

369/6533

Friday, March 31, 2023

4:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7337 दिनांक: 31/03/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-6533-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रशांत बाबुलाल सिंघवी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

DELIVERED

एकूण:

रु. 33000.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे

4:26 PM ह्या वेळेस मिळेल.

द. निबंधक कुर्ला 1
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु. 35032048.94 /-

मोबदला रु. 46851000/-

भरलेले मुद्रांक शुल्क: रु. 2811100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202304442 दिनांक: 31/03/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202304304 दिनांक: 31/03/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018057019202223E दिनांक: 31/03/2023

वँकेचे नाव व पत्ता:

(Handwritten signature)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202303317571			31 March 2023,03:01:57 PM		
मूल्यांकनाचे वर्ष	2022					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	103-घाटकोपर - किरोळ - कुर्ला					
उप मूल्य विभाग	भुभाग: पूर्वेस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस मध्य रेल्वे.					
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#5121					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
67380	146260	168200	222900	146260	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	208.24चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्ववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor			
रस्ता सन्मुख -						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.160886/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (((160886-67380) * (100 / 100)))+67380)					
	= Rs.160886/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 160886 * 208.24					
	= Rs.33502900.64/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	41.82चौरस मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 41.82 * (146260 * 25/100)					
	= Rs.1529148.3/-					
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्इन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 33502900.64 + 0 + 0 + 0 + 1529148.3 + 0 + 0 + 0 + 0 + 0					
	=Rs.35032048.94/-					

करल - १

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Home

Print



सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



GRN	MH018057019202223E	BARCODE	[Barcode]		Date	31/03/2023-14:06:42	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)	ACDFS7114E				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	SKYLINE VENTURES				
Location	MUMBAI		Flat/Block No.	B 1102 SKYLINE MAGNUS				
Year	2022-2023 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	DERASAR LANE GHATKOPAR EAST				
0030045501	Stamp Duty	2811100.00	Area/Locality	MUMBAI				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 0 0 0 7 7				
			Remarks (If Any)	PAN2*ARWPS6731R-SecondPartyName=PRASHANT BABULAL SINGHAVI-CA=46851000				
			Amount In	Twenty Eight Lakh Forty One Thousand One Hundred R				
			Words	upees Only				
Total		28,41,100.00						



करल - १
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910336163	6910336163	04874613	
Cheque/DD No.		Bank Date	RBI Date	31/03/2023	31/03/2023	12 P	
Name of Bank		Bank-Branch	Not verified with RBI				
Name of Branch		Scroll No. , Date	Not verified with RBI				

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 निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-369-6533	0008826752202223	31/03/2023-16:12:17	IGR197	30000.00
2	(iS)-369-6533	0008826752202223	31/03/2023-16:12:17	IGR197	2811100.00
Total Defacement Amount					28,41,100.00

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२५३३	१५	१५०
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on this 31st day of March 2023.

BETWEEN

M/S. SKYLINE VENTURES Partnership Firm registered under the Indian Partnership Act 1932 having address at 602, Sapphire Arcade, M. G. Road Rajawadi, Ghatkopar (E), Mumbai- 400077 having its partners (1) M/S. SKYLINE VISION PRIVATE LIMITED (2) MR. JATIN DAISARIA (3) MR. KARAN DAISARIA, represented through its authorized representative Mr. Shilpin Tater, hereinafter referred to as "The Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being, survivor or the survivors of them and their respective heirs, legal representatives and assigns) of

AND

1) PRASHANT BARULAL SINGHAVI age 42 years 2) MUKESH BABULAL SINGHAVI age 46 years having his/her/their/its residential address at 906, Casablanca, Skyline Oasis, Ghatkopar West, Mumbai 400086 hereinafter referred to as "Purchaser/s" (which expression shall unless it be repugnant to context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their respective heirs, executors & administrators, in the case of firm, partner or partner and the survivors or survivor of them & the heirs, executors & administrator of the last partner and in the case of company or any other organization, the said organization, their directors/Flat bearers, as the case may be, as well as its/their successor or successors and assigns) of the Other Part.



AND

Handwritten signatures and initials are present at the bottom of the page, including a large signature that appears to be 'Dilip...' and several initials.

3033
 2013
 9th April 2013

D. The Owners had demolished the Front Building "A" after receipt of dilapidated notice and arriving at settlement with the tenants / occupants thereof including two tenants, to whom Owners had agreed to provide one flat to each of the tenant as and by way of permanent alternate accommodation in the new building to be constructed on the said property.

E. By Development Agreement dated 4th April, 2013 made between the CONFIRMING PARTY/OWNERS herein (herein referred to as "the Owners") and the DEVELOPER and registered with the Office of Sub-Registrar at Assurance at Kurla-Chembur, Mumbai Suburban District under Sr. No. KRL- 4491 of 2013, the Owners granted Development Rights in respect of said property bearing Plot No. 242/A and 242/B, Revenue Survey No 242A, City Survey No. 5121 to 5129 and 5151/A, admeasuring 1667.60 sq. yds. Equivalent to 1402.55 sq. mtrs or thereof along with buildings and structures standing thereon, subject to the tenancy rights of the Occupants of Building "B", including obligation to provide alternative accommodation to two tenants of front Building located at village Ghatkopar-Kirori at Derasar Lane, Ghatkopar east, Mumbai-400077, for the consideration and on the said and conditions contained in the said Agreement.



F. The Owners have also executed in favour of the nominees Developer herein Mr. Shilpin Tater and Mr. Jatin Daisaria an Irrevocable Power of Attorney dated 4th April, 2013 duly registered at the at Kurla-Chembur, Mumbai Suburban District under Sr. No. KRL- 5354 of 2013 authorizing them to do various acts, deeds and matters as may be necessary or required to develop the said property in an effective manner and to complete the obligations/commitments as contemplated in Development dated 4th April, 2013.

G. Under the said Development Agreement dated 4th April 2013 in addition to the monetary consideration, the Developer herein were also required:

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 Daisaria

M/S HARFESHKUMAR & CO. the Partnership firm registered under the Partnership Act, 1932 having, Flat at 3, Matru Chhaya, S. N. Road, Mulund (West) Mumbai! 400 080 having its present partners (1) MR. HARFESH MAVAJI SHAH alias GADA (2) MRS. VIMLA HARFESH SHAH alias GADA, (3) MR. DARSHAN HARFESH SHAH alias GADA, (4) MRS. LEENA DARSHAN SHAH alias GADA all adults, represented through Constituted Attorney Mr. Shilpin Tater hereinafter referred to as "Confirming Party/Owners" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being survivor or the survivor of them and their respective heirs, legal representatives and assigns) of Third Part.

WHEREAS:
 A. By Deed of conveyance dated 28th February 1979 Mr. Jayram Premji herein after referred as "the Original owner" of the one Part and M/s. Harfeshkumar & Co. the Confirming Party herein, therein referred as the Purchaser of the other part, the Original agreed to sell, transfer and convey to the Owners herein a piece or parcel of land bearing Plot No. 242/A and 242/B, Survey No. 5121 to 5129 and 5151/A, admeasuring 1667.60 sq. yds. Equivalent to 1402.55 sq. mtrs or thereof along with buildings and structures standing at village Ghatkopar-Kirori at Derasar Lane, Ghatkopar East, Mumbai-400077, and more particularly described in the First Schedule hereunder written, hereinafter referred to as the said property. The said Deed of conveyance dated 28th February 1979 is duly registered with the Sub-Registrar of Assurance under Serial No. BOM/S/691 of 1979.

B. There were two buildings on the said plot known as "Madhav Kurni" Buildings A & B. The Front Building A consisted of Ground + 3 upper floors while Rear Building "B" consisted of Ground + 1 Upper Floor.
 C. The tenements in both the Building were all let out and occupied by monthly tenants/occupants.

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 Daisaria



To construct and handover to Owners 2 flats to enable

the Owners to hand over the same to the said two

tenants of the front Building.

2023	
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B - 12/200	

(b) To provide residential flats on ownership basis, having an aggregate carpet area of 7827 sq. ft. (Including fungible area) in the new building along with requisite car-parking spaces as per the MCGM rules & regulations and in the event if there is any change in the D.C. Regulations or any other applicable law and an excess FSI is available then such excess FSI shall be divided in the ratio of 50% for Developers and 50% for the Owners. Any cost for acquiring such additional FSI as well as Development cost thereof were to be borne and paid by the parties thereto equally.

H. By virtue of the said Development Agreement, the Developers were entitled to deal with the Tenants / Occupants of the rear building "B" of Madhav Kunj and get the rear building in

possession. Accordingly the Developers herein have settled the said property to few of the tenants of the rear building. Permanent accommodation in the building to be constructed on

with the authorizations contained in an irrevocable Power of Attorney dated 4th April 2013, the Developer is fully entitled to develop the said property and also entitled to deal with and dispose of the flats other than flats required to be allotted to the Owner / Confirming Party and the Tenants in the proposed building in such a manner as they may deem fit and receive appropriate consideration in respect thereof.

Copy of Title Certificate issued by Purnanand & Co. Advocates and Solicitors Advocate in respect of nature of title of the Owner to the said Property is annexed hereto as **Annexure 'A'** hereto.

J. As per the consent terms dated 30th December 2020, the revised terms of development agreed between Developer and Owner are as under:

Property Card extract showing name of Owners in respect of the

9	2023
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B - 12/200	

The Owner/Developer have entered into a standard agreement

with Architect M/S. Daisaria Associates who are registered with the Council of Architects and the Owner/Developer has also appointed Structural Engineer Mr. Nikhil S Sanghvi for the preparation of the structural design and drawings of the building for development of the said Property and further the Developer have agreed to accept the professional services of the said Architects and Structural Engineers till completion of the development.

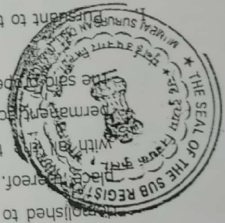
L. The Developer has initially submitted plans for development by retaining rear building, which was duly sanctioned under IOD bearing No. CE/6133/BPES/AN dated 3rd December, 2015, the authenticated copy of the same is annexed hereto and marked as **Annexure 'C'**. The Developer shall in due course of time

submit revised plans, so ultimately the building to be constructed on the said property will comprise of pit /puzzle/mechanized parking + structure of twelve upper floors.

M. The Developer had obtained Commencement certificate bearing No: CE/6133/BPES/AN dated 15th February, 2016 for the Building proposed to be constructed on the said Property.

N. In the meanwhile some differences arose between the Owner and Developer in connection with the Development Agreement dated 4th April, 2013 and accordingly both the parties renegotiated the terms of development and executed the consent terms dated 30th December, 2020 in Commercial Suit no.9188 of 2020 and to that extent the said development agreement was modified.

O. As per the consent terms dated 30th December 2020, the revised terms of development agreed between Developer and Owner are as under:



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a) The Developer is entitled to utilize FSI of 2.97 (including Fungible area) as available as under DCPR 2034 and have agreed to provide to the Owners flats in the new building/s to be constructed on the said Property, having aggregate carpet area (which includes area of 7,827 Sq. ft. agreed to be allotted under he said Development Agreement) on the 6th, 8th and 9th floor of the proposed building of 10,100 sq. ft carpet area (including fungible FSI) as per MOFA Act, together with requisite number of car parking spaces as required under the DCPR 2034 in the new building i.e. 16 Nos. of car parking spaces. At present, the Developer proposes to have mechanized car parking and shall provide 16 Nos. of car parking therein, however, in future, if the Developer provide any stilt and/or podium parking then in that event, the Owner will be entitled to the proportionate stilt/podium car parking spaces therein. The flats in all admeasuring 10,100 sq. ft. carpet area together with the 16 Nos. of car parking spaces as mentioned above are hereinafter for the sake of brevity referred to as the "Owners Entitlement".



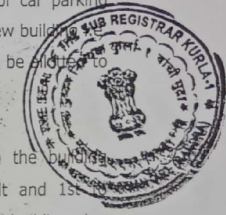
It is further agreed, declared and confirmed between the parties that in the event of any increase in the FSI and TDR benefits pertaining to the said property and as a result thereof Developer is able to and actually utilize FSI in excess of 2.97 (Including fungible area) amounting to 4,164.45 Sq. Mt. on the said property, then in that event, any such excess FSI and/or TDR rights shall be shared by and between the Developer and the Owner in equal shares i.e. 50/50 and the Developer expressly agree to provide the Owner with built up flats towards their 50% share in such additional FSI and/or TDR rights. It is further agreed by and between the parties therein that the Owner shall only be liable to pay (i) the actual fees/premium as may be charged by the government and/or MCGM and/or any other public body for 50% of such additional FSI and/or TDR and (ii) Actual cost of construction on actual basis as certified by the architect.

[Signature]
[Signature]

c) It was further agreed that the Developer is entitled to modify the building plans as and when required.

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 2023

- P. The Developers has settled with the Tenants of the Building "B" and is required to allot 3 flats to the Tenants of the Building "B". Thus the Developer is required to allot all in 5 flats (2 to the Tenants of Building "A" and 3 to the Tenants of Building "B") to the existing Tenants.
- Q. In the aforesaid circumstances, the Developer is entitled to develop and construct new building on the said property by consuming FSI of 2.97 (Including fungible area) amounting to 4,164.45 Sq. Mt. on the said property, more particularly described in the Schedule hereunder written, out of which Developer is under obligation to provide/allot flats having aggregate carpet area of 10,100 sq. ft (including fungible FSI) as per MOFA Act, together with requisite number of car parking spaces as required under the DCPR 2034 in the new building of 10,100 sq. ft. carpet area together with the 16 Nos. of car parking spaces as well as 5 flats to be allotted to existing tenants as aforesaid.
- R. The Developer has submitted revised plans so the building consisting of pit/puzzle/mechanized parking, stilt and 1st to twelve upper floors and corporation has sanctioned building plan under reference no. CE/6133/BPES/AN/337/3/AMEND dated 19th August 2021.
- S. The Developer is desirous of constructing a building to be known as "SKYLINE MAGNUS" comprising of 2 wings each wing comprising of pit/puzzle/mechanized parking, stilt and up to twelve upper floors (hereinafter referred to as the "said building") on the said Property. The Owner/Developer shall in due course of time avail additional FSI, TDR, Fungible FSI or such other development potentials and submit revised plans so that ultimately the building to be constructed on the said property will comprise of pit /puzzle/mechanized parking+ stilt+ up to twelve upper floors.



[Signature]
[Signature]

T. The Developer has re-endorsed Commencement certificate bearing No: CE/6133/BPES/AN/FCC/1/Amend dated 21/04/2022 for the said Building proposed to be constructed on the said Property. Authenticated Copy of the same is annexed hereto as **Annexure 'D'** respectively.

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U. While sanctioning the building plans, Municipal Council and other concerned local authorities has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said property and the said building and upon due observance and performance of which only the Completion or Occupancy certificate in respect of the said building shall be granted by the Municipal Council.

V. The Developer has accordingly commenced construction of the said building in accordance with the said proposed plans.

W. The Purchaser/s has approached the Developer with a request to sell/allot residential flat No. B-1102 on the 11th floor of Wing 'B' having RERA carpet area admeasuring 1875 sq. ft i.e. 174.16 sq. meters defined under The Real Estate (Regulation and Development) Act,2016 plus exclusive balcony admeasuring 162 Sq. Ft. of the said Building "SKLINE MAGNUS" being constructed by the developer on the said Property (hereinafter referred to as "said Flat") and more particularly described in Second Schedule hereunder written and shown on the typical floor plan hereto annexed as **Annexure 'E'** bounded by red colour line together with right to park 3 cars in covered mechanical car parking system.



X. The RERA carpet area of the said Flat is 174.16 Sq. Meters. and "RERA Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said

[Signature]
8 *Devraj Jai*

Apartment for exclusive use of the Purchaser/s, but including the area covered by the internal partition walls of the Apartment.

अनुसूची 9
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Y. The Purchaser/s has/have agreed to purchase **2022** flat in accordance with the provisions of The Real Estate(Regulation and Development) Act,2016 and the rules framed thereunder including model form of Agreement prescribed therein.

Z. The Developer have registered the said project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "said Act") read with the provisions of the 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 ("RERA Rules").The Authority has duly issued the Certificate of Registration No. P51800029825 dated - 8th July 2021 for the Project ("RERA Certificate"). A copy of the RERA Certificate is annexed hereto and marked as **Annexure 'F'** hereto. The Purchaser has also examined all the documents and information uploaded by the Developers on the website of Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.



AA. Prior to the execution of these presents the Owner/Developer has given inspection of all the documents and title documents in respect of the said property, various permissions and sanction granted by concerned authorities as well as plans, designs and specifications prepared by the architects of the Owner/Developer and approved by M.C.G.M and all other authorities as are specified under the RERA and the Rules made there under and the Purchaser/s is/are satisfied and shall not raise any objection about the ownership/ title/right of Owner/ Developer herein in future.

BB. The Purchaser has agreed to purchase the said unit after going through all the conditions stated in the sanctioned plans by the

[Signature]
9 *Devraj Jai*

To - 9		
for	BY	24/0
reasons, for which the Purchaser/s hereby gives ^{24/03} 2023 ²⁰²³ their/its		

be required by concerned authorities or government from time or become necessary due to architectural and structural reasons, for which the Purchaser/s hereby gives consent and shall not raise any objection in operate as an irrevocable consent in writing of the Purchasers to the Developer carrying out such changes in the building plans. PROVIDED THAT the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such variations or modifications only if such variation or modification adversely affect area of the said flat, which the Purchaser/s has/have agreed to purchase and not otherwise. PROVIDED FURTHER THAT if such variations and modifications relates to addition and alteration in lay-out plan and specification of the building or common area, then the Owner/Developer shall before carrying out such addition or alteration in lay out plan or specification of the building or common area obtain prior consent of at least 2/3rd of the Purchasers who have agreed to purchase Flats in such building.

4. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/ themselves as the title of the said Property and the rights of the Owner and the Developer to develop the said Property to sell the Flats in the said Building and the Purchaser/s shall not be further investigate the title of the said property or Developer rights to develop the same and no requisition or objection shall raised upon it or any matter relating thereto.



5. The Developer hereby agrees to sale to the Purchaser/s and the Purchaser/s hereby agrees to purchase from the Developer Flat No. B-1102 on the 11th Floor of Wing 'B' of said building to be known as "SKYLINE MAGNUS" having a carpet area of 174.16 Square Mts. equivalent to 1875 sq. ft. as per the said Act (RERA) plus exclusive balcony admeasuring 162 Sq. Ft. (hereinafter referred to as" the said Flat " and more particularly mentioned in second Schedule hereunder written) and shown on the typical floors plan hereto annexed as **Annexure 'E'** surrounded by red colour boundary line at or for the price of Rs. 4,68,51,000/- (Rupees Four Crore Sixty Eight Lakh Fifty One Thousand Only)

[Handwritten signature]
 11

Address: - 906, Casablanca, Skyline Oasis, Ghatkopar West, Mumbai 400086.

48. This Agreement shall always be subject to the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Rules made there under.

49. All costs charges and expenses in connection with the formation of the society as well as the costs of the preparing and engrossing the Conveyance, stamp and registration charges thereof and all other Agreements, assignment, deeds, transfer deeds or any other documents required to be executed by the Owner/Developer as well as the entire professional costs of the Attorneys of the Owner/Developer M/s. Purnanand & Company in preparing and approving all such documents shall be borne and paid by the Society or proportionately by all the Purchasers in the said purchase. The Purchasers shall be paid by them immediately on demand.

50. The PAN numbers of the Parties hereto are as under:
SR.NO. NAME OF THE PARTY
PAN.NO.
ACDFS714E SKYLINE VENTURES
ARWPS6731R PRASHANT BABULAL SINGHAVI
ARXPS9306H MUKESH BABULAL SINGHAVI

51. This Agreement for Sale overrides any other written and/or oral letter, brochure or electronic communication of any form.

52. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, same shall be referred to the Authority appointed under the provisions of the Real Estate (Regulation and Development) Act 2016, Rules and Regulations, there under.

Handwritten signature and scribbles at the top of the page.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO
3023
9R 9R
9R 9R

(DESCRIPTION OF THE SAID PROPERTY) 3023

All that piece and parcel of land being Plot No. 242/A to 242/B, Revenue Survey No. 242/A, CTS Nos. 5121 to 5129 and 5151/A in all admeasuring 1667.30 sq. yds. i.e. 1402.55 sq. mtrs. together with the building/structures standing thereon [hereinafter referred to as the 'said Property'] of village Ghatkopar-Kiroli at Derasar Lane, Ghatkopar east, Mumbai-400077, in the Registration Sub-District of Kuria, District of Mumbai Suburban and shown by blue crossed lines on the plan of the property annexed hereto.

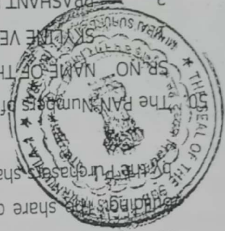
THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID FLAT)

Flat No. B-1102 having a carpet area of 174.16 Square Mts. equivalent to 1875 sq. ft. as per the said Act (RERA) excluding area of balcony admeasuring 162 Sq. Ft on the 1st Floor of wing 'B' of said building known as "SKYLINE MAGNUS" to be constructed on the said plot of village Ghatkopar-Kiroli at Derasar Lane, Ghatkopar east, Mumbai-400077 together with right to park 3 cars in the mechanical car parking system situated at still / pit parking level of the said building situated lying and being at registration district of Mumbai Suburban.

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

SIGNED SEALED AND DELIVERED BY
The within named "the Owner"
"Confirming Party"
M/s Hareshkumar & Co
Through its Constituted Attorney
MR. SHILPIN TATER



SIGNED SEALED AND DELIVERED BY }
}

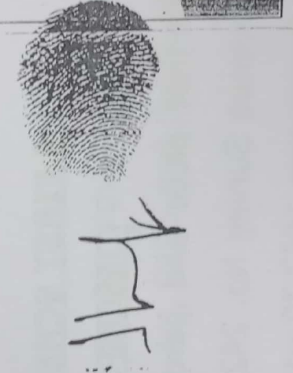
The within named "The Developer" }
}

M/s Skyline Ventures Through its }
}

Partner Skyline Vision Private Ltd }
}

Through its Director }
}

MR. SHILPIN TATER }
}

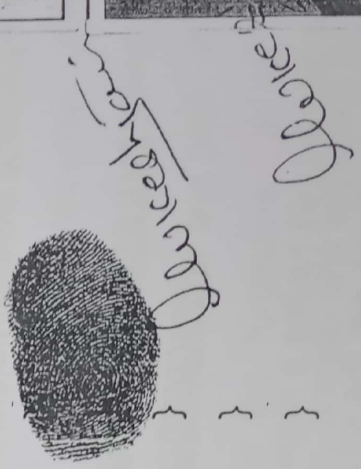
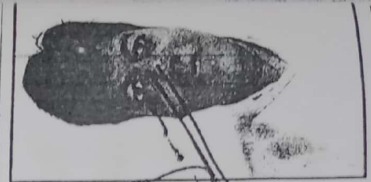
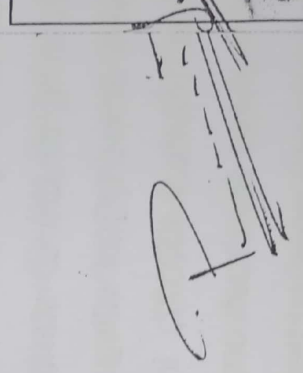


SIGNED SEALED AND DELIVERED BY }
}

The within named "The Purchasers" }
}

1) PRASHANT BABULAL SINGHAVI }
}

2) MUKESH BABULAL SINGHAVI }
}



in presence of.....

Witness:-

1. Handwritten signature of witness 1.
2. Handwritten signature of witness 2.



C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/6133/BPES/AN/FCC/1/Amend

COMMENCEMENT CERTIFICATE

करल - १

६५३३

७७

१५०

२०२३

Shri. Shilpin Tater and Shri. Jatin V. Daisaria of M/s.
Skyline Ventures C.A. to owner
02, Sapphire Arcade, M.G. Road, Rajawadi,
Ghatkopar (East), Mumbai-400077.

With reference to your application No. CE/6133/BPES/AN/FCC/1/Amend Dated. 24 Dec 2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 37 (New) dated 24 Dec 2014 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 5121 to 5129, 5151/A Division / Village / Town Planning scheme No. GHATKOPAR situated at 13.40 mts. wide Derasar Lane Road / Street in N Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That 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 permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. AE (BP) L&N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 14/2/2017

करल - १	
६५३३	१८१५०
Issue On: 15 Feb 2016	
२०२२	

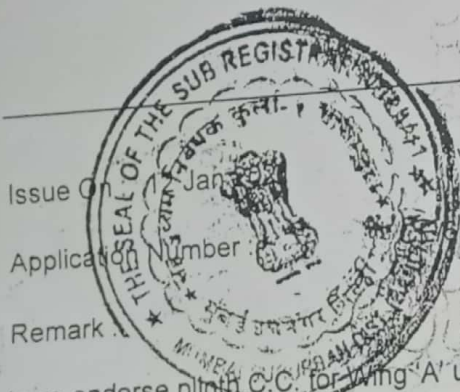
Valid Upto : 14 Feb 2017

Application Number : CE/6133/BPES/ANCC/1/Old

Remark :

CC upto stilt slab as per approved IOD dated.03/12/2015.

Approved By
A.G Tambewagh
Executive Engineer



Issue On : 11 Jan 2022

Application Number : 6133/BPES/AN/CC/1/Amend

Remark :

to re-endorse plinth C.C. for Wing 'A' upto stilt top slab & Wing 'B' upto 2nd slab (i.e. above society office & Entrance Lobby) and area for puzzle parking as per approved Amended Plan dt. 12.11.2020, subject to demo of vacant structure existing on-site within a month.

Approved By
Executive Engineer (BP) ES II
Executive Engineer

Issue On : 15 Nov 2021

Valid Upto : 14 Nov 2022

Application Number :

CE/6133/BPES/AN/CC/2/Amend

Remark :

re-endorse plinth C.C. for Wing 'A' upto stilt top slab & Wing B upto 2nd slab (i.e. above society office & Entrance Lobby) and area for puzzle parking as per approved Amended Plan dt.19.08.2021

Approved By
Executive Engineer (BP) ES II

Executive Engineer

Issue On : 26 Nov 2021

Valid Upto : 25 Nov 2022

Application Number :

CE/6133/BPES/AN/FCC/1/New

करल - १		
०५३३	०९	१५०
२०२३		

Remark :

Further C.C. to Wing 'A' & Wing 'B' by restricting CC of flat no.A-1201 in wing A & B wing B, as per approved Amended Plan dated 19.08.2021.

Approved By

AE (BP) L&N(i/c)

Assistant Engineer (BP)



Issue On : 21 Apr 2022

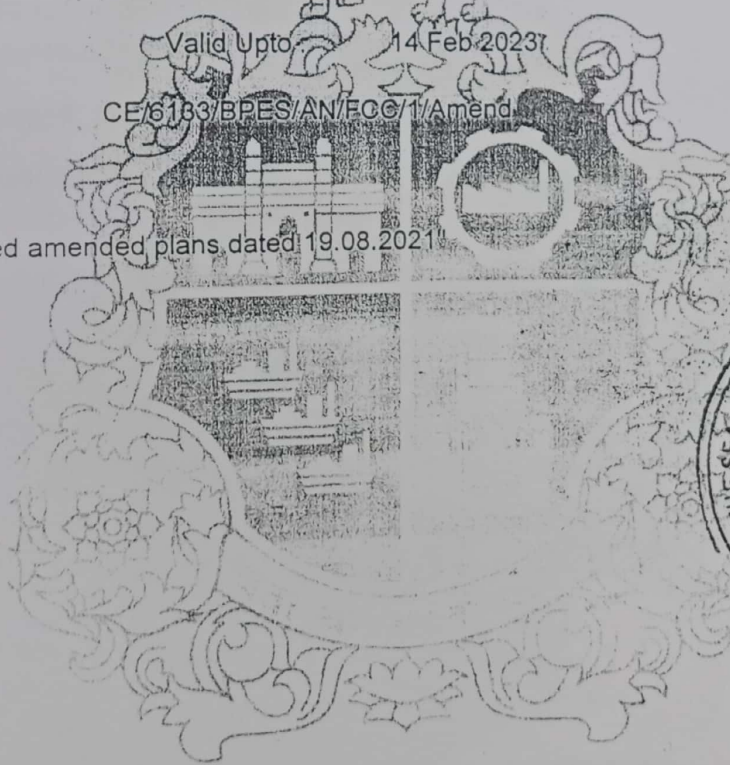
Valid Upto : 14 Feb 2023

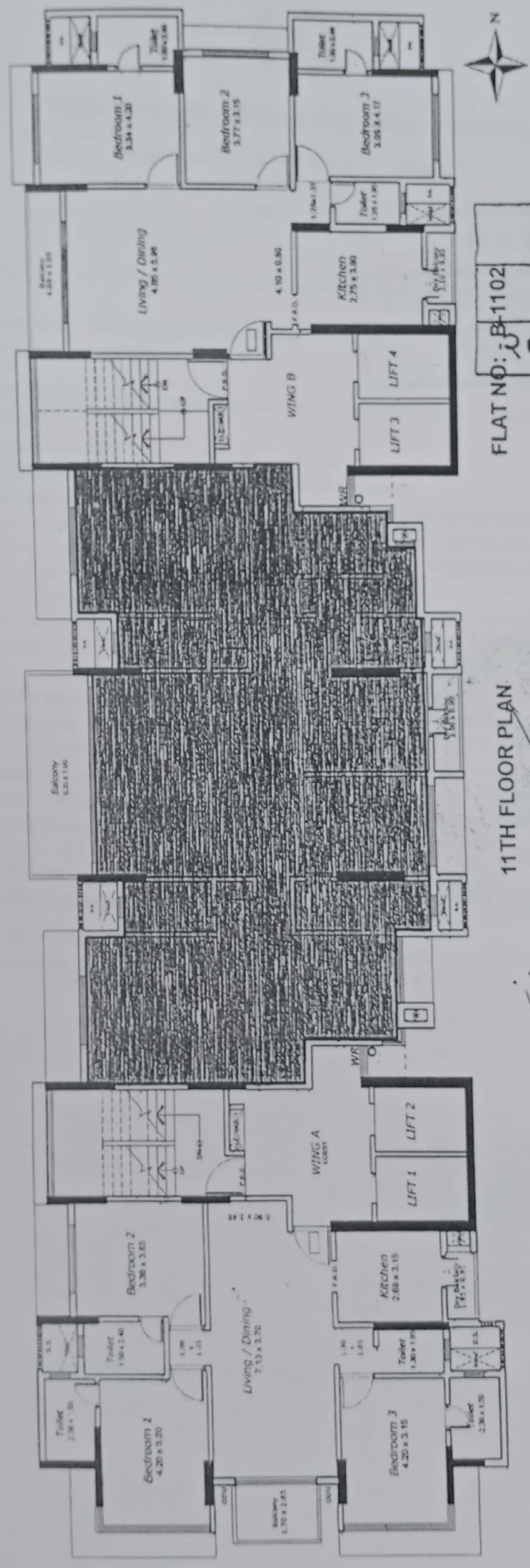
Application Number :

CE/6133/BPES/AN/FCC/1/Amend

Remark :

"Full C.C. as per approved amended plans dated 19.08.2021"





FLAT NO: B-1102

करल - १	
६५३३	१९ ९५०
२०२३	

11TH FLOOR PLAN





Maharashtra Real Estate Regulatory Authority

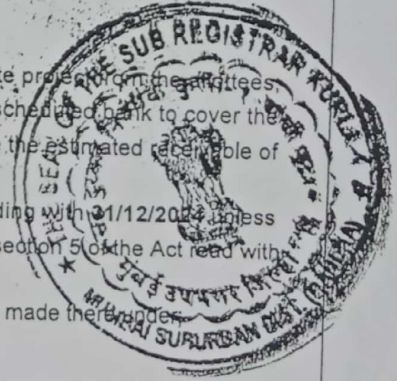
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

करल - १	
२३	२५०
Project registration number	
२०२३	
CTS NO 5121 TO 5129 AND 5151/Aat	

This registration is granted under section 5 of the Act to the following project under project registration number P51800029825
Project: **SKYLINE MAGNUS**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 5121 TO 5129 AND 5151/Aat**
Kurla, Kurla, Mumbai Suburban, 400077;

1. Skyline Ventures having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077.
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 08/07/2021 and ending with 31/12/2024 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: 08-07-2021 17:48:05

Dated: 08/07/2021
Place: Mumbai

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

3/31/2023

Summary 1 (Dasigoshwara bhag 1)

369/6533
शुक्रवार, 31 मार्च 2023 4:13 मं.:

दस्ता गोषवारा भाग-1

करल 1
दस्ता क्रमांक: 6533/2023

दस्ता क्रमांक: करल 1 /6533/2023

बाजार मूल्य: रु. 3,50,32,049/-

मोबदला: रु. 4,68,51,000/-

भरलेले मुद्रांकशुल्क: रु.28,11,100/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

पावती: 7337

पावती दिनांक: 31/03/2023

अ. क्र.: 6533 वर दि. 31-03-2023

सादरकरणाचे नाव: प्रशांत बाबुलाल सिधवी

रोजी 4:05 मं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पुष्पची संख्या: 150

एकुण: 33000.00

दस्ता हजर करणाऱ्याची सही:

सह. निरुध्दक कुर्ला
-कुर्ला-१ (वर्ग-२)

सह. दु. निरुध्दक कुर्ला
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-बंड (टोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 31 / 03 / 2023 04 : 05 : 28 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 31 / 03 / 2023 04 : 06 : 25 PM ची वेळ: (फी)



करल - १
६५३३
१००१५१०
२०२३



दस्तावेजवारा भागा-2

करल 1

दस्ता क्रमांक:6533/2023

31/03/2023 4 20:11 PM

दस्ता क्रमांक :करल1/6533/2023

दस्ताचा प्रकार :-करारनामा

अतु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायचित्र	अंगठ्याचा ठसा
1	ना.ः.मेसर्स स्काइलाइन वेंचर्स लॉफे भागिदार स्काइलाइन विधान प्रा. लिमिटेड चे संचालक शिल्पीन के. तातेड पत्ता:ब्लॉट नं: ऑफिस नं.602, माळा नं: ,, इमारतीचे नाव: सफाथर झॉकड, ब्लॉक नं: राजावाडी, घाटकोपर पुर्व, मुंबई, रोड नं: एम. जी. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:ACDFS7114E	पक्षकाराचा प्रकार लिहून देणार वय :-37 स्वाक्षरी:-		
2	ना.व:मेसर्स हुरेशुमार अँड कंपनी लॉफे भागिदार हरीश मावजी शाह ऊर्फ गडा लॉफे मुखत्यार म्हणून स्काइलाइन वेंचर्स लॉफे भागिदार शिल्पीन के. तातेड पत्ता:ब्लॉट नं: ऑफिस नं.3, माळा नं: ,, इमारतीचे नाव: मातृ छाया, ब्लॉक नं: मुलुड पश्चिम, मुंबई, रोड नं: एम. एन. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAFH3850K	मायता देणार वय :-37 स्वाक्षरी:-		
3	ना.व:प्रशांत बाबुलाल सिधनी पत्ता:ब्लॉट नं: 906, माळा नं: ,, इमारतीचे नाव: कसाब्लाका, ब्लॉक नं: स्काय लॉर्ड्स ओपेसिस, घाटकोपर पश्चिम, मुंबई, रोड नं: ,, महाराष्ट्र, मुम्बई. पॅन नंबर:ARWPPS6731R	लिहून देणार वय :-42 स्वाक्षरी:-		
4	ना.व:सुकेश बाबुलाल सिधनी पत्ता:ब्लॉट नं: 906, माळा नं: ,, इमारतीचे नाव: कसाब्लाका, ब्लॉक नं: स्काय लॉर्ड्स ओपेसिस, घाटकोपर पश्चिम, मुंबई, रोड नं: ,, महाराष्ट्र, मुम्बई. पॅन नंबर:ARXPPS9306H	लिहून देणार वय :-46 स्वाक्षरी:-		

दरील दस्तऐवज करल देणार तथाकथित करारनामा चा दस्तऐवज करल दिल्याचे कबूल करतात.
क्रि.क्र.3 ची वेळ:31 / 03 / 2023 04 : 12 : 18 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करल देणाऱ्यांना व्यक्तीशः ओळखतात व त्यांची ओळख प्रदीवतात

ध्यायचित्र

अंगठ्याचा ठसा

अतु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	अंगठ्याचा ठसा
1	ना.व:रमणीक. शाह वय:69 पत्ता:39, वेंचुर, मुम्बई पिन कोड:400071		
2	ना.व:संदीप. सुकरुण वय:55 पत्ता:39, वेंचुर, मुम्बई पिन कोड:400071		



क्रि.क्र.4 ची वेळ:31 / 03 / 2023 04 : 13 : 17 PM
क्रि.क्र.5 ची वेळ:31 / 03 / 2023 04 : 13 : 48 PM नोंदणी पुस्तक 1 मध्ये

दय्यम निबंधक

क्रि.क्र.9 (वर्ग-२)

करल - 9	
६५३३	५२९९५०
२०२३	

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SKYLINE VENTURES	eChallan	69103332023033115035	MH018057019202223E	2811100.00	SD	0008826752202223	31/03/2023
2		DHC		3103202304442	1000	RF	3103202304442D	31/03/2023
3		DHC		3103202304304	2000	RF	3103202304304D	31/03/2023
4	SKYLINE VENTURES	eChallan		MH018057019202223E	30000	RF	0008826752202223	31/03/2023



31/03/2023

सूची क्र. 2

दुयम निबंधक : सह दु.नि. कुर्ना 1
दस्ता क्रमांक : 6533/2023
नोदणी :
Regn:63m

गावाचे नाव : घाटकोपर

क्रमांक	विवरण	क्यासाचा प्रकार	क्यासाचा क्रमांक
(1)	विवेकाचा प्रकार	क्यासाचा प्रकार	क्यासाचा क्रमांक
(2)	सोबदला	46851000	
(3)	वाजाराभाव (भाडेपट्ट्याच्या वावतिसपट्टाकार आकारणी देणे की पट्टेदार ने नमुद कराचे)	35032048.94	
(4)	भू-सापन, पोटहिसा व परक्रमांक(अमल्यास)		
(5)	क्षेत्रफळ		
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7)	दस्तावेज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पना.		
(8)	दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव व पना		
(9)	दस्तावेज करून दिल्याचा दिनांक		
(10)	दस्तावेज केव्हाचा दिनांक		
(11)	अनुक्रमांक, वंड व पृष्ठ		
(12)	वाजाराभावाप्रमाणे मुद्रांक शुल्क		
(13)	वाजाराभावाप्रमाणे नोदणी शुल्क		
(14)	शेत		

मुल्यांकनाम ही विचारान घेतलेला नपणीन :-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment

