

Ward : "13"
Wing : "A"
Flat No. : 1001
Carpet area : 34.37 Sq.meters
Market Value : Rs. 21,28,000/-
Agreement Value : Rs. 34,97,220/-

कलन-१	
दस्ता क्र. 9343E	२०२३
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AGREEMENT FOR SALE

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made at ...कलन-१..... on this २२ day of NOV....., 2023

BETWEEN

M/s. **BHAGWATI INFRASTRUCTURE**, (Pan No. AAPFB9890E) a Partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 having its office at 2/5, Ratna Niwas, Bhaji Market, Nehru Road, Above Kunjvihar Hotel, Dombivli (E) - 421 201 Through its Partner **Mr. HEMANT MULCHAND PATEL**, age 42 years hereinafter referred to as "**the Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the Partner, the survivor or survivors of them and the heirs, executors, and administrators of the

(last surviving partner) of the **FIRST PART**;

वसत क्र. 9343E		23
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AND

Mr. NITIN BABAJI DIGHE age - 28, assessed to income tax under permanent account number (PAN) **BTZPD6391Q**, residing/having its address at R.N. 3, 1ST Floor, Laxmi Kripa Society, Jangaleshwar Mahadev Mandir, Opp. Kulkarni Wadi, Ghatkopar (W), Mumbai-400084 hereinafter referred as Flat Purchaser(s)/ Allottee (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART**;

The Promoter and the Flat Purchaser(s) are hereinafter collectively referred to as **Parties** and individually as **Party**.

कलन - १	
दस्ता क्र. 9343E	2023
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SECOND SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the Self-Contained Ownership Flat bearing No. **A/1001**, on **10TH** Floor, admeasuring **34.37** Sq. mtrs. Carpet area, in the building known as "**SKY AVENUE**", Situated at Kalyan (West), Taluka Kalyan, Dist Thane.

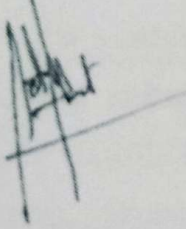
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

By the withinnamed Promoter

M/s. BHAGWATI INFRASTRUCTURE

A partnership firm



Mr. HEMANT MULCHAND PATEL



ANNEXURE - "1"

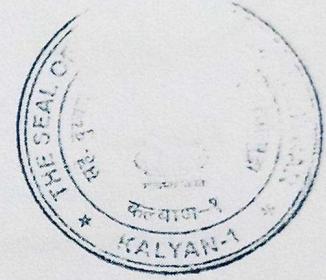
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CARPET AREA

Building Name :- "SKY AVENUE"

Flat No. :- A/1001

Area (Carpet area) :- 34.37 sq.mtrs.



Carpet Area		Exclusive area	
Particulars	Sq.mtrs.	Particulars	Sq.mtrs.
Including Inter walls as per RERA	34.37	Useable Enclosed Balcony, Usable Projected Balcony, Cupboard Area, F.B. area, Terrace Area, Service Area	6.67
Carpet Area	34.37	Exclusive free of cost area	6.67



सूची क्र.2

दुय्यम निबंधक : द.नि. कल्याण 1
रज्जु क्रमांक : 13536/2023
नोंदणी :
Regn.63m

गावाचे नाव : काटेमानिवली

(1)किंबाचा प्रकार	करारनामा
(2)मोबदला	3497220
(3)वाजारभाव(भाडेपट्ट्याच्या संबन्धितपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	2128000
(4) भू-मापन,पोट्टिस्मा व धरममाक(अमल्यास)	
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात अन्वय नेव्हा.	
(7)दम्नगवज करन देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	
(8)दम्नगवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दम्नगवज करन दिव्याचा दिनांक	22/11/2023
(10)दम्न नोंदणी केल्याचा दिनांक	22/11/2023
(11)अनुक्रमांक,खड व पुढ	13536/2023
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	244900
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

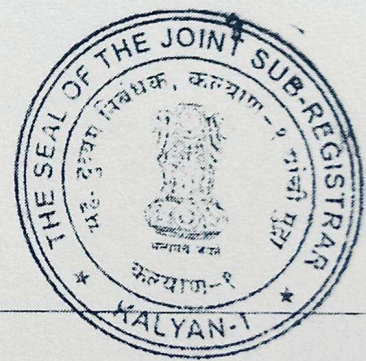
1) पालिकेचे नाव:कल्याण-होविवली इतर वर्णन : इतर माहिती: मोजे काटेमानिवली ता.कल्याण जि.दाण
येथील सर्वे नं.94 हिस्सा नं.अ/6,सर्वे नं.94 हिस्सा नं.ब तसेच कल्याण सर्वे नं.176 हिस्सा नं.अ/2 यावरील
स्काय अवेन्यु विल्डिंग मधील ए-विंग मदनिका क्रमांक- 1001,वहावा मजना चे क्षेत्र 34.37 चौ.मी.कारपेट
(रंग प्रमाणपत्र जोडले आहे)((Survey Number : सर्वे नं.९४ हिस्सा नं.अ/६,सर्वे नं.९४ हिस्सा नं.ब :))

1) 34.37 चौ.मीटर

1): नाव:-मेंसर्मा,भगवती इन्फ्राम्युक्चर भागीदारी संस्था तर्फे भागीदार हेमंत मूलचंद पटेल -- वय:-42, पत्ता:-
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुत्रविहार हायलॅन्ड वर
होविवली पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-BTZPD6391Q

1): नाव:-नितीन वात्राजी दिघे -- वय:-28, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- दम नं ३, पहिल्या
मजला, लक्ष्मी कृपा सोसायटी, जंगलेश्वर महादेव मंदिर, कुलकर्णी वाडी वात्रुवा, घाटकोपर (पश्चिम), ब्लॉक नं:-
- रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-BTZPD6391Q

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १



मुल्याकनामारी विचारून घेतलेला तपशील :-
मुद्राक शुल्क आकारनाता निवडलेला अनुच्छेद :-

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

ANNEXURE - "7"



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 P51700017501

Project: Sky Avenue, Plot Bearing / CTS / Survey / Final Plot No. Survey No 176/A Pt at village kalyan, Survey No 94A/6, Survey No 94B at village katermanivali at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421301

1. Bhagwati Infrastructure having its registered office / principal place of business at Tehsil Kalyan District Thane Pin 421201.
 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 (f) of sub-section (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 23/08/2018 and ending with 31/12/2023 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.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date 8/23/2018 4:55:17 PM

Dated 23/08/2018
Place Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority