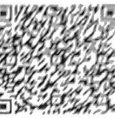




**CHALLAN**  
MTR Form Number-6



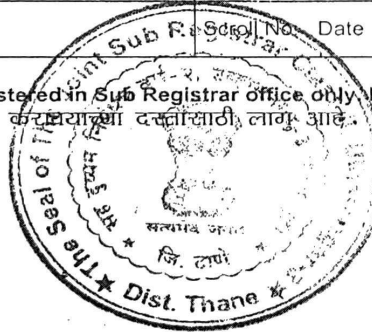
GRN	MH012491836202425E	BARCODE			Date	12/12/2024-16:35:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			PAN No.(If Applicable)	AZYPN3804E			
Location	THANE			Full Name	Mithun V Nikam			
Year	2024-2025 One Time			Flat/Block No.	Flat No 204 2nd Floor Bldg No A			
Account Head Details		Amount In Rs.		Premises/Building	/			
0030046401	Stamp Duty	292500.00	/	Road/Street	Adivali-Dhokli			
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~			
Total		3,22,500.00		Amount In Words	Three Lakh Twenty Two Thousand Five Hundred Rupees Only			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024121218418	2903854284		
Cheque/DD No.		Bank Date	RBI Date	12/12/2024-16:36:35	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. : 000000000

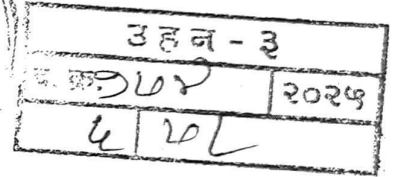
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायला लागू आहे. नोंदणी न केल्याच्या दस्तावेजांसाठी सदर चलन लागू नाही.



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1	Details of Document	: AGREEMENT FOR SALE
2	Details of Property	: Flat No. <u>204</u> , on <u>2<sup>ND</sup></u> Floor, Area admeasuring about <u>39.76</u> Sq. Mtrs. RERA Carpet Area. Building No. " <u>A</u> " in Project known as "Seasons Sahara Nano Building No. A & B", Situated at Village Adivali - Dhokali, Tal. Ambernath, Dist Thane bearing Survey No. 23/2, behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Kalyan East - 421306, Dist. Thane.
3	Actual Value	: Rs. <u>41,77,570/-</u> ✓
4	Name of Developer	: M/s. SAMARTH SAI BUILDERS & DEVELOPERS
5	Name of Purchaser	: 1) Mr. <u>MITHUN VAGU NIKAM.</u> ✓ 2) Mr. <u>GOVINDA WAGHU NIKAM.</u> ✓
6	Stamp Duty paid by	:
7	stamp duty of Rupees	: <u>Rs. 2,92,500 /-</u>
8	Registration/Sub-registrar office	:

Actual Value Rs. 41,77,570/- ✓  
Market Value Rs. 17,67,500/-  
Stamp Duty Rs. 2,92,500/- ✓  
Registration Rs. 30,000/- ✓

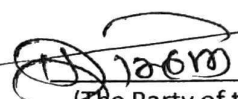


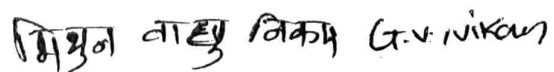
### AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made at AMBERNATH on this 03<sup>rd</sup> Day of Jan 2025

### BETWEEN

M/s. SAMARTH SAI BUILDERS & DEVELOPERS, a registered partnership firm, having its registered office at 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 43 years and 2) MR. RAJESH CHANDERLAL METHWANI, Age 52 year, here in after 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)

AND

1) MR. MITHUN VAGU NIKAM , Age. 33 years, Occ. SERVICE,  
 PAN:AZYPN3804E,R/at:SHREE COLONY CHAWL NO.2/11, AT.PISAVALI,  
PO.DWARALI, KALYAN EAST PO ;KATEMANIVALI.KALYAN,  
THANE,MAHARASHTRA-421306 .

2) MR. GOVINDA WAGHU NIKAM , Age. 30 years, Occ. SERVICE, PAN:  
BAIPN5035P R/at : SHREE COLONY CHAWL NO.2/11, AT.PISAVALI,  
PO.DWARALI, KALYAN EAST PO ;KATEMANIVALI.KALYAN,  
THANE,MAHARASHTRA-421306 .

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

**WHEREAS** M/s. Samarth Sai Builders & Developers, a partnership Firm, through its Partner, Dinesh Ramdas Mhatre and Hitesh Jairam Nihlani are the owners of all that piece and parcel of lying, being and situated at Village Adivali Dhokli, Taluka Ambernath, District Thane bearing Survey no. 23, Hissa No. 2, Area admeasuring 29.00 R. Sq. Meters (2900 sq. meters), within the limits of the Kalyan Dombivali Municipal Corporation here in after called and referred as to the "**PROJECT LAND**" for the sake of brevity more particularly described in the "**FIRST SCHEDULE**" hereunder written.

**AND WHEREAS** it appears from the revenue records in respect of the said land that Survey no. 23/2 is purchased by Ravji Ganu Bhane under section 32 (g) of Bombay Tenancy and agricultural Land act 1948 as per mutation entry no. 283. After the death of the said Ravji Ganu Bhane, names of his legal heirs i.e. Dinkar Ravji Bhane is mutated in revenue records vide mutation entry no. 387. Thereafter purchased price of the said land is paid and certificate of purchase under section 32 (M) of B.T.A.L. act 1948 issued in his favour, as per mutation entry no. 434.

**AND WHEREAS** said lands is allotted by said land owner Dinkar Ravji Bhane, to the share of Ganpat Dinkar Bhane as the family partition/ settlement, as per mutation entry no. 531.

**AND WHEREAS** that the Tahsildar Ambernath vide their order dated 22/10/2020 having outward no. Kulvahivat/shartshithil/SR 46/2020 removed condition of section 43 of the Maharashtra Tenancy and agricultural Land act from the said land and the entry of the said order mutated in revenue records vide mutation entry no. 1765. That the said land is Converted to Bhogvata Varg 1 and effect is given on 7/12 extract.

**AND WHEREAS** said Survey No. 23/2 area admeasuring about 2900 Sq. Mts. is converted for Non-agricultural use as per letter issued by Tahsildar Ambernath under their outward no. Mahsul/K-1/T-3/Jaminbab-2/KV-90/2020, dated 26/07/2021. That the entry of the said letter mutated in revenue records vide mutation entry no. 1841.

**AND WHEREAS** Ganpat Dinkar Bhane as the Vendor/Owner and Tukaram Dinkar Bhane and Mangesh Sitaram Bhane are the Confirming Party executed a Sale Deed in favour of M/s. Samarth Sai Builders & Developers, a partnership Firm, through its Partner, Dinesh Ramdas Mhatre and Hitesh

(The Party of the First Part)

(The Party of the Second Part)



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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 there under.

**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/Kalyan Dombivali Municipal Corporation 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 Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

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

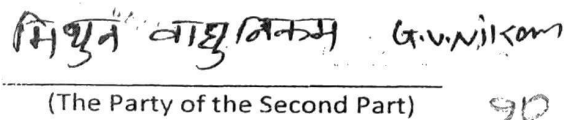
**AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and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

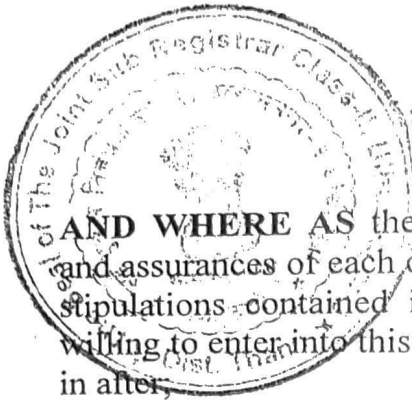
**AND WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

**AND WHEREAS** the Allottee/s has/have applied and offered to the PROMOTERS for allotment of Apartment a Flat No. 204 on 2<sup>ND</sup> floor , Building No 'A', being constructed in the said Building known as "SEASONS SAHARA NANO BUILDING NO. A & B".

**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 Allottee or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee 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)



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AND WHERE AS 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 here in after,

AND WHERE AS prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.4,17,757/- (Rupees **Four Lakh Seventeen Thousand Seven Hundred Fifty Seven Only**), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner here in after appearing.

AND WHEREAS the Promoter has registered the project under the Provision of the Real Estate (Regulation and Redevelopment) Act 2016 with the Maharashtra the Real Estate Regulatory Authority at Mumbai bearing No. **P51700077747** dated **25/10/2024**.

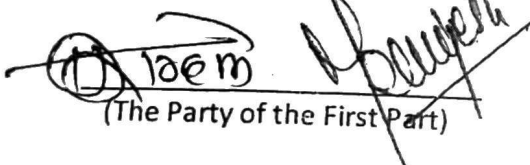
AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

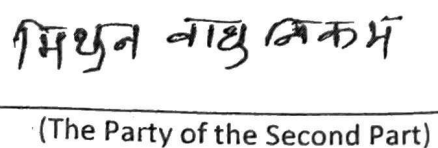
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said premises.

**NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

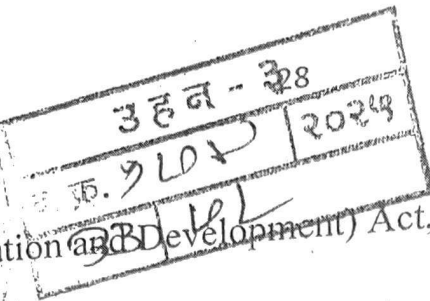
1. The Promoter shall construct the said building/s as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter 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's/Allottees hereby agree/s to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Allottee/s/Purchaser/s **Flat/Apartment being No. 204 on 2<sup>ND</sup> floor, Building No "A", having carpet area of 39.76 sq. meters** in the building Known as "SEASONS SAHARA NANO BUILDING NO. A & B" (hereinafter referred to as "The Apartment"), as per sanctioned plan the said Apartment is also having **9.83 sq. meters balcony + ----- sq. meters Open Terrace**, as shown in the Floor plan thereof hereto annexed and marked as Annexure C-1 and C-2 for the consideration of **Rs. 41,77,570/- (Rupees FORTY ONE LAKH SEVENTY SEVEN THOUSAND FIVE HUNDRED SEVENTY ONLY)** including Rs. ----- being the proportionate price of the common areas

  
(The Party of the First Part)

  
(The Party of the Second Part)

G. V. Nikam



Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

### 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.

IN WITNESS WHERE OF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

### FIRST SCHEDULE OF THE DEVELOPABLE LAND

All those pieces and parcels of land lying and situated at Village Adivali Dhokli, Taluka Ambernath, District Thane, bearing Survey no. 23, Hissa No. 2, Area admeasuring 29.00 R. Sq. Meters (2900 sq. meters) within the limits of the Kalyan Dombivali Municipal Corporation. The said piece of land bounded as follows:

#### The said property is bounded as follows:

On Or Towards East :	Property of Ramchandra Babu Bhane	On	Or
Towards West :	Property of Baliram Chandrakant Bhane	On	Or
Towards North :	Property of Tukaram Kaluram Bhane	On	Or
Towards South :	Property of Datta Arjun Gavli		

### SECOND SCHEDULE ABOVE REFERRED TO

All these pieces and parcels of land within the Village Adivali Dhokli, Taluka Ambernath, District Thane, within the limit of Kalyan Dombivali Municipal Corporation and Sub-Registrar Kalyan at Gandhare Building knows as "SEASONS SAHARA NANO A & B BUILDING", Flat/Unit/Shop/Office being No. 204 on 2<sup>ND</sup> floor, Building No 'A', having carpet area of 39.76 sq. meters, as per sanctioned plan the said Apartment is also having 9.83 sq. meters balcony + -----sq. meters Open Terrace,

ANNEXURE - A - Copy of Title Report

ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII

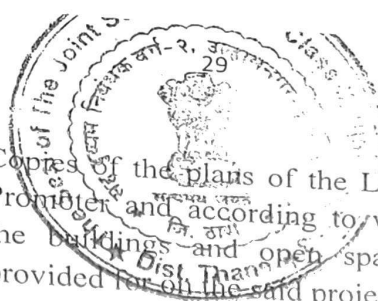
ANNEXURE -C-1 Copies of plans & Layout as approved by concerned Local Authority

(The Party of the First Part)

मिथुन वाद्य निकम  
G.V. Nikam

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)



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ANNEXURE -D

Authenticated copies of the plans and specifications of the said Apartment agreed to be purchased by the Allottee/Purchaser as approved by the concerned local authority

ANNEXURE - E

Specification and amenities for the Apartment,

ANNEXURE -F

Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

**Third Schedule Above Referred to**

Here set out the nature, extent and description of common areas and facilities.

**A.)DESCRIPTION OF THE COMMON AREAS PROVIDED:**

SR NO	TYPES OF COMMON AREA PROVIDED	PROPOSED DATE OF OCCUPANCY CERTIFICATE	PROPOSED DATE OF HANDOVER FOR USE	SIZE AREA OF THE COMMON AREAS PROVIDED
	N/A	31/12/2026	30/06/2027	N/A

**B.)FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE BUILDING INCLUDING IN THE COMMON AREA OF THE BUILDING:**

SR NO	TYPES OF FACILITIES / AMENITIES PROVIDED	PHASE NAME / NUMBER	PROPOSED DATE OF OCCUPANCY CERTIFICATE	PROPOSED DATE OF HANDING OVER TO THE SOCIETY / COMMON ORGANIZATION	SIZE / AREA OF THE FACILITIES / AMENITIES	SIZE / AREA OF THE FACILITIES / AMENITIES	FSI UTILIZED OR FREE OF FSI
	N/A	NANO BUILDING NO. A & B	31/12/2026	30/06/2027	N/A	N/A	N/A

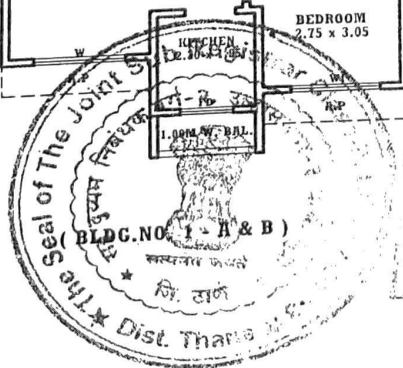
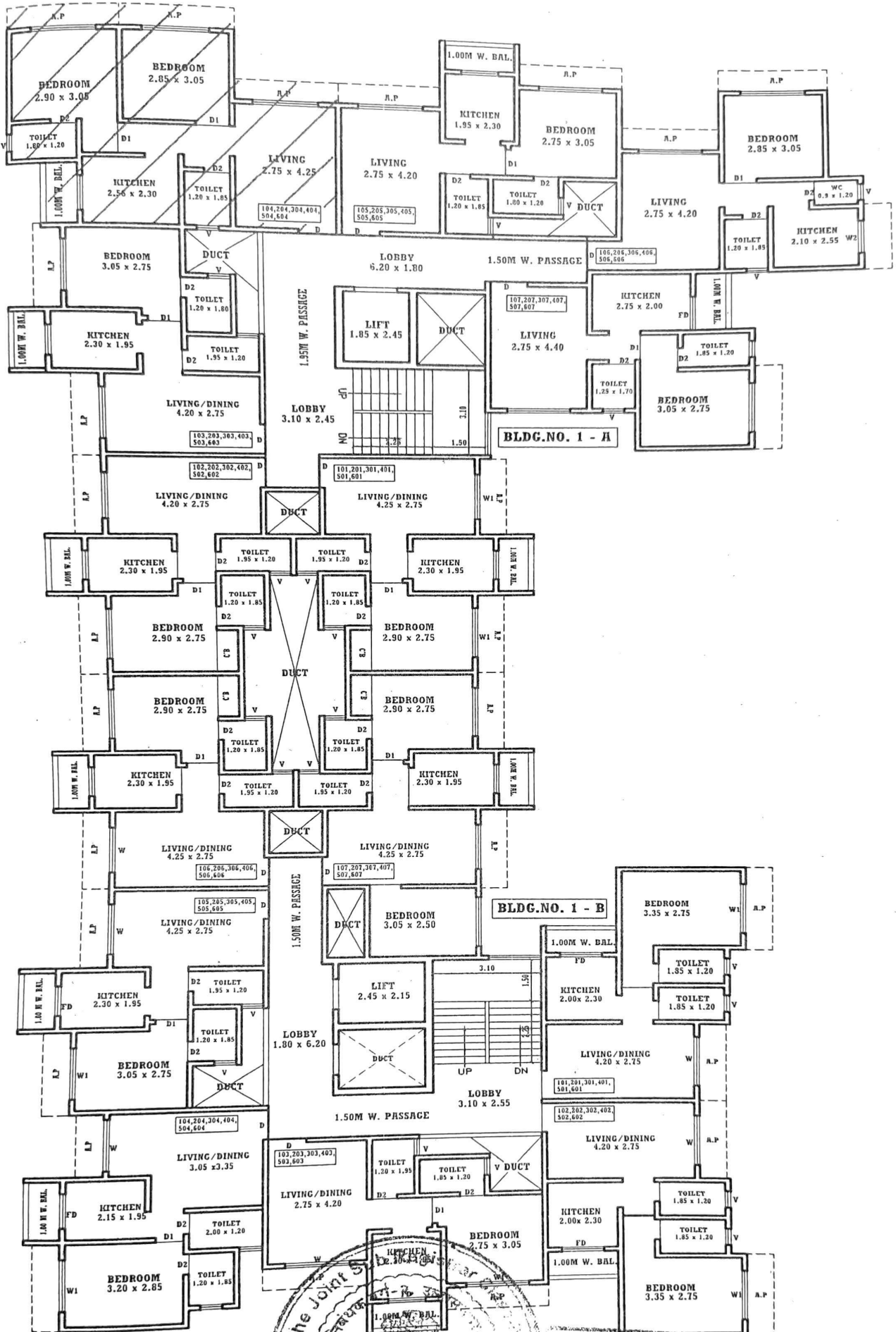
**C.)FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE LAYOUT AND/OR COMMON AREA OF THE LAYOUT:**

SR NO	TYPES OF FACILITIES / AMENITIES	PHASE NAME / NUMBER	PROPOSED DATE OF OCCUPANCY	PROPOSED DATE OF HANDING	SIZE / AREA OF THE	SIZE / AREA OF	FSI UTILIZED
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(The Party of the First Part)

(The Party of the Second Part)

# Annexure - C-2



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## गावाचे नाव : अडिवळी ढोकळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4177570
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1767500

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

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे आडिवळी ढोकळी येथील स नं 23, हि नं 2, यावरील सिझन्स सहारा नॅनो बिल्डिंग न ए अँड बी या प्रोजेक्टच्या बिल्डिंग न ए या बिल्डींगमधील फ्लॅट नं 204, 2 रा मजला, क्षेत्र 39.76 चौ. मी. कारपेट + बालकणी क्षेत्र 9.83 चौ. मी. ( ( Survey Number : 23 ; ) )

(5) क्षेत्रफळ

1) 39.76 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-- मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश जगताप वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम समोर, पिसवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A

2): नाव:-- मे. समर्थ साई विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल भेटवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश जगताप वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलीयम समोर, 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:-- मिथुन वाघु निकम वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री कॉलनी चाळ न २/११, मु. पिसवली, पो. द्वारली, कल्याण पूर्व, पो काटेमानिवली, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AZYPN3804E

2): नाव:-- गोविंदा वाघु निकम वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री कॉलनी चाळ न २/११, मु. पिसवली, पो. द्वारली, कल्याण पूर्व, पो काटेमानिवली, कल्याण, ठाणे, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BAIPN5035P

(9) दस्तऐवज करून दिल्याचा दिनांक

03/01/2025

(10) दस्त नोंदणी केल्याचा दिनांक

03/01/2025

(11) अनुक्रमांक, खंड व पृष्ठ

174/2025

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

292500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क्र-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



# HOME LOAN CENTRE, GHATKOPAR

# SSL

Code No. MUM999999

File Lead No.

Ref No. *AP01/25010103*

ASE ~~SARVE RAJESH TE~~ K101 - 2219145709

ASM SARVESH PANDAY

AQM ROHIT PANKAR

RLMS Number

LOS Branch Name

*P.B.B. MULUND WEST*

Branch Code

*18692*

Source Type

*Connector*

Expected Disbursement Date

Reference ID

Applicant Name

*MITHUN NIKAM*

CIF No.

Co-Application Name

*Govinda NIKAM*

CIF No.

Applicant

Date of Birth

*31-08-1991*

Pan Card Number

*AZYPN3804G*

Bank Account Number

*SBI*

Bank Account Number

*SBI*

E-mail ID

*9819970144 / 9619685532*

*Govindanikam0@gmail.com*

*37,50,000/-*

*360 MONTH*

*Connector*

*HOME LOAN*

AMT	
PROCESSING OFFICER	
RESI/OFF	
THR <i>23/11/25</i>	<i>Pankaj Subhadar</i>
VALUATION <del>50000</del>	<del>SARVESH PANDAY</del>
SITE	<i>Vas Yashraj, 23/11/25</i>
LOAN A/C	
T.D.	
D.E.	