



26/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 13747/2024

नोंदणी :

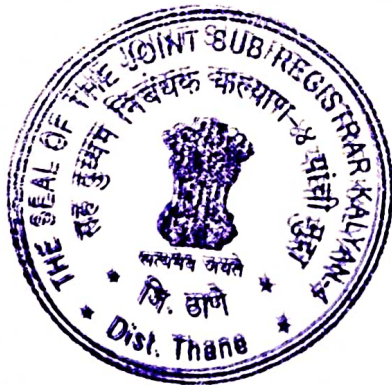
Regn.63m

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. 607,6 वा मजला,बिल्डिंग नं. बी.एस. बी. टॉवर कॉम्प्लेक्स,मीजे गोळवली,ता. कल्याण,जि. ठाणे सदनेकेचे क्षेत्रफळ 30.85 चौ. मी. कारपेट तसेच फ्लॉवर बेड बाल्कनीचे क्षेत्रफळ 7.44 चौ. मी. कारपेट यांचे एकुण 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:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चंद्रनगन रेसिडेन्सी फेज 2, बी विंग, तळ मजला, शॉप नं. 1, 2 आणि 3, जी. पी. पारसिक बँक जवळ, दिवा शील रोड, दिवा (प), 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:-सूरज रामवतार विश्वकर्मा - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 302, कृष्णा रेसिडेन्सी, कल्याण शील रोड, आई माता मंदिर, सोनारपाडा, डोंबिवली (प), महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BEOPV5808Q 2): नाव:-सिंधु रामवतार विश्वकर्मा - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 302, कृष्णा रेसिडेन्सी, कल्याण शील रोड, आई माता मंदिर, सोनारपाडा, डोंबिवली (प), 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	13747/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	253300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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

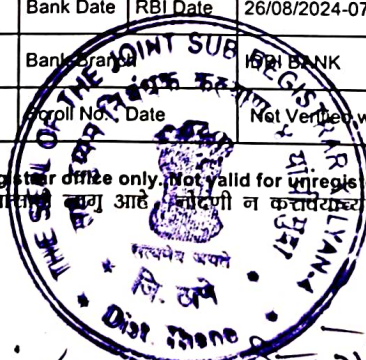


CHALLAN
MTR Form Number-6



GRN	MH007254028202425E	BARCODE	[Barcode]		Date	26/08/2024-07:05:54	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KLN3_KALYAN NO 3 JOINT SUB REGISTRA					
Location				THANE					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			253300.00		Road/Street				
0030063301 Registration Fee			30000.00		Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					PAN2=AAFFE4762Q-SecondPartyName=EKVEERA				
					ENTERPRISES-CA=3618510				
					<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क ल न - ४</p> <p>दस्त क्र. १३७२०/२०२४</p> <p>३/५०</p> </div>				
Total			2,83,300.00		Amount In Words				
					Two Lakh Eighty Three Thousand Three Hundred Rupees Only				
Payment Details				IDBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332024082610656 2885805518	
Name of Bank				Bank Date		RBI Date		26/08/2024-07:07:19 Not Verified with RBI	
Name of Branch				Bank Branch		RBI BANK		Not Verified with Scroll	

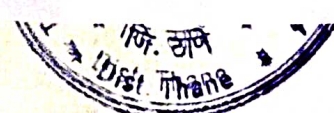
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only, not valid for unregistered document.
सदर चलन केवल दुय्यम निवधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चलन लागू नाही.



Sindhu
अभिषेक २०२४ १०/११

अभिषेक २०२४ १०/११

Sindhu



क ल न - ४
दस्त क्र. १३७२०/२०२४
४/५०

AGREEMENT FOR SALE

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

607
Sindhur

B E T W E E N

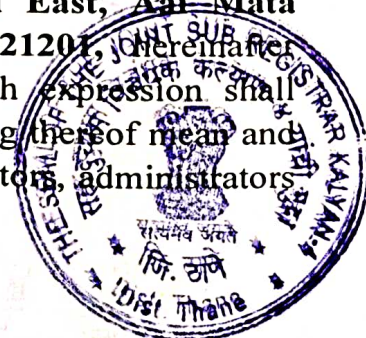
M/s. EKVEERA ENTERPRISES, PAN NO. AAFPE4762Q A Partnership Firm, Through Its Partner Mr. Anil Ganesh Bhagat Age : 42 Years Adult, having its Office at: "Chandrangan Residency Phase II, Bwing Ground Floor, Shop No. 1, 2 & 3, Near G P Parsik Bank, Diva-Shil Road, Diva East, Taluka and District Thane - 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. SURAJ RAMAWATAR VISHWAKARMA**, PAN NO. BEOPV5808Q, Age: 26 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, Dombivali East, Aji 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 mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**



अभिप्रेत २०२४ २६/०८

Sindhur

ल न - ४
१९३७२० / २०२४
९९/५

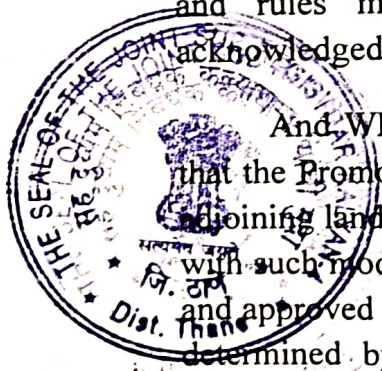
restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said Building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said buildings shall be granted by KDMC;

AND WHEREAS the Promoter has accordingly commenced construction of the said buildings in accordance with the Said Sanctioned Plans;

AND WHEREAS the Purchaser/s has/have purchase from the Promoter the Residential Flat bearing No. 607 on 6th Floor admeasuring 30.85 sq. mtrs. carpet area alongwith flower-bed balcony area of 7.44 sq. mtrs. carpet area, totally admeasuring 38.29 sq. mtrs. carpet area, of the Building No. Type B in the complex to be known as "S B TOWER" being constructed on the Said Property;

AND WHEREAS the carpet area of the Said Premises is 30.85 square meters and "carpet area" means the net usable floor area of an 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/s or to the Said Premises for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Said Premises;

And the Purchaser/s has/have demanded from the Promoter/s and the Promoter/s have given inspection to the Purchaser/s all the documents of title, certificates of title of advocate, 7/12 extract, building plans and specification approved by the KDMC and other all requisite documents relating to the said property as are specified under the RERA Act, 2016 and rules made thereunder, which the Purchaser/s doth hereby acknowledged and confirm to have received.



And, WHEREAS the Promoters have represented to the Purchaser that the Promoters shall be developing the said Property alongwith other adjoining land properties as per the plans approved by the KDMC as also with such modifications as the Promoters may from time to time propose and approved by the KDMC and the details of such development shall be determined by the Promoters from time to time absolutely at their discretion and furthermore, the Promoters is in the process of acquiring rights in respect of other adjoining land properties and there is the possibility of amalgamating the said property with adjoining land properties and thereby utilizing the FSI in respect of the such adjoining land properties as also loading additional transferable development rights and/or FSI on the said Building/s for construction of additional Floor/s or further construction on the said property, which may available in future due to changes in law, rules and regulations and carrying on

ANNEXURE – F



क ल न - ४
दस्त क्र. १३७४७ / २०२४
३ / 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 (l) 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

