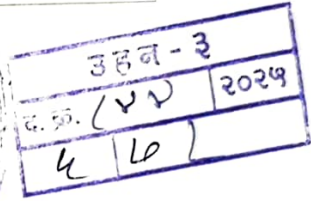


1	Details of Document	: AGREEMENT FOR SALE
2	Details of Property	: Flat No. <u>601</u> , on <u>6TH</u> Floor. Area admeasuring about <u>26.82</u> Sq. Mtrs. RERA Carpet Area. Building No. " <u>A</u> " in Project known as "Seasons Sahara Nano Building No. A & B". Situated at Village Adivali - Dhokali, 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>30,56,075/-</u>
4	Name of Developer	: M/s. SAMARTH SAI BULDERS & DEVELOPERS
5	Name of Purchaser	: 1)Mr. <u>VIKAS ASHRUBA DARADE.</u> 2)Mrs. <u>SWATI VIKAS DARADE.</u>
6	Stamp Duty paid by	:
7	stamp duty of Rupees	: <u>Rs. 2,14,000/-</u>
8	Registration/Sub-registrar office	:

Actual Value Rs. 30,56,075/- ✓
Market Value Rs. 1343000/-
Stamp Duty Rs. 2,14,000/- ✓
Registration Rs. 30,000/- ✓




AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made at AMBERNATH on this
17th 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. VIKAS ASHRUBA DARADE , Age. 41 years, Occ. SERVICE,
 PAN:BOLPD6440B,R/at:DARADE GALLI, AT-RAMESHWAR PO.SUKTA
TA.BHOOM, RAMESHWAR, SUKTA, OSMANABAD, MAHARASHTRA
413504.

2) MRS. SWATI VIKAS DARADE , Age. 31 years, Occ. HOUSEWIFE, PAN:
GDPPD0153R R/at : AT-RAMESHWAR PO.SUKTA TA.BHOOM,
RAMESHWAR, SUKTA,ANTARWALI, OSMANABAD, MAHARASHTRA
413504.

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 I and effect is given on 7/12-2020 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.


 (The Party of the First Part)


 (The Party of the Second Part)

सूची क्र.2

दुय्यम निबंधक : सह द.नि. उल्हासनगर 3

दस्ता क्रमांक : 844/2025

नोंदणी

Regn.63m

17/01/2025

गावाचे नाव : अडिवळी ढोकळी

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	3056075
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	1343000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मोजे अडिवळी ढोकळी येथील म नं 23,दि नं 2,यावरील सिद्धन्स सहारा नॅनो विल्डिंग न ए अँड वी या प्रोजेक्टच्या विल्डिंग न ए या विल्डींगमधील फ्लॉट नं 601,6 वा मजला,क्षेत्र 26.82 चौ. मी. कारपेट + बालकणी क्षेत्र 9.06 चौ. मी. ((Survey Number : 23 :))
(5) क्षेत्रफळ	1) 26.82 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून 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 रामदाम फ्हात्रे यांचे स्वाक्षरी कुलमुखल्यार धारक म्हणून श्री. नितेश एल. लोखंडे 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 मेठवानी यांचे स्वाक्षरी कुलमुखल्यार धारक म्हणून श्री. नितेश एल. लोखंडे 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:-- विकास आधुवा दराडे वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दराडे गल्ली, मु. रामेश्वर पो मुक्त ता. भूम, रामेश्वर, मूक्त, उस्मानाबाद, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, डाराम्:ईव. पिन कोड:-413504 पॅन नं:-BQLPD6440B 2): नाव:-- स्वाती विकास दराडे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु. रामेश्वर, पो मूक्त ता भूम, रामेश्वर, मूक्त, अंतरवली, उस्मानाबाद, महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, डाराम्:ईव. पिन कोड:-413504 पॅन नं:-GDPPD0153R
9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2025
10)दस्त नोंदणी केल्याचा दिनांक	17/01/2025
11)अनुक्रमांक,खंड व पृष्ठ	844/2025
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	214000
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

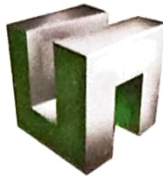


सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र-२

पुण्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



SEASONS S A H A R A

Date: 05/03/2025

To,

**MUNICIPAL CO OP BANK LIMITED.
MUMBAI.**

Subject: NOC TO CREATE SECURITY

Dear Sir,

This is to confirm that we have agreed to sold Flat No. 601, on 6TH Floor, Area admeasuring about 26.82Sq. Mtrs. RERACarpet Area: Building No. "A" 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. admeasuring Area 26.82 Sq. Meters (carpet) to Mr. VIKAS ASHRUBA DARADE & Mrs. SWATI VIKAS DARADE for total consideration of Rs. 30,56,075/- (Rupees THIRTY LAKH FIFTY SIX THOUSAND SEVENTY FIVE ONLY) under Agreement for Sale or Sale Deed dated 17/01/2025, which is duly registered under document number 844/2025.

We confirm that we have obtained necessary permission/ approvals/ sanctions for construction the said building from all the concerned competent authorities and the construction of the building aswell as of the flat is in accordance with the approved plans.

We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whats oever and that the entire property is free and marketable.

We certify that we have not obtained finance for this project from any source such as Banks, Financial Institutions, etc. We have a clear, legal and marketable title to the said property and every part thereof.

We have no objection to your giving loan to the aforesaid Mr. VIKAS ASHRUBA DARADE & Mrs. SWATI VIKAS DARADE and his/her/their mortgaging the said flat with you by way of security for repayment, not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the Co-operative Housing Society as and when formed, about the flat being so mortgaged.

Yours faithfully,

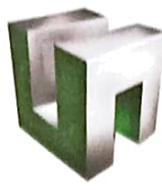
For SAMARTH SAI BUILDERS AND DEVELOPERS


Partners

SAMARTH SAI BUILDERS & DEVELOPERS

Survey No. 33/11, Behind 50 - 50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (E). 421 306

Mobile :9372083546 | Email : seasonsahara@gmail.com | GST No. 27ACBFS0635A1Z0



SEASONS

S A H A R A

DEMAND LETTER

To,

Mr. **VIKAS ASHRUBA DARADE.**

Mrs. **SWATI VIKAS DARADE.**

Add:- **DARADE GALLI AT-RAMESHWAR PO.SUKTA TA.BHOOM, RAMESHWAR, SUKTA, OSMANABAD, MAHARASHTRA 413504.**

Date:05-03-2025.

Sub:- Payment Due Against Flat no 601, on 6TH Floor in "Seasons Sahara Nano Building No. A & B".

Dear Sir,

We are very much Thankful to you for choosing your Dream Home In our Project at "**Seasons Sahara Nano Building No. A & B**" Kalyan (E).

We wish to inform you that we have successfully completed the plinth work of the building or wing in which the said Flat Unit is located in Building No. "**A**" which Is 50 % of the project after final inspection and verification done and certificate issued by our project Architect for the same.

As per our terms and conditions mention thereof you are liable to pay the amount due on or before **15-03-2025** as per details given below:

Total Value of Flat	:-	30,56,075/-
Completion of Work 50%	:-	15,28,038/-
Amount Received	:-	3,05,607/-
Previous Due Balance	:-	Nil
Amount Due Till	:-	12,22,431/-

Kindly make the payment in favour of "**SAMARTH SAI BUILDERS & DEVELOPERS COLLECTION AC FOR SEASONS SAHARA NANO A&B BLDG.**" in **AXIS Bank Ltd., A/c no 924020050607799, IFSC code: - UTIB0001153, Branch KHADAKPADA KALYAN (W)**

Please note: - Any further delay in your payments shall attract Interest / Penalty as per RERA Rules.

Thanking You,

For **SAMARTH SAI BUILDERS AND DEVELOPERS**

Partners

SAMARTH SAI BUILDERS & DEVELOPERS

Survey No. 33/11, Behind 50 - 50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (E). 421 306

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