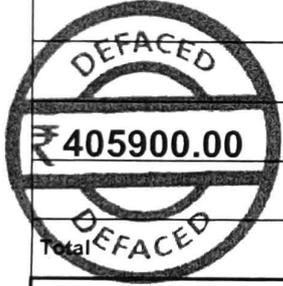




CHALLAN  
MTR Form Number-6



|                             |                                   |         |                    |                           |   |                      |                       |       |
|-----------------------------|-----------------------------------|---------|--------------------|---------------------------|---|----------------------|-----------------------|-------|
| GRN                         | MH013142991202425E                | BARCODE |                    |                           | Date  | 24/12/2024-16:26:17  | Form ID               | 25.2  |
| Department                  | Inspector General Of Registration |         |                    | Payer Details             |   |                      |                       |       |
| Type of Payment             | Stamp Duty                        |         |                    | TAX ID / TAN (If Any)     |   |                      |                       |       |
| Office Name                 | KLN5_KALYAN 5 JOINT SUB REGISTRAR |         |                    | PAN No.(If Applicable)    | APEPT4279D  |                      |                       |       |
| Location                    | THANE                             |         |                    | Full Name                 | Kiran Ankush Tidke and other  |                      |                       |       |
| Year                        | 2024-2025 One Time                |         |                    | Flat/Block No.            | Flat No 1809 18th Floor Tower No 05                                     |                      |                       |       |
| Account Head Details        | Amount In Rs.                     |         | Premises/Building  |                           |   |                      |                       |       |
| 0030046401 Stamp Duty       | 375900.00                         |         | Road/Street        |                           | Pisavali  |                      |                       |       |
| 0030063301 Registration Fee | 30000.00                          |         | Area/Locality      |                           | Kalyan  |                      |                       |       |
|                             |                                   |         | Town/City/District |                           |   |                      |                       |       |
|                             |                                   |         | PIN                |                           | 4   | 2                    | 1                     | 3 0 6 |
|                             |                                   |         | Remarks (If Any)   |                           | PAN2=ACBFS0635A~SecondPartyName=Ms Samarth Sai Builders and Developers~ |                      |                       |       |
|                             |                                   |         |                    |                           |   |                      |                       |       |
|                             |                                   |         | Amount In          |                           | Four Lakh Five Thousand Nine Hundred Rupees Only                        |                      |                       |       |
| Total                       | 4,05,900.00                       |         | Words              |                           |   |                      |                       |       |
| Payment Details             | IDBI BANK                         |         |                    | FOR USE IN RECEIVING BANK |   |                      |                       |       |
| Cheque-DD Details           |                                   |         |                    | Bank CIN                  | Ref. No.  | 69103332024122418238 | 2905862428            |       |
| Cheque/DD No.               |                                   |         |                    | Bank Date                 | RBI Date  | 24/12/2024-16:27:08  | 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. Mobile No. : 0000000000  
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No.                 | Remarks        | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-507-17985 | 0007299831202425 | 26/12/2024-16:21:34 | IGR542 | 30000.00          |
| 2                       | (IS)-507-17985 | 0007299831202425 | 26/12/2024-16:21:34 | IGR542 | 375900.00         |
| Total Defacement Amount |                |                  |                     |        | 4,05,900.00       |

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|   |                                   |   |
|---|-----------------------------------|---|
| 1 | Details of Document               | : AGREEMENT FOR SALE  |
| 2 | Details of Property               | : Flat No. /Shop No. <u>1809</u> , on <u>18<sup>TH</sup></u> Floor,<br>Area admeasuring about <u>39.97</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>53,69,159/-</u> ✓  |
| 4 | Name of Developer                 | : M/s. SAMARTH SAI BULDERS & DEVELOPERS   |
| 5 | Name of Purchaser                 | :<br>1) Mr. <u>KIRAN ANKUSH TIDKE.</u> ✓<br><br><u>BEFORE MARRIAGE</u><br>2) Miss. <u>JANHAVI PRATAP GAIKWAD.</u> ✓<br><br><u>AFTER MARRIAGE</u><br>Mrs. <u>JANHAVI KIRAN TIDKE.</u> ✓  |
| 6 | Stamp Duty paid by                | : Mr/Mrs.   |
| 7 | stamp duty of Rupees              | : <u>Rs.3,75,900/-</u> ✓  |
| 8 | Registration/Sub-registrar office | :   |

Actual Value Rs. 53,69,159 /- ✓Market Value Rs. 35,24,000 /-Stamp Duty Rs. 3,75,900 /- ✓Registration Rs. 30,000/- /- ✓**AGREEMENT FOR SALE**THIS AGREEMENT MADE AT KALYAN ON THIS 26<sup>TH</sup> DAY OF December 2024.

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.**

(Signature)  
(The Party of the First Part)

(Signature)  
(The Party of the Second Part)

MR. KIRAN ANKUSH TIDKE, Age. 33 years,  
 Occ. SERVICE, PAN: APEPT4279D R/at: SHIVNERI APARTMENT, ROOM  
NO.3, KALATALAV, BETURKARPADA, KALYAN, THANE, MAHARASHTRA, 421301.

BEFORE MARRIAGE

MISS. JANHAVI PRATAP GAIKWAD

AFTER MARRIAGE

MRS. JANHAVI KIRAN TIDKE, Age. 29 years,  
 Occ. SERVICE, PAN: COXPG3922E R/at: WAKESHWAR ROAD, AT PO  
VADUJ, KHATAV, SATARA, VADUJ, SATARA, MAHARASHTRA, 415506.

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| OTHER PART.    |      |

hereinafter called and referred to as the **ALLOTTEE'S/PURCHASER'S** (which expression shall include his heirs, executors, administrators and assigns) being the **PARTY OF THE OTHER PART.**

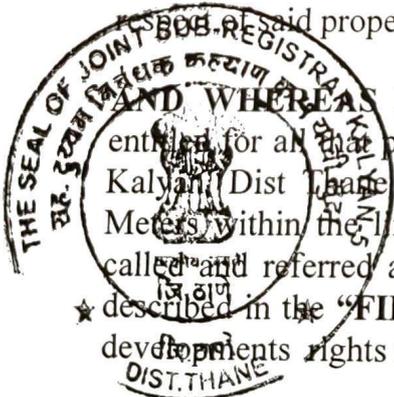
**WHEREAS Mr. Datta Arjun Gavli** is the owner and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 33, Hissa No 11, area admeasuring 1110 sq. Meters within the limits of the Kalyan Dombivali Municipal 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

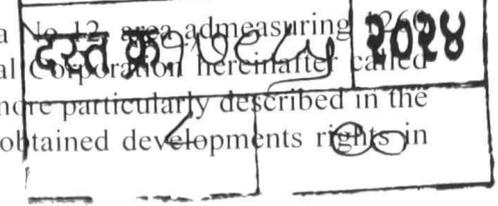


  
 (The Party of the First Part)

  
 (The Party of the Second Part)

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Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 12, area admeasuring 226 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.

**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-18R-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 4, 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 and 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.

(The Party of the First Part)

(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;

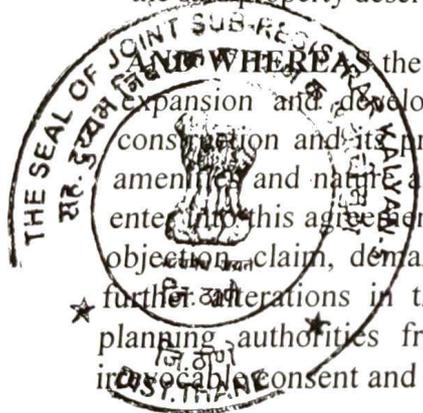
AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent 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/shops 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.

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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.

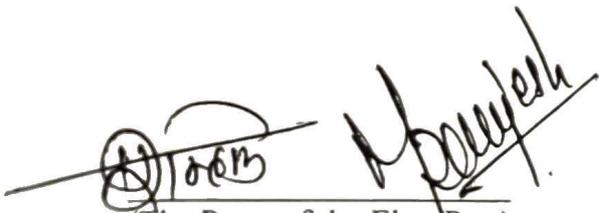
AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/her consent, the Allottee/Purchaser is offered a **flat bearing No.1809 on 18<sup>TH</sup> floor, admeasuring 39.97 sq. meters carpet and balcony area admeasuring 14.41 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.

  
(The Party of the First Part)

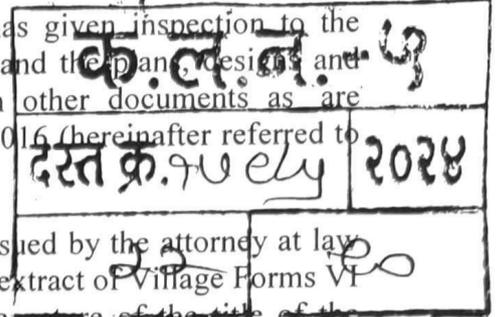
  
(The Party of the Second Part)

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;



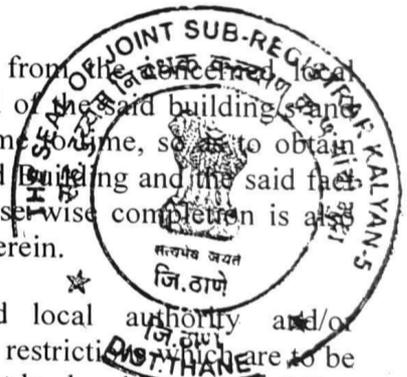
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project 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 facts 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.

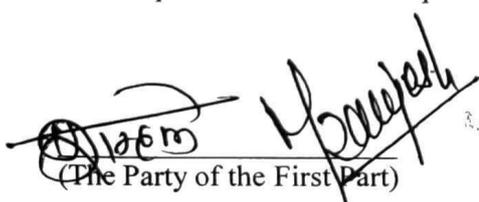


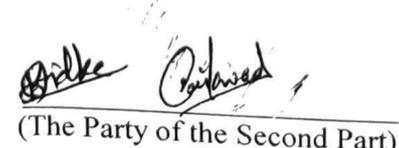
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance 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. 1809 on 18<sup>TH</sup> floor in Tower No. 05** in the building known as "SEASONS SAHARA" 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 5,36,915/- (Rupees FIVE LAKH THIRTY SIX THOUSAND NINE HUNDRED FIFTEEN 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:-

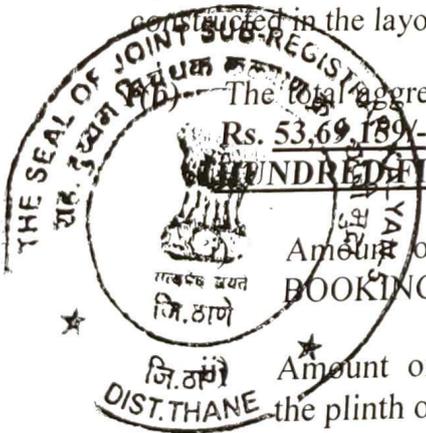
1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions of the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided 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.

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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. 1809 on 18<sup>TH</sup> floor, admeasuring 39.97 sq. meters carpet and including balcony area admeasuring 14.41 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. 53,69,159/- (Rupees FIFTY THREE LAKH SIXTY NINE THOUSAND ONE HUNDRED FIFTY NINE 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.-----.

The total aggregate consideration amount for the said premises has agreed and assured Rs. 53,69,159/- (Rupees FIFTY THREE LAKH SIXTY NINE THOUSAND ONE HUNDRED FIFTY NINE ONLY) to the promoter in the following manner;



Amount of Rs. 5,36,916/- (10%) (INCLUDING AMOUNT PAID AT TIME OF BOOKING) to be paid to the promoter after the execution of this agreement.

Amount of Rs. 16,10,748/- (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.

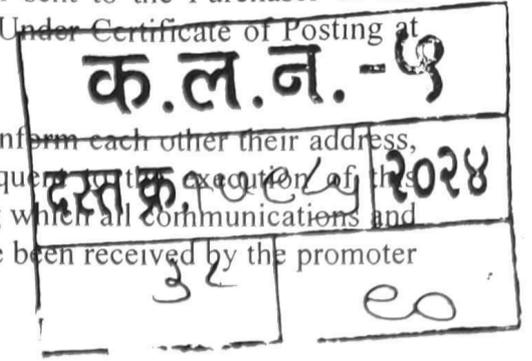
iii) Amount of Rs. 1,61,075/- (3%) to be paid to the promoter on completion of the 4<sup>th</sup> slabs.

*Handwritten signatures and marks at the bottom of the page, including 'Bambale' and 'Rafiq'.*

39. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

40. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.



41. JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

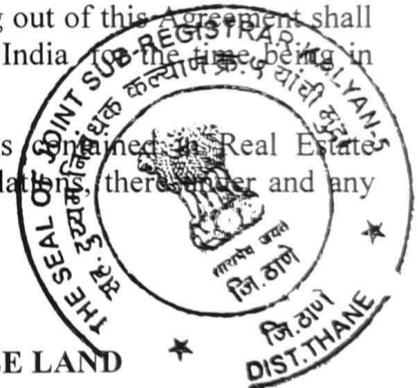
42. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement shall be born by the allottee/s/purchaser/s and he/they will deposit the same with Owner/Promoter as and when demanded. **Allottee/Purchaser Has To Pay GST as Per Government Norms.**

43. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

44. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

45. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.



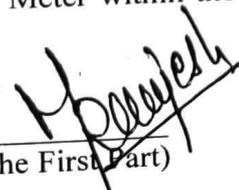
## FIRST SCHEDULE OF THE DEVELOPABLE LAND

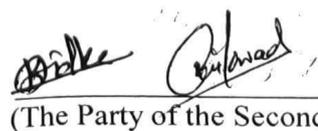
### SCHEDULE- I

**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**". That the promoter obtained developments rights in respect of said property no. 1.

**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**". That the promoter obtained developments rights in respect of said property no. 2.

**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

  
 (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. 1809 on 18<sup>TH</sup> 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)

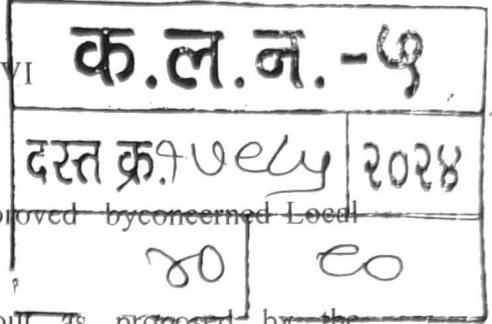
ANNEXURE - C - 1- Copies of plans & Layout as approved by concerned Local Authority

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

Handwritten signature of Dinesh Ramdas Mhatre



Thumb



MR. RAJESH CHANDERLAL METHWANI The Promoters

Handwritten signature of Rajesh Chanderlal Methwani



Thumb



Handwritten signature at the bottom left

Handwritten signature at the bottom right

# Annexure C1

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,  
Mr. Datta Arjun Gawali & Others.  
P.O.A. - M/s. Samarth Builders & Developers through partner  
Mr. Dinesh Mhatre & Other  
Architect - Mr. John Varghese, Kalyan  
Structural Engineer - M/s. Khasnis & Associates, Kalyan.

|                |
|----------------|
| क.ल.न. - ५     |
| दस्त क्र. १०६५ |
| ५९             |

With reference to your application dated 25/10/2023 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, S.No. 33, H.No. 11, S.No. 34, H.No. 9, 10, 11, 12, 14 & 15, Village-Adivali Dhokali, S.No. 24, H.No. 1, 2 & 3 situated at Kalyan (East) the revised 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.

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.

This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMC/TPD/BP/27Village/2018-19/22/283  
Office Stamp  
Date : 07/12/2023 .



Yours faithfully,

*[Signature]*  
for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.

# Annexure C1

कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

सुधारीत बांधकाम परवानगी क्र: KDMC.TPD.BP.27 Village/2018-19/22/283

07/12/2023

संदर्भ : १) जा.क्र.कडोंमपा/नरवि/बांप/२७गावे/२०१८-१९/२२/३००, दि. २६/०७/२०२१

रोजीची सुधारीत बांधकाम परवानगी.

२) जा.क्र.कडोंमपा/नरवि/सीसी/२७गावे/६९, दि. ११/०५/२०२२ रोजीचा भाग बांधकाम पूर्णत्वाचा दाखला (इमारत क्र. ३ करीता)

३) जा.क्र.कडोंमपा/नरवि/बांप/२७गावे/२०१८-१९/२२/२८६ दि. १३/१०/२०२२ रोजीची सुधारीत बांधकाम परवानगी.

४) जा.क्र.कडोंमपा/नरवि/सीसी/२७गावे/४३१, दि. ०१/०३/२०२३ रोजीचा भाग बांधकाम पूर्णत्वाचा दाखला (इमारत क्र. २ करीता)

५) वास्तूशिल्पकार श्री. जॉन वर्गीस यांचा दि. २५/१०/२०२३ रोजीचा प्रस्ताव.

|             |      |
|-------------|------|
| क.ल.न.-५    |      |
| दस्त क्र. ५ | २०२४ |
| ५२          | ६०   |

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. ३३, हि.नं. ११ व स.नं. ३४, हि.नं. ९, १०, ११, १२, १४ व १५, मौजे आडीवली लोकळी, स.नं. २४, हि.नं. १, २ व ३ या भूखंडाचे ७/१२ उताऱ्यानुसार १४७९०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १३०४५.७७ चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून तसेच ११९६०.७० चौ.मी. ह.वि.ह. क्षेत्र वापरून एकूण ४६६७४.५४ चौ.मी. बांधकाम क्षेत्रास परवानगी देण्यात आलेली असून यापैकी संदर्भ क्र. २ व ४ अन्वये इमारत क्र. २ व ३ करीता एकूण ११३३४.२३ चौ.मी. बांधकाम क्षेत्रास भाग बांधकाम पूर्णत्वाचा दाखला देण्यात आलेला आहे.

सद्यस्थितीत इमारतीच्या संरचनेमध्ये अंतर्गत बदल केलेले असून पुढीलप्रमाणे चर्चक्षेत्रामध्ये कोणताही बदल केलेला नाही. यानुसार भाग बांधकाम पूर्णत्वाचा दाखला दिलेले ११३३४.२३ चौ.मी. क्षेत्र वगळून एकूण ३५३४०.३१ चौ.मी. क्षेत्राच्या भूखंडाचा विकास करावयास दिनांक २५/१०/२०२३ रोजीचे अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून सुधारीत बांधकाम परवानगी देण्यात येत आहे.

बांधकामाचा तपशील :-

| इमारत क्र.   | सुधारीत प्रस्तावानुसार इमारतीचा तपशील   | क्षेत्र (चौ.मी.) |
|--------------|---|------------------|
| इमारत क्र. १ | स्टिल्ट (पै), तळ (पै) + पहिला ते चौदा मजले + पंधरावा मजला (पै) (रहिवास + वाणिज्य) | १०८३९.९६         |
| इमारत क्र. ४ | स्टिल्ट + पोडीयम + दुसरा मजला ते बावीस मजले (रहिवास)                              | ८६२०.४६          |
| इमारत क्र. ५ | स्टिल्ट + पोडीयम + दुसरा मजला ते बावीस मजले (रहिवास)                              | १३७५४.९५         |
| इमारत क्र. ६ | स्टिल्ट (पै), तळ (पै) + पहिला मजला (पै) + अकरावा मजला ते पंधरावा मजला (रहिवास)    | १७३४.७०          |

५

# Annexure C1

|           |  |          |
|-----------|--|----------|
|           | पहिला मजला (पै) + दुसरा मजला ते दहावा मजला<br>म्हाडाकरीता क्षेत्र = २९८९.३५ चौ.मी. |          |
| क्लब हाऊस | तळमजला + दोन मजले  | ३९०.२४   |
|           | एकूण बांधकाम क्षेत्र (म्हाडाचे क्षेत्र वगळून)                                      | ३५३४०.३१ |

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बांधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बांधनकारक राहिल.

**क.ल.म. - ५**  
काम करणेसाठी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

दस्त क्र. ५/UDCPR/२०१९

वास्तुशिल्पकाराचे बांधकाम करण्यात यावे.

५३

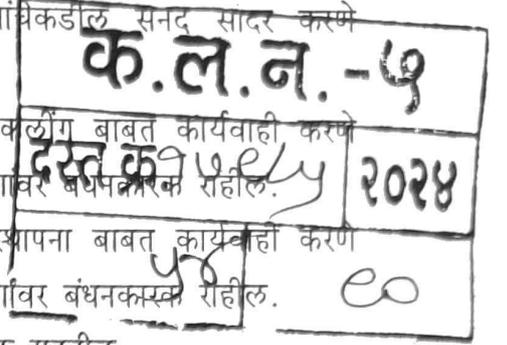
Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, **Structural Enineer** व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. सुधारीत बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणांवर बांधनकारक राहिल.
- १०) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणांवर बांधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा अखेरचा निवेदन कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा बांधकाम करणे बसवू लागणे बांधकाम विभागाकडील ना हरकत दाखला सादर करणे बांधनकारक राहिल.



# Annexure C1

- १२) UDCPR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क. १३.४ नुसार ग्रे-वॉटर रिसायक्लिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहिल.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) प्रकरणी भूखंडाच्या ७/१२ उताऱ्यावरील सर्व जमीनमालक हयात असलेबाबत तसेच भूखंडाच्या मालकी हक्काबाबत काही वाद असल्यास किंवा कुठलाही न्यायालयीन अथवा महसूली दावा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल, याबाबत आपण हमीपत्र सादर केले आहे.
- २०) प्रकरणी भूखंडाच्या पोहच रस्त्याबाबत भविष्यात कोणाचीही तक्रार आल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल याबाबत आपण हमीपत्र सादर केले आहे.
- २१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २२) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी १५.०० मी. रुंद विकास योजना रस्त्याने बांधित क्षेत्राची ताबा पावती व महसूल दफ्तरी ७/१२ उतारा महिन्यामध्ये महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करता येणार नाही.
- २३) प्रकरणी Enviroment Clearance Certificate No. SIA/MH/MIS/204833/2021 यामधील अटी व शर्ती आपणावर बंधनकारक राहिल.
- २४) प्रकरणी शासनाचे दि. १४/०१/२०२१ रोजीचे अधिसूचनेनुसार Premium FSI परवानगी घेणे आपणावर बंधनकारक राहिल.
- २५) प्रकरणी सदनिका विक्रीनंतर मुद्रांकाचा संपूर्ण खर्च विकासकामासाठी केला असलेबाबत लाभ घेणे आपणावर बंधनकारक राहिल.
- २६) प्रकरणी आपण ज्या ग्राहकांचा अशा प्रकारे मुद्रांकाचा संपूर्ण खर्च केला आहे त्याची यादी आपल्या संकेत स्थळावर प्रसिध्द करणे आपणावर बंधनकारक राहिल.
- २७) प्रकरणी लाभ घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुद्रांक शुल्क सवलतीचा लाभ चालू ठेवणे आपणावर बंधनकारक राहिल.
- २८) प्रकरणी बांधकाम नकाशामध्ये दर्शविलेले म्हाडा करीताचे बांधकाम तातडीने पूर्ण करून यापुढील बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी सदरचे बांधकाम म्हाडास हस्तांतरीत करून त्याबाबतचे ना हरकत प्रमाणपत्र सादर करणे आपणावर बंधनकारक राहिल.



# Annexure - F

|              |          |
|--------------|----------|
| क.ल.न.-५     |          |
| दस्त क्र. ५९ | वेव २०२४ |
| ५९           | ६०       |



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 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 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 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

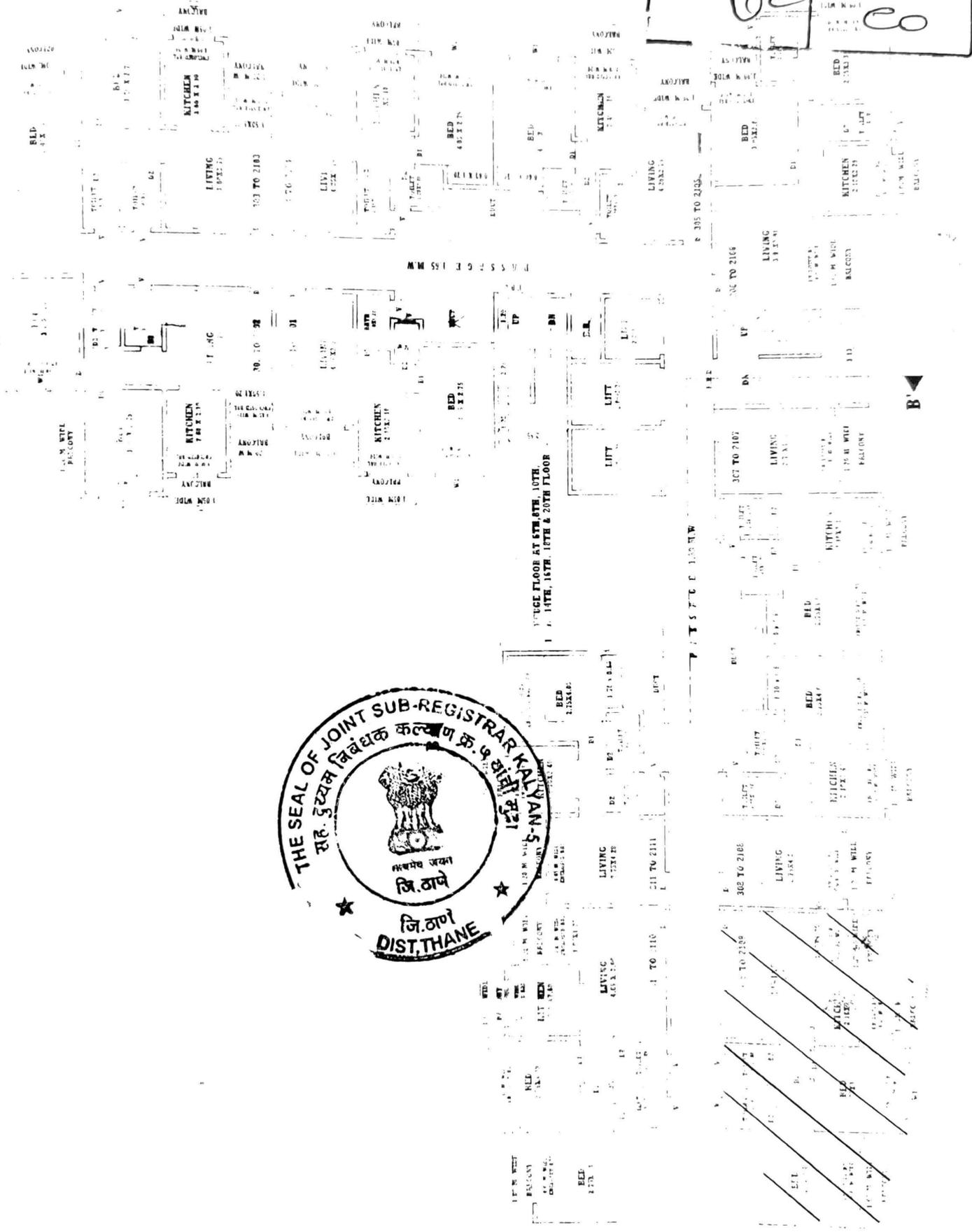
# B - 5 - Annexure - C 2

क.ल.न.-५

दस्त क्र. 9 vely 2028

ve

co





26/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 17985/2024

नोंदणी :

Regn:63m

गावाचे नाव : पिसवली

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 5369159   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 3524000   |
| (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 बिल्डींगमधील फ्लॉट नं 1809, 18 वा मजला, क्षेत्र 39.97 चौ. मी. कारपेट + बालकणी क्षेत्र 14.41 चौ. मी. ( ( Survey Number : स नं ३३/११, ३४/९, १०, ११, १२ आणि स नं ३४/१४, १५ ; ) )   |
| (5) क्षेत्रफळ  | 1) 39.97 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-- - मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे 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 पेट्रोलियम, पिसवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A<br>2): नाव:-- - मे. समर्थ साई बिल्डर्स 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 पेट्रोलियम, 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:-- - किरण अंकुश तिडके वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शिवनेरी अपार्टमेंट, रूम नं ३, काळा तलाव, बेतुरकरपाडा, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-APEPT4279D<br>2): नाव:-- - जान्हवी प्रताप गायकवाड ल.नं.ना. जान्हवी किरण तिडके वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वाकेश्वर रोड, मु. पो. वडूज, खटाव, सातारा, वडूज, सातारा, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सातारा. पिन कोड:-415506 पॅन नं:-COXPG3922E  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 26/12/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 26/12/2024  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 17985/2024  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 375900  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14) शेर   |   |

प 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.





|              |                           |          |
|--------------|---------------------------|----------|
| <b>SSL</b>   | Code No.                  | MUM99999 |
|              | File Ref No.              |          |
|              |                           |          |
| ASE          | RAJESH TEKOL - 7219145709 |          |
| ASM          | SARVESH PANDAY            |          |
| Cluster Head | KULDCEP GIN               |          |

|                            |                   |
|----------------------------|-------------------|
| LOS Number                 |                   |
| LOS Branch Name            | P.B.B MUMUND WEST |
| Branch Code                | 18692             |
| Source Type                | Connector         |
| Expected Disbursement Date |                   |

|                             |                     |
|-----------------------------|---------------------|
| Reference ID                |                     |
| Applicant Name              | Kiran Tidke         |
| Co-Applicant Name           | Jankari Gaikwad     |
| Date of Birth               | 21-02-1991          |
| Pan Card Number             | APEPT4279D          |
| Bank Account Number         | SB2                 |
| E-mail ID                   | kiranat21@gmail.com |
| Mobile No.                  | 9594788626          |
| Loan Amount & Interest Rate | 48,33,000           |
| Tenure                      | 360 MONTH           |
| Connector Name & Code       | Connector           |
| Proposal Type               | Home Loan           |
| Property Final : Yes / No   | YES                 |
| RACPC                       | Chhatkopar          |
| RBO                         |                     |
| AMT NO.                     |                     |