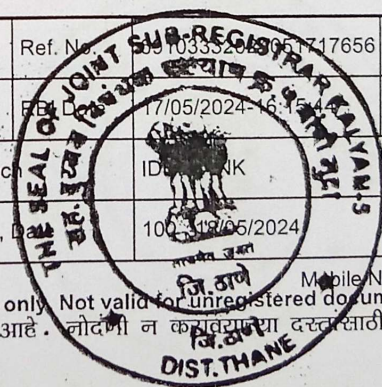




CHALLAN  
MTR Form Number-6



|                      |                                   |               |  |                        |   |                     |         |      |
|----------------------|-----------------------------------|---------------|--|------------------------|---|---------------------|---------|------|
| GRN                  | MH002196985202425E                | BARCODE       |  |                        | Date  | 17/05/2024-16:14:25 | Form ID | 25.2 |
| Department           | Inspector General Of Registration |               |  | Payer Details          |   |                     |         |      |
| Type of Payment      | Stamp Duty<br>Registration Fee    |               |  | TAX ID / TAN (If Any)  |   |                     |         |      |
| Office Name          | KLN5_KALYAN 5 JOINT SUB REGISTRAR |               |  | PAN No.(If Applicable) | AFCPY7000B  |                     |         |      |
| Location             | THANE                             |               |  | Full Name              | Kamlesh Singh Yadav   |                     |         |      |
| Year                 | 2024-2025 One Time                |               |  | Flat/Block No.         | Flat No 1203 12th Floor Tower No 05   |                     |         |      |
| Account Head Details |                                   | Amount In Rs. |  | Premises/Building      |   |                     |         |      |
| 0030046401           | Stamp Duty                        | 314900.00     |  | Road/Street            | Pisavali  |                     |         |      |
| 0030063301           | Registration Fee                  | 30000.00      |  | Area/Locality          | Kalyan  |                     |         |      |
|                      |                                   |               |  | Town/City/District     | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>क.ल.न.-५</b><br/>         4 2 1 3 0 6       </div>   |                     |         |      |
|                      |                                   |               |  | PIN                    |   |                     |         |      |
|                      |                                   |               |  | Remarks (If Any)       | <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>दस्त क्र. १०२६ २०२४</b><br/>         PAN2=ACBFS0635A~SecondPartyName=Ms Samarth Sai Builders and<br/>         Developers~       </div> |                     |         |      |
|                      |                                   |               |  | Amount In              | Three Lakh Forty Four Thousand Nine Hundred Rupees  |                     |         |      |
|                      |                                   |               |  | Words                  | Only  |                     |         |      |
| Total                |                                   | 3,44,900.00   |  |                        |   |                     |         |      |



Department ID :  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-507-7426 | 0001291291202425 | 21/05/2024-15:17:18 | IGR542 | 30000.00          |
| 2                       | (IS)-507-7426 | 0001291291202425 | 21/05/2024-15:17:18 | IGR542 | 314900.00         |
| Total Defacement Amount |               |                  |                     |        | 3,44,900.00       |

|               |      |
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| दस्त क्र. ५२६ | २०२४ |
| E             | CC   |

|   |                                   |   |
|---|-----------------------------------|---|
| 1 | Details of Document               | : AGREEMENT FOR SALE  |
| 2 | Details of Property               | : Flat No. /Shop No. <u>1203</u> , on <u>12<sup>TH</sup></u> Floor,<br>Area admeasuring about <u>39.70</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>44,98,000/-</u> ✓  |
| 4 | Name of Developer                 | : M/s. SAMARTH SAI BUILDERS & DEVELOPERS  |
| 5 | Name of Purchaser                 | :<br>1) Mr. <u>KAMLESH SINGH YADAV.</u> ✓<br>2) Mrs. <u>ARTI YADAV.</u> ✓   |
| 6 | Stamp Duty paid by                | : Mr/Mrs.   |
| 7 | stamp duty of Rupees              | : <u>Rs.3,14,900/-</u> ✓  |
| 8 | Registration/Sub-registrar office | :   |

Actual Value Rs. 44,98,000/- ✓  
Market Value Rs. 2652598/-  
Stamp Duty Rs. 3,14,900/- ✓  
Registration Rs. 30,000/- ✓

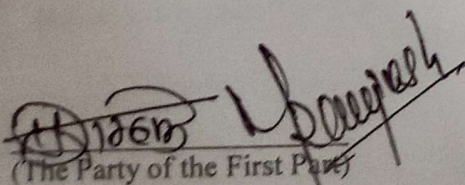


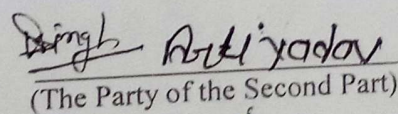
### AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN ON THIS 21<sup>ST</sup> DAY OF May 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.

  
(The Party of the First Part)

  
(The Party of the Second Part)

MR. KAMLESH SINGH YADAV , Age. 44 years,

Occ. SERVICE, PAN: AFCPY7000B R/at : STREET/ROAD/LANE: KHARAUNA  
RAMPUR, VILLAGE/TOWN/CITY: KHARONA, DISTRICT: GHAZIPUR,  
P.O: RAMPUR, STATE: UTTAR PRADESH, PINCODE: 233223.

MRS. ARTI YADAV , Age. 35 years, Occ. HOUSEWIFE, PAN: AQTPY0584A R/at :  
KHARAUNA, RAMPUR, GHAZIPUR, RAMPUR, UTTAR  
PRADESH, PINCODE: 233223.

hereinafter called and referred to as the **ALLOTTEE'S/PURCHASER'S** (which  
expression shall unless it be repugnant to the context or meaning thereof mean and  
include his heirs, executors, administrators and assigns) being the **PARTY OF THE**

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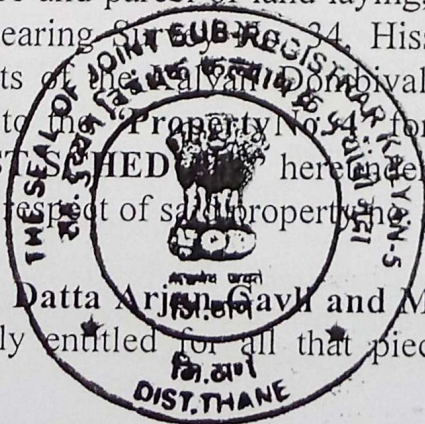
WHEREAS Mr. Datta Arjun Gavli is the owner and well and sufficiently entitled for  
all that piece and parcel of land laying, being situate at village Pisavali, Tal. Kalyan, Dist  
Thane, bearing Survey No. 33, Hissa No 11, area admeasuring 1110 sq. Meters within the  
limits of the Kalyan Dombivali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

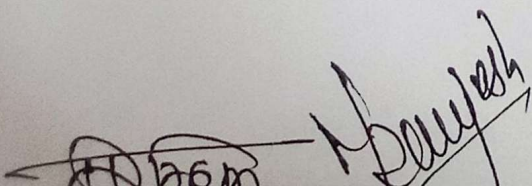
AND WHEREAS Mr. Datta Arjun Gavli is the owner and well and sufficiently  
entitled for all that piece and parcel of land laying, being situate at village Pisavali, Tal.  
Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 9, area admeasuring 1380 Sq.  
Meter out of total Area 1880 Sq. Meter within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

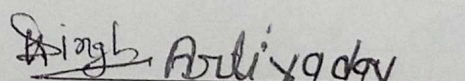
AND WHEREAS Mr. Datta Arjun Gavli and Mrs. Shila Datta Gavli are the owner  
and well and sufficiently entitled for all that piece and parcel of land laying, being situate  
at village Pisavali, Tal. Kalyan, Dist Thane, bearing Survey No. 34, Hissa No 10, area  
admeasuring 710 Sq. Meter out of total 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)



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 30/04/2019 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 been directed to furnish 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;

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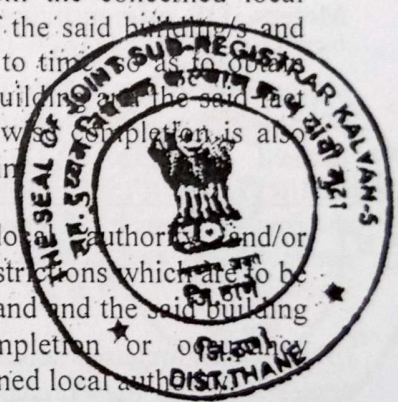
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project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

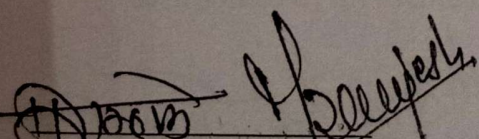


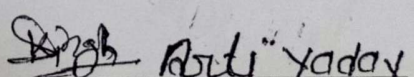
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance 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. 1203 on 12<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 44,98,000/- (Rupees **FOURTY FOUR LAKH NINETY EIGHT THOUSAND 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.

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AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

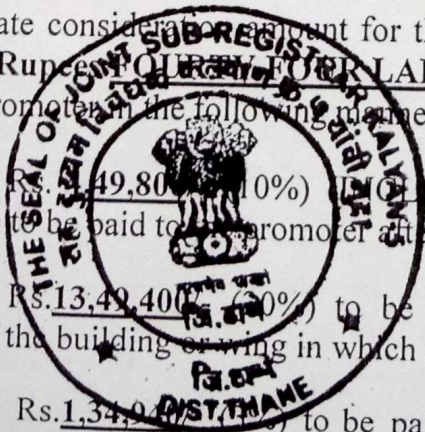
1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1.a. (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat bearing No. 1203 on 12<sup>TH</sup> floor, admeasuring 39.70 sq. meters carpet and including balcony area admeasuring 14.88 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. 44,98,000/- (Rupees **FOURTY FOUR LAKH NINETY EIGHT THOUSAND ONLY**) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No.-----situated at stilt being constructed in the layout for the consideration of Rs.-----.

1(b) The total aggregate consideration for the said premises has agreed and assured Rs. 44,98,000/- (Rupees **FOURTY FOUR LAKH NINETY EIGHT THOUSAND ONLY**) to the promoter in the following manner;

- Amount of Rs. 44,98,000/- (100%) (INCLUDING AMOUNT PAID AT TIME OF BOOKING) to be paid to the promoter after the execution of this agreement.
- Amount of Rs. 13,49,400/- (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.
- Amount of Rs. 1,34,940/- (3%) to be paid to the promoter on completion of the 4<sup>th</sup> slabs.



*Diwan Prayesh*

*Diwan Prayesh*

SECOND SCHEDULE ABOVE REFERRED TO

SCHEDULE-II

All these pieces and parcels of Flat bearing No. 1203 on 12<sup>TH</sup> floor in Tower No.05, Admeasuring 39.70sq. meters carpet along with balcony area admeasuring 14.88Sq Meters, OP admeasuring -----sq. meters in the building known as "SEASONS SAHARA"

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- 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 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.

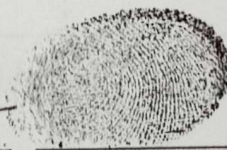
SIGNED, SEALED AND DELIVERED

By the within named Promoter

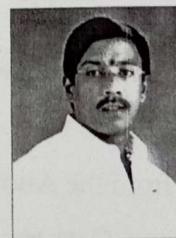
M/s. SAMARTH SAI BUILDERS & DEVELOPERS, through its authority's signatory (PAN:ACBFS0635A)

MR. DINESH RAMDAS MHATRE The Promoters

*(Signature)*  
Sign



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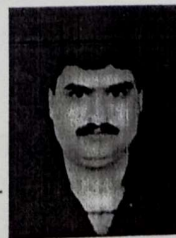


MR. RAJESH CHANDERLAL METHWANI The Promoters

*(Signature)*  
Sign



Thumb



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

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

# Annexure C1

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,  
Mr. Datta Arjun Gawali & 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        | With reference to your application dated 25/10/2023 for the grant          |
| दस्त क्र. २६/२०२४ | sanction of Commencement Certificate under Section 44 of The               |
| ५७                | Maharashtra Regional and Town Planning Act, 1966 read with Section         |
|                   | 255 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.

3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.

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

Office No. KDMC/TPD/BP/27Village/2018-19/22/2  
Office Stamp  
Date : 07/12/2023 .

Yours faithfully,



Assistant Director of Town Planning  
Dombivali Municipal Corporation, Kalyan.





क.ल.न. - ५४

Maharashtra Real Estate Regulatory Authority

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REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

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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,  
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

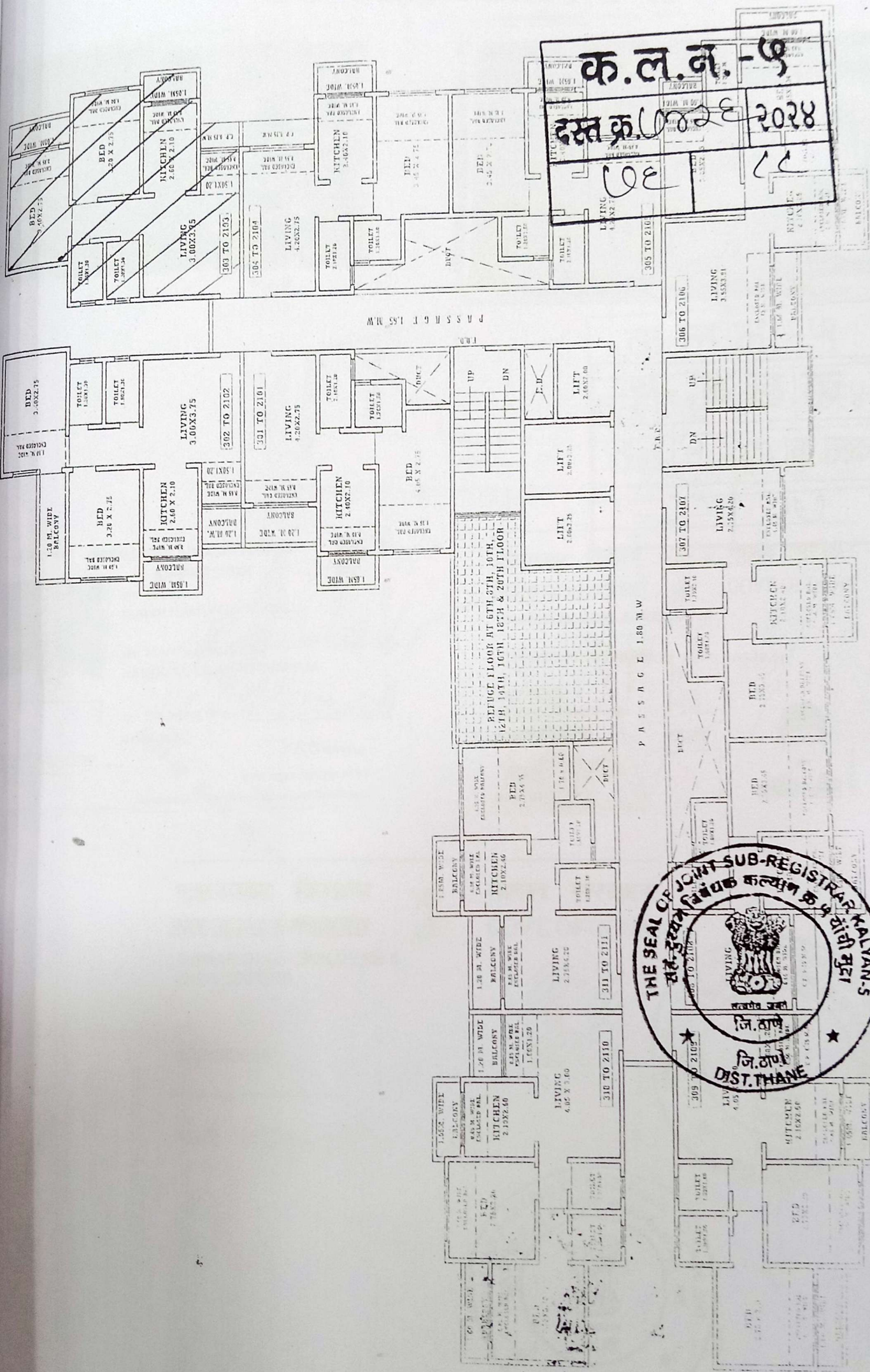
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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.



# B - 5 - Annexure C2



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21/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 7426/2024

नोंदणी :

Regn:63m

गावाचे नाव : पिसवली

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 4498000   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 2652598.916   |
| (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 फ्लॅट नं 1203, 12 वा मजला, क्षेत्र 39.70 चौ. मी. कारपेट + बालकणी क्षेत्र 14.88 चौ. मी. ( ( Survey Number : स नं ३३/११, ३४/९, १०, ११, १२ आणि स नं ३४/१४, १५ ; ) )  |
| (5) क्षेत्रफळ  | 1) 39.70 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 बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणून श्री. नितेश एल. लोखंडे 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. नितेश एल. लोखंडे 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:- - कमलेश सिंह यादव वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: स्ट्रीट/रोड/लेन खरौन रामपूर, व्हिलेज/टाउन/सिटी खरोना, जिल्हा गाजीपूर, पी.ओ रामपूर, राज्य उत्तरप्रदेश, ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, गाजीपूर. पिन कोड:-233223 पॅन नं:-AFCPY7000B<br>2): नाव:- - आरती यादव वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खरौन, रामपूर, गाजीपूर, रामपूर, उत्तर प्रदेश, ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, गाजीपूर. पिन कोड:-233223 पॅन नं:-AQTPY0584A   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 21/05/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 21/05/2024  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 7426/2024   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 314900  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14) भेरा  |   |

Kalyan  
सह. दुय्यम निबंधक, वंग-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.



Existing Customer:  Yes  No  
CIF No/ Account No. \_\_\_\_\_

Name: First Name KAMLESH Middle Name SINGH Last Name NADAN

Date of Birth: 10/02/1979 PAN: AFCPY7000B

Mobile: 91004412895  
e-mail: KAMLESHSINGHNADAN@gmail.com

Name of Spouse: ARTI  
Name of Father: \_\_\_\_\_

Gender:  Male  Female  Third Gender  
Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

- 1) Aadhaar / UID No. 793371863250
- 2) Voter ID No. \_\_\_\_\_
- 3) Passport No.: \_\_\_\_\_
- 4) Driving License No. \_\_\_\_\_
- 5) MGNREGA Job card No. \_\_\_\_\_

6) Letter issued by National Population Register Containing Name and Address: \_\_\_\_\_

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  
Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: STREET ROAD 2 LANE KHARANA RAMPUR VILLAGE  
Address 2: TOWN CITY KHARANA GHAZI PUR RAMPUR  
Address 3: \_\_\_\_\_

Village: \_\_\_\_\_ City: \_\_\_\_\_  
District: GHAZI PUR State: UTTAR PRADESH  
Country: INDIA Pin Code: 233223

Current address same as the permanent address  Yes  No

Current Address:  
Address 1: KOH C 9 SHIVAJI LOKDHARA KALYAN EAST  
Address 2: \_\_\_\_\_  
Address 3: \_\_\_\_\_

Village: \_\_\_\_\_ City: \_\_\_\_\_  
District: THANE State: MAHARASHTRA  
Country: INDIA Pin Code: 421306

Address type for communication:  Permanent  Current  
Residential type:  Rented  Company lease  Owned

Months residing in current address: \_\_\_\_\_



Bingh  
Please sign here

# SSL

Code No. MUMI99999

File

Ref No.

R05/24050107.

|     |                |
|-----|----------------|
| ASE | RAJESH TEK202- |
| ASM | SARVESH Pandey |
| AQM | Rohit Pendkar  |

|                             |                     |
|-----------------------------|---------------------|
| LOS Number                  |                     |
| LOS Branch Name             | Kanjurganga West    |
| Branch Code                 | 7122                |
| Source Type                 | Connector           |
| Expected Disbursement Date  |                     |
| Reference ID                |                     |
| Applicant Name              | Kamlesh Singh Yadav |
| Co-Applicant Name           | ARTI YADAV          |
| Date of Birth               | 10-02-1979          |
| Pan Card Number             | AFCPY7000B          |
| Bank Account Number         | SBI-                |
| E-mail ID                   |                     |
| Mobile No.                  | 9004412895          |
| Loan Amount & Interest Rate | 40,80,000/-         |
| Tenure                      | 300 MONTH           |
| Connector Name & Code       | connector           |
| Proposal Type               | HOME LOAN (U.C)     |
| Property Final : Yes / No   |                     |
| RACPC                       |                     |

|                    |                 |  |
|--------------------|-----------------|--|
| AMT                |                 |  |
| PROCESSING OFFICER |                 |  |
| RESI/OFF           | CRUX            |  |
| TIR                | 24.05 AARTI     |  |
| VALUATION          | 24.05 VASTUKALA |  |
| SITE               |                 |  |
| LOAN A/C           |                 |  |
| T.D.               |                 |  |
| D.E.               |                 |  |