



26/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 13744/2024

नोंदणी :

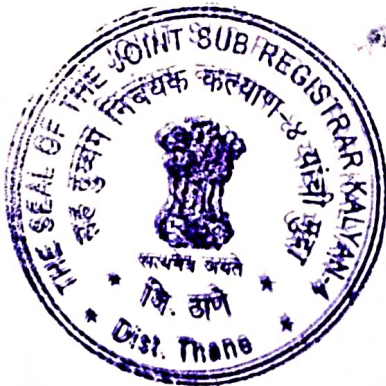
Regn.63m

गावाचे नाव : गोळवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3618510
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2340000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: (विभाग क्र. 49/155 दर 52900/- चौ. मी.)सदनिका क्र. 606,6 वा मजला, बिल्डिंग नं. बी.एस. बी. टॉवर कॉम्प्लेक्स, मीजे गोळवली, ता. कल्याण, जि. ठाणे सदनिकेचे क्षेत्रफळ 30.85 चौ. मी. कारपेट तसेच फ्लॉवर बेड बाल्कनीचे क्षेत्रफळ 7.44 चौ. मी. कारपेट यांचे एकूण क्षेत्रफळ 38.29 चौ. मी. कारपेट हा या कराराचा विषय आहे. ((Survey Number : स. नं. 70, हि. नं. 1 ;))
(5) क्षेत्रफळ	1) 38.29 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. एकविरा एंटरप्रायजेस तर्फे भागीदार अनिल गणेश भगत वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: चंद्रनगन रेसिडेन्सी फेज 2, बी विंग, तळ मजला, शॉप नं. 1, 2 आणि 3, , रोड नं: जी. पी. पारसिक बँक जवळ, दिवा शील रोड, दिवा (प), ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAFFE4762Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपक रामवतार विश्वकर्मा वय:-23; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 302, कृष्णा रेसिडेन्सी, , रोड नं: कल्याण शील रोड, आई माता मंदिर, सोनारपाडा, डोंबिवली (पू), , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BTOPV8865J 2): नाव:-सिंधु रामवतार विश्वकर्मा वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 302, कृष्णा रेसिडेन्सी, कल्याण शील रोड, , रोड नं: आई माता मंदिर, सोनारपाडा, डोंबिवली (पू), , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AIRPV7545A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13744/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	253300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli, on this 26 day of August in the Christian Year Sindhu Two Thousand Twenty Four (2024).

B E T W E E N

M/s. **EKVEERA ENTERPRISES**, PAN NO. **AAFFE4762Q** A Partnership Firm, Through Its Partner Mr. Anil Ganesh Bhagat Age : 42 Years Adult, having its Office at: "Chandrangan Residency Phase II, Bwing Ground Floor, Shop No. 1, 2 & 3, Near G P Parsik Bank, Diva-Shil Road, Diva East, Taluka and District Thane – 400 612, hereinafter for the sake of brevity and convenience called and referred to as the **PROMOTER/ DEVELOPER/S** (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors, administrators etc.) **PARTY OF THE ONE PART.**

A N D

1) **MR. DEEPAK RAMAWATAR VISHWAKARMA**, PAN NO. **BTOPV8865J**, Age: 24 years,

2) **MRS. SINDHU R. VISHWAKARMA** PAN NO. **AIRPV7545A**, Age: 45 years,

Indian Inhabitant/s, having address at 302, **Krushna Residency, Kalyan Shil Road, Sonarpada, Dombivli East, Ash Mata Mandir, Kalyan, Thane, Maharashtra 421201** hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**



अनिल गणेश भगत

Deepak

Sindhu

ANNEXURE - F



क ल न - ४
दस्त क्र. १३७४४/२०२४
१३/५०

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 :
P51700051089

Project: **S B TOWER** , Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO.74/1** at **DOMBIVLI, Kalyan, Thane, 421202;**

1. **Ekveera Enterprises** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400612.**
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 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 **29/05/2023** and ending with **31/12/2026** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date:29-05-2023 14:13:27

Dated: 29/05/2023
Place: Mumbai

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



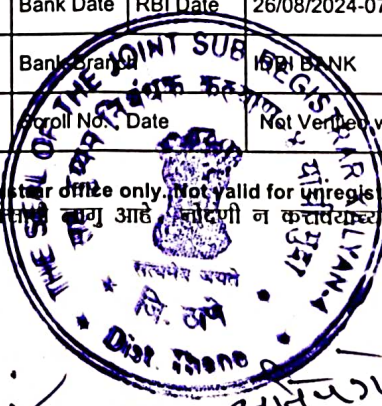


CHALLAN
MTR Form Number-6



GRN	MH007254028202425E	BARCODE					Date	26/08/2024-07:05:54	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA					PAN No.(If Applicable)	AIRPV7545A			
Location	THANE					Full Name	SINDHU R. VISHWAKARMA			
Year	2024-2025 One Time					Flat/Block No.	FLAT NO 607 6TH FLOOR BLDG TYPE B			
Account Head Details		Amount In Rs.		Premises/Building		SB TOWER VILLAGE GOLAVALI TALUKA KALYAN				
0030046401 Stamp Duty		253300.00		Road/Street		KALYAN				
0030063301 Registration Fee		30000.00		Area/Locality		THANE				
				Town/City/District						
				PIN		4 2 1 2 0 1				
				Remarks (If Any)						
				PAN2=AAFFE4762Q-SecondPartyName=EKVEERA						
				ENTERPRISES-CA=3618510						
				<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 1.2em; margin: 0;">क ल न - ४</p> <p style="font-size: 1.2em; margin: 0;">दस्त क्र.१३७४७/२०२४</p> <p style="font-size: 1.2em; margin: 0;">३/५०</p> </div>						
Total		2,83,300.00		Amount In Words	Two Lakh Eighty Three Thousand Three Hundred Rupee s Only					
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332024082610656		2885805518		
Cheque/DD Details				Bank Date	RBI Date	26/08/2024-07:07:19		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. : 9000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Sindhy
31/08/2024 9:01 AM

क ल न - ४
दस्त क्र. १३७७७ / २०२४
३१ / ५०

SCHEDULE 'A'

DETAILS OF THE UNIT / FLAT / OFFICE :

- a) Apartment / Flat : 607
b) Building No. /Name: B WING S B TOWER
c) Floor : 6th
d) Name of Project : S B TOWER
e) Admeasuring Carpet Area : 30.85 sq. meter
f) Enclosed Balcony : 7.44 sq. meter
g) Adjacent Terrance Carpet Area : ----

ANNEXURE - A

Title Report

ANNEXURE - B

Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land

ANNEXURE C-1

Authenticated copies of the plans of the Layout as approved by the concerned Local Authority

ANNEXURE C-2

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.

ANNEXURE D

Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Applicant as approved by the concerned local authority

ANNEXURE E

Specification and Ammenities

ANNEXURE F

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

