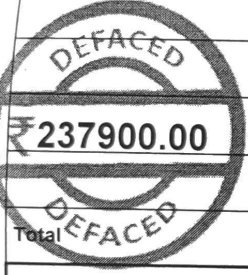




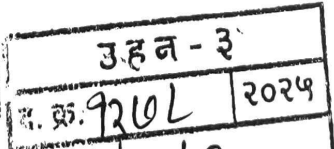
GRN	MH014970964202425E	BARCODE	Date		24/01/2025-16:43:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			PAN No.(If Applicable)	CBPPK3501E		
Location	THANE			Full Name	Digambar B Kendre		
Year	2024-2025 One Time			Flat/Block No.	Flat No 605 6th Floor Bldg No A		
Account Head Details	Amount In Rs.		Premises/Building				
0030046401 Stamp Duty	208100.00		Road/Street	Aivali-Dhokali			
0030063301 Registration Fee	29800.00		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	Two Lakh Thirty Seven Thousand Nine Hundred Rupees			
			Words	Only			
Total	2,37,900.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332025012418662	2911212598	
Cheque/DD No.			Bank Date	RBI Date	24/01/2025-16:44:15	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

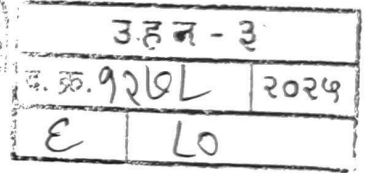
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-339-1278	0008289959202425	27/01/2025-10:46:54	IGR130	29800.00
2	(iS)-339-1278	0008289959202425	27/01/2025-10:46:54	IGR130	208100.00
Total Defacement Amount					2,37,900.00



1	Details of Document	:	AGREEMENT FOR SALE
2	Details of Property	:	Flat No. <u>605</u> , on <u>6<sup>TH</sup></u> Floor, Area admeasuring about <u>26.29</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>29,72,222/-</u> ✓
4	Name of Developer	:	M/s. SAMARTH SAI BUILDERS & DEVELOPERS
5	Name of Purchaser	:	1) Mr. <u>DIGAMBAR BAPURAO KENDRE</u> . 2) Mrs. <u>JAYASHRI DIGAMBAR KENDRE</u> .
6	Stamp Duty paid by	:	
7	stamp duty of Rupees	:	<u>Rs. 2,08,100 /-</u> ✓
8	Registration/Sub-registrar office	:	

Actual Value Rs. 29,72,222/- ✓  
Market Value Rs. 13,21,500/-  
Stamp Duty Rs. 2,08,100/- ✓  
Registration Rs. 29,800/- ✓



### AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made at AMBERNATH on this 27<sup>th</sup> Day of January 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. DIGAMBAR BAPURAO KENDRE, Age. 33 years, Occ. SERVICE,  
PAN:CBPPK3501E,R/at:AT.POST.GUTTI TQ.JALKOT, GUTTI, LATUR,  
MAHARASHTRA-413532.

2) MRS. JAYASHRI DIGAMBAR KENDRE, Age. 23 years, Occ.  
HOUSEWIFE, PAN: PJCPK5830A R/at : AT.POST.GUTTI TQ.JALKOT,  
GUTTI, LATUR, MAHARASHTRA-413532.

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.

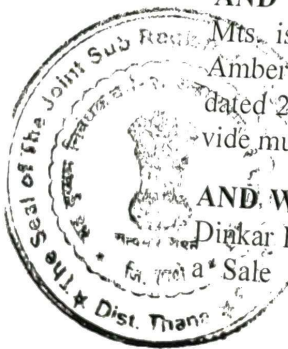
**AND WHEREAS** it appears from the revenue records in respect of the said  
 land that Survey no. 23/2 is purchased by Ravji Ganu Bhane under section 32  
 (g) of Bombay Tenancy and agricultural Land act 1948 as per mutation entry  
 no. 283. After the death of the said Ravji Ganu Bhane, names of his 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. 1848

**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



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

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

**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, premium FSI and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation as well as the Promoter have intended 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 Allottee s 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 Allottee herein for which the Allottee 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 Allottee to which the Allottee has granted his/her consent, the Allottee/Purchaser is offered a **Flat/Apartment being No. 605 on 6<sup>TH</sup> floor, Building No 'A', having carpet area of 26.29 sq. meters + 9.02 sq. meters Balcony + ----- sq. meters Open Terrace** of the scheme of construction known as "SEASONS SAHARA NANO BUILDING NO. A & B"

**AND WHEREAS** the Allottee 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/she/they 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/their 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.

**AND WHEREAS** the Promoters has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Project Land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof.

**AND WHEREAS** on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project



*(Handwritten signature)*





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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. 605 on 6<sup>TH</sup> floor, Building No 'A', having carpet area of 26.29 sq. meters, as per sanctioned plan the said Apartment is also having 9.02 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)



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**ANNEXURE - C-2** Copies of the plans of the Layout 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 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

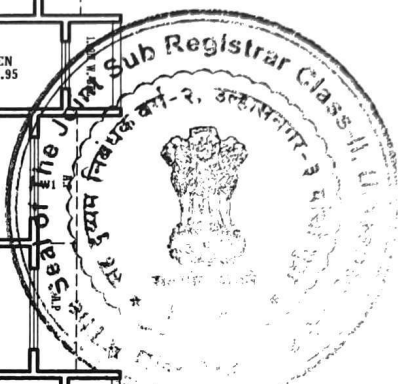
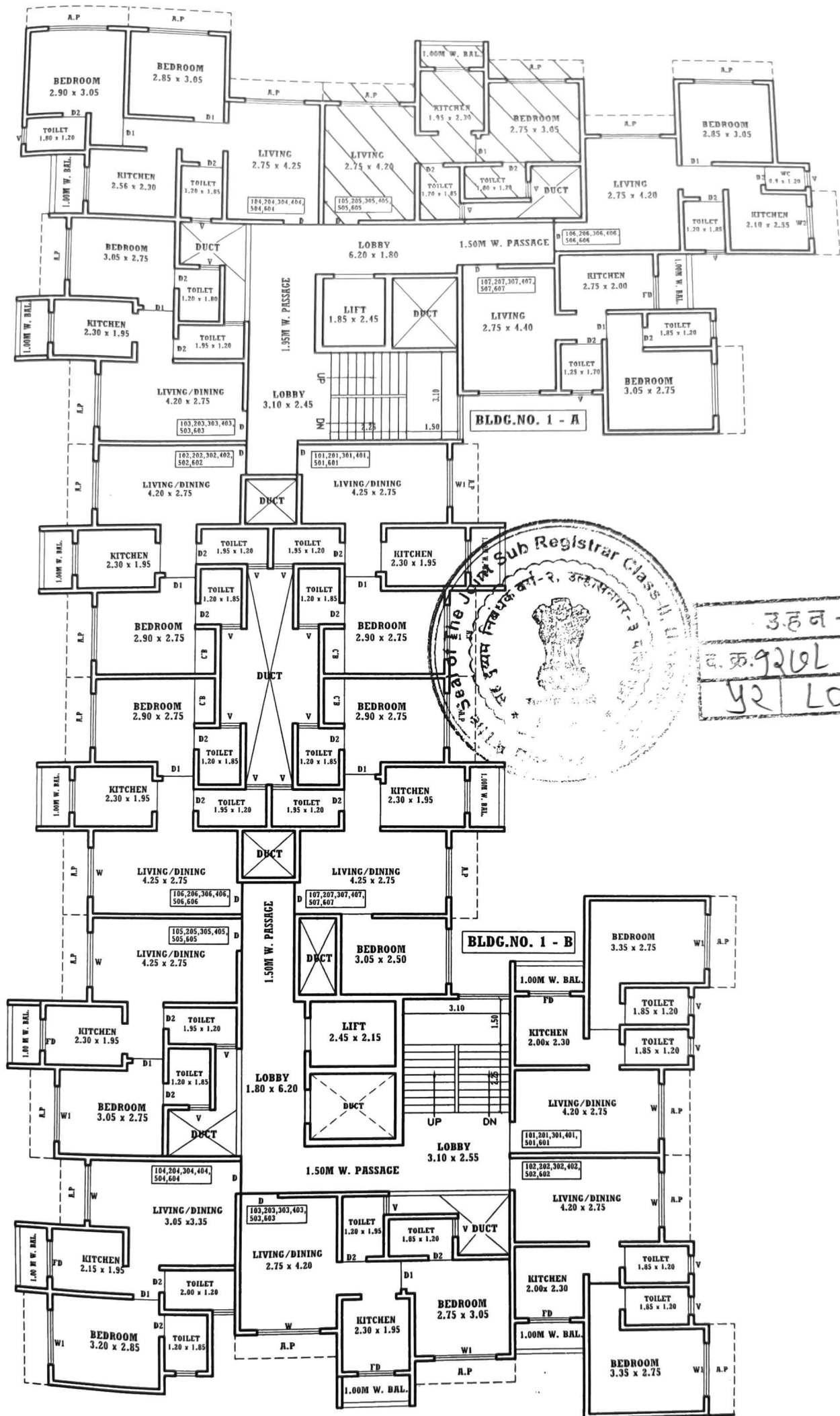
**C.)FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE LAYOUT AND/OR COMMON AREA OF THE LAYOUT:**

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

(The Party of the Second Part)

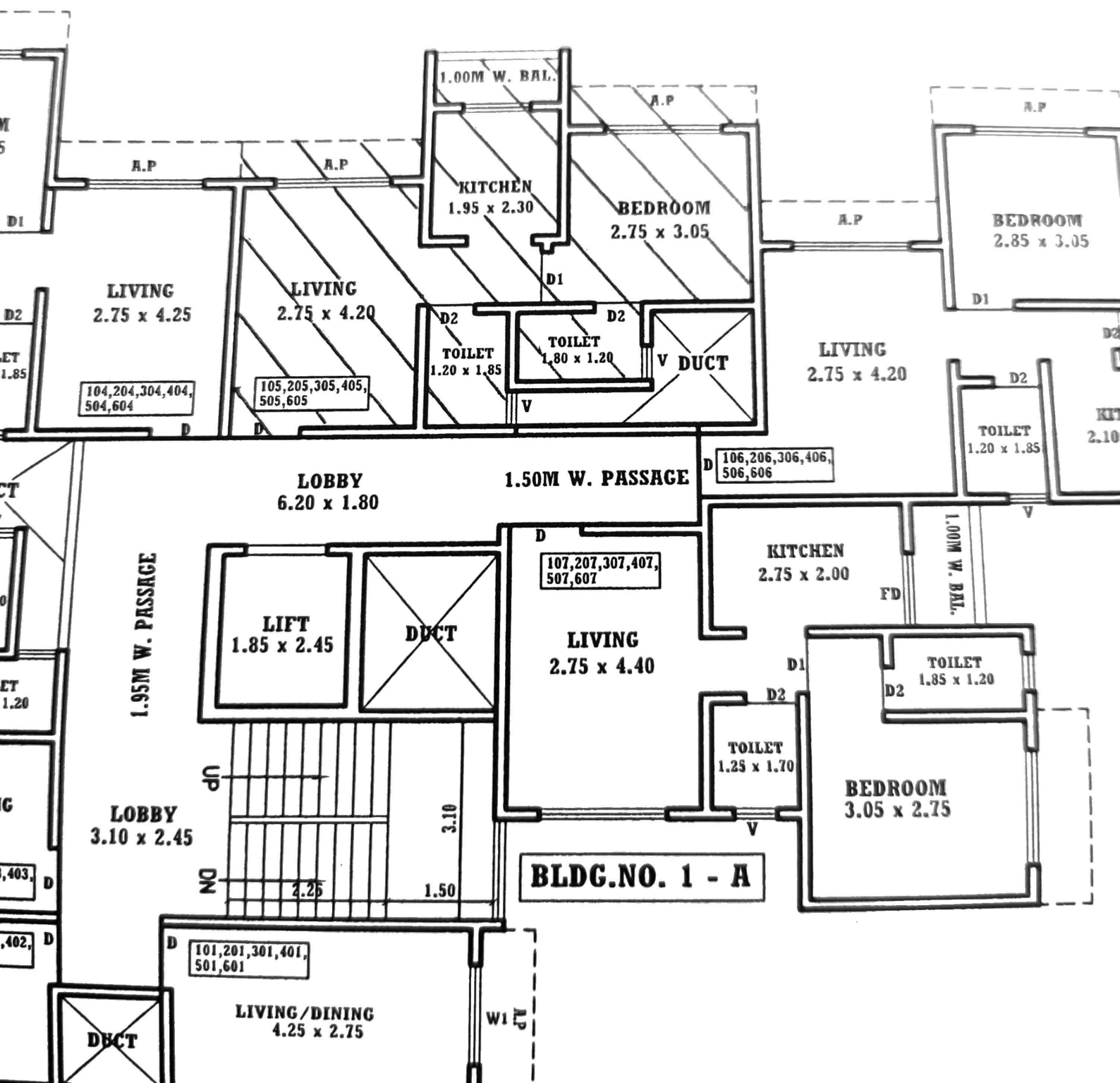
# Annexure - C-2



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( BLDG. NO. 1 - A & B )

# Annexure - C-2





## गावाचे नाव : अडिवळी ढोकळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2972222
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1321500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: मौजे अडिवळी ढोकळी येथील म नं 23, हि नं 2, यावरील सिझन्स सहारा नॅनो बिल्डिंग न ए अँड वी या प्रोजेक्टच्या बिल्डिंग न ए या बिल्डींगमधील फ्लॅट नं 605,6 वा मजला, क्षेत्र 26.29 चौ. मी. कारपेट + बालकणी क्षेत्र 9.02 चौ. मी. ( Survey Number : 23 ; )
(5) क्षेत्रफळ	1) 26.29 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-- - मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलियम समोर, पिसवली, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:-- - मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेशरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. निलेश एस. जगताप वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 50-50 ढाब्यामागे, मलंगगड रोड, एस्सार पेट्रोलियम 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:-- - दिगांबर बापूराव केंद्रे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु. पोस्ट गुत्ती ता. जळकोट, गुत्ती, लातूर, महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, लातूर. पिन कोड:-413532 पॅन नं:-CBPPK3501E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1278/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	208100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29800
(14) शेर	



*[Signature]*  
 पंचम 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.