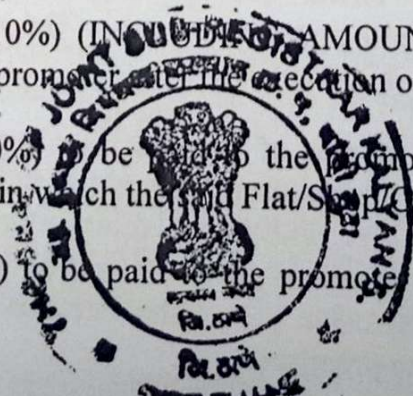
1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided 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. 605 on 6<sup>TH</sup> floor, admeasuring 28.85 sq. meters carpet and including balcony area admeasuring 10.32 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 price/ consideration of Rs. 32,66,355/- (Rupees THIRTY TWO LAKH SIXTY SIX THOUSAND THREE HUNDRED FIFTY FIVE RUPEES AND ZERO PAISA ONLY) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking 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. 32,66,355/- (Rupees THIRTY TWO LAKH SIXTY SIX THOUSAND THREE HUNDRED FIFTY FIVE RUPEES AND ZERO PAISA ONLY) to the promoter in the following manner;

- i) Amount of Rs. 3,26,636/- (10%) (INCLUDING AMOUNT PAID AT TIME OF BOOKING) to be paid to the promoter at the execution of this agreement.
- ii) Amount of Rs. 9,79,907/- (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. 97,991/- (3%) to be paid to the promoter on completion of the 4<sup>th</sup> slabs.



(The Party of the First Part)

(The Party of the Second Part)



SECOND SCHEDULE ABOVE REFERRED

SCHEDULE-II

क.ल.न.-५	
दस्तावेज क्र. १०५०६	२०२३
००	८८

All these pieces and parcels of Flat bearing No. 605 on 6<sup>TH</sup> floor in Tower No.05,  
 Admeasuring 28.85sq. meters carpet along with balcony area admeasuring 10.32Sq  
 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

*(Handwritten Signature)*  
 Sign



Thumb



MR. RAJESH CHANDERLAL METHWANI  
 The Promoters

*(Handwritten Signature)*  
 Sign



Thumb



*(Handwritten Signature)*  
 (The Party of the First Part)

*(Handwritten Signature)*  
 (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 through 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 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 Dhokali, 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:

क.ल.न.-९  
दस्त क्र. १५५०७/२०२३  
५५

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/2018-19/22/286

Office Stamp

Date : 13/10/2022

Yours faithfully,

*Surandhar*

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



Page No-1/5



संदर्भ : १) No. KDMC/  
सुधारीत बांधकाम परवानगी  
२) No. KDMC/  
भाग बांधकाम  
३) वास्तुशिल्पक  
बांधकाम पर

महाराष्ट्र प्रादेशिक  
अधिनियम १९६६ चे कल  
१५ व मोजे आडीवली व  
एकूण १४७९०.०० चौ.मी.  
भूखंडावर UDCPR नुसार  
११९६०.७० चौ.मी. ह.जि.  
स्वरुपात विचारात घेऊन  
सुधारीत बांधकाम मंजूरी  
बांधकाम क्षेत्रास दि. ११  
आहे.

सद्यस्थितीत इमारत  
दाखला दिलेले ६४६९  
विकास करावयास केलेले  
अधिन राहून, तसेच नका  
सुधारीत बांधकाम प्रमाणपत्र  
बांधकामाचा तपशील :-

इमारत	
इमारत क्र. १	स्टिल्ट (रहिवास)
इमारत क्र. २	स्टिल्ट +
इमारत क्र. ४	स्टिल्ट +
इमारत क्र. ५	स्टिल्ट +
	स्टिल्ट +
इमारत क्र. ६	पहिला मं पंधरावा मं
क्लब हाऊस	तळमजला



# 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 २०५००	२०२३
५२	१८

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. 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 लोकळी, 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 १९९६०.७० 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 कोर्टात आलेल्या शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे भिंतीच्या बांधकामास सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.



बांधकामाचा तपशील :-

इमारत	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
इमारत क्र. १	स्टिल्ट (पै), तळ (पै) + पहिला मजला ते सतरावा 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



# Annexure - F



क.ल.न.-७

Maharashtra Real Estate Regulatory Authority

दस्तक्र. ३५५०७ २०२३

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

७९ ८८

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 33 HISSA 11, SURVEY NO 34 HISSA NO 9,10,11,12,14,15 OF VILLAGE PISAVALI AND SURVEY 24 HISSA NO 1,2,3 OF VILLAGE AIVALI 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 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 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 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 **31/10/2021** and ending with **31/12/2025** 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.

Dated: 31/10/2021

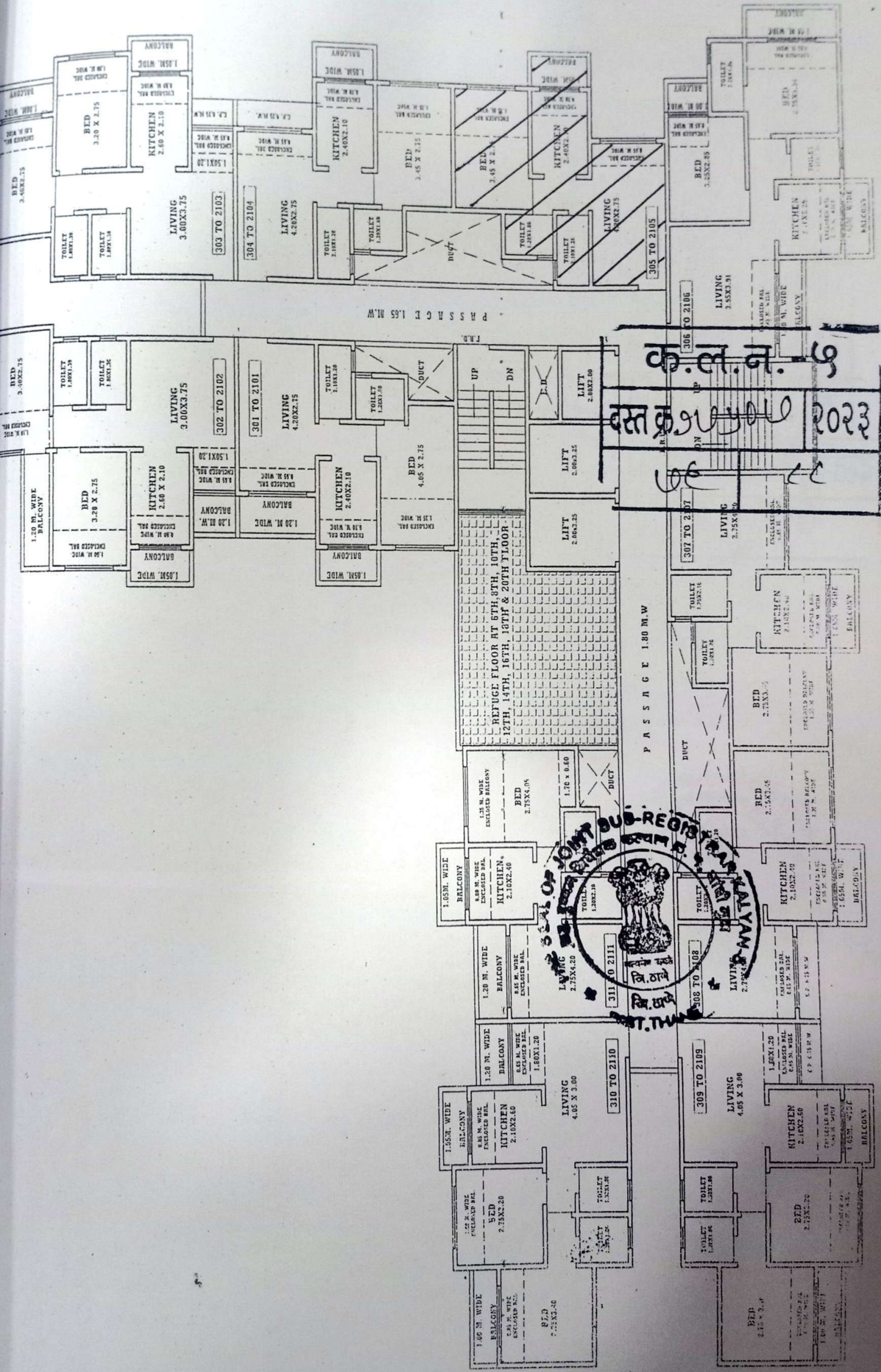
Place: Mumbai



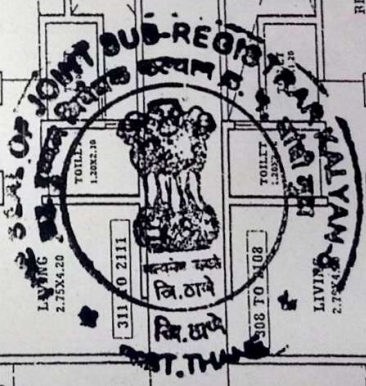
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



# B - 5 - Annexure C2



क.ल.न.-७  
 वस्तु क्र. ७५५० २०२३  
 ७७  
 २२





507/17507

पावती

Saturday, December 16, 2023

11:53 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18242 दिनांक: 16/12/2023

गावाचे नाव: पिसवली

दस्तऐवजाचा अनुक्रमांक: कलन5-17507-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - अबधेश नारायण पाठक

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण:

रु. 31760.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

12:13 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. ५

वाजार मूल्य: रु. 2479500 /-

मोबदला रु. 3266355/-

भरलेले मुद्रांक शुल्क : रु. 228700/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223110317861 दिनांक: 16/12/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012179449202324E दिनांक: 16/12/2023

वैकेचे नाव व पत्ता:

मूळ दस्तऐवज प्राप्त मिळाला

A. Pathak  
सहायकाची सही

सह. दुय्यम निबंधक कल्याण



