



24/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 8214/2023

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5457226.32
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1002, माळा नं: 10 वा मजला, इमारतीचे नाव: स्काय क्रेस्ट बिल्डींग, ब्लॉक नं: मालाड पश्चिम मुंबई 400064, रोड : लिबर्टी गार्डन रोड नं 3, इतर माहिती: एकूण क्षेत्र 379 चौ फुट कारपेट((C.T.S. Number : 37/A & 38, 38/1 to 7 ;))
(5) क्षेत्रफळ	1) 38.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्काय प्रॉपटीज डेव्हलपर्स प्रा लि चे संचालक सनी पंजाबी तर्फे मुखत्यार उमेश सी शाह वय:-46; पत्ता:-प्लॉट नं: 72/80, माळा नं: -, इमारतीचे नाव: मेहता इंडस्ट्रीअल इस्टेट , ब्लॉक नं: मालाड पश्चिम मुंबई , रोड नं: लिबर्टी गार्डन , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAMCS9524J
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मयुरेश राजेंद्र सोनवणे वय:-35; पत्ता:-प्लॉट नं: ए 001, माळा नं: -, इमारतीचे नाव: रुक्मणी माता अपार्टमेंट , ब्लॉक नं: भांडूप पूर्व मुंबई , रोड नं: फ्रेंड्स कॉलोनी , महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-CBCPS8445L
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8214/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 21/04/2023) toMunicipal Corporation of Greater Mumbai.

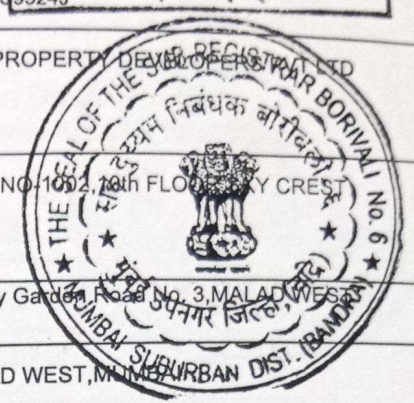
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

CHALLAN
MTR Form Number-6



MH000966551202324P		BARCODE		Date	21/04/2023 12:00:03	Form ID	25.2
Inspector General Of Registration		TAX ID / TAN (If Any)		Payer Details			
Stamp Duty		PAN No.(If Applicable)		AAMC39524J			
Registration Fee		Full Name		SKY PROPERTY DEVELOPERS LTD			
BRL4_JT SUB REGISTRAR BORIVALI NO 4		Flat/Block No.		FLAT NO-1002, 10th FLOOR, SKY CREST			
MUMBAI		Premises/Building		Liberty Garden Road No. 3, MALAD WEST			
2023-2024 One Time		Road/Street		MUMBAI SUBURBAN DIST. (RAJENDRA)			
Account Head Details		Amount In Rs.		PIN			
501 Stamp Duty		348000.00		4 0 0 0 6 4			
301 Registration Fee		30000.00		Remarks (If Any)			
				PAN2=CBCPS8445L~SecondPartyName=MAYURESH RAJENDRA			
				SONAWANE~			
				Amount In			
				Three Lakh Seventy Eight Thousand Rupees Only			
		3,78,000.00		Words			
Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023042101962	5250566912533		
DD No.		Bank Date	RBI Date	21/04/2023-12:00:55	Not Verified with RBI		
Bank		Bank-Branch		STATE BANK OF INDIA			
Branch		Scroll No. , Date		Not Verified with Scroll			



Document ID : Mobile No. : 8655851050
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 न केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Defaced Details

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
S)-389-8214	0000530853202324	21/04/2023-19:15:36	IGR195	30000.00
S)-389-8214	0000530853202324	21/04/2023-19:15:36	IGR195	348000.00
Total Defacement Amount				3,78,000.00

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on 25th day of April 2023 BETWEEN **SKY PROPERTY DEVELOPERS PVT. LTD.**, a Private Limited Company, incorporated under the Companies Act, registered office at 72/80 Mehta Industrial Estate, Garden, Malad (West), Mumbai 400 064, through its Director, **SHRI SUNNY C. PUNJABI**, hereinafter referred to as "THE OWNER / DEVELOPER / PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the ONE PART; AND **MR. MAYURESH RAJENDRA SONAWANE**, Adult, Indian Inhabitants of Mumbai, having address at A001, Rukmini Mata Apt, Friends Colony Bhandup (East) 400042 hereinafter referred to as "THE PURCHASER/S / ALLOTTEE/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the OTHER PART.



WHEREAS:

- (A) Whereas, One SMT. MATHURABAI KISHANDAS MURPANA, was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land bearing Survey No. 493, Hissa No. 2, corresponding to C.T.S. No. 38, 38/1 to 7, situate, lying and being at Revenue Village Malad (South), Taluka Borivali, in the Registration District Mumbai Suburban together with structures standing thereon known as 'Mathura Bhavan', which is occupied by various tenants / occupants;
- (B) The name of the said Smt. Mathurabai Kishandas Murpana appeared in the Property Register Card as the owner of the property land bearing Survey No. 493, Hissa No. 2, corresponding to C.T.S. No. 38, 38/1 to 7, situate, lying and being at Revenue Village Malad (South), Taluka Borivali, in the Registration District Mumbai Suburban together with structures standing thereon

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entered into between Smt. Seema Manohar Parmanand, therein referred to as "the Vendor", the Party of the First Part and M/s. Sky Property Developers Private Limited, represented by its one of the Directors and Authorized Signatory Mr. Amith C. Punjabi, herein referred to as "the Purchasers", the Party of the Other Part, the Vendor therein had sold, transferred, assigned and conveyed all the 1/4th undivided right, title and interest over the said property of Kurtadkar's in favour of the Purchasers therein, on the terms and conditions and on such consideration as more particularly set out in the Deed of Conveyance dated 30.09.2010. By virtue of the Deed of Conveyance dated 30.09.2010 and having paid the entire amount of consideration as mentioned therein, M/s. Sky Property Developers Private Limited became the legal and lawful co-owner of, well and sufficiently entitled to and were put in legal possession of 1/4th undivided share over the said property of Kurtadkar's by the Vendor therein;

- (S) In pursuance of the said Deed of Conveyance dated 01.07.2010 and 30.09.2010, the Owner/Developer herein is also entitled to and enjoined upon to construct buildings on the property being Plot No.57, C.T.S. No. 37A, admeasuring 408.00 sq. meters situated at Liberty Garden Road No.3, Malad (W), Mumbai -400 064, and more particularly described in the **Second Schedule** hereunder written;
- (T) Advocate Shri Sumant Desai on behalf of the Owner/Developer herein has given the clear and marketable title to the said property of Kurtadkar's vide the Title Certificate dated 04.03.2010;
- (U) Both the properties, i.e. the said property of Murpana's, viz. all that piece or parcel of land bearing Survey No. 493, Hissa No. 2, corresponding to C.T.S. No. 38, 38/1 to 7, situate, lying and being at Revenue Village Malad (South), Taluka Borivali, in the Registration District Mumbai Suburban and the adjoining property of the Kurtadkar's, viz. all that piece or parcel of land bearing Plot No. 57 and corresponding C.T.S. No. 37A, admeasuring about 408 sq. meters of Village Malad South, Taluka: Borivali, Mumbai Suburban District, hereinafter collectively referred to as "the said property";

- (V) The building "SKY CRE"
- (W) The Purch the Owner all the d plans, Owner/D specified the Pro Act, 19 made th
- (X) A copy Piyush Desai herew Purch to ra there the s
- (Y) The Own nom tim is e Ow tre lin un pu co al a b c
- (Z) T

Sumant Desai

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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;

to the execution of these presents the Allottee has paid to Owner/Developer a sum of **Rs. 10,00,000/- (Rupees Ten Lakhs Only)**, being part payment of the sale consideration of Flat/Shop/Apartments agreed to be sold by the Owner/Developer to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Owner/Developer both hereby admit and acknowledge) and the Allottee has agreed to pay to the Owner/Developer the balance of the sale consideration in the manner hereinafter appearing;

(MM) The Purchaser/s have applied to the Owner/Developer for allotment to purchase of **Flat No. 1002 admeasuring 379 sq. ft., Carpet Area, 10th floor of the said building known as "SKY CREST"** (hereinafter referred to as "the said building" for the sake of brevity), hereunder shown on the Typical Floor Plan thereof; which is annexed herewith as **Annexure "F"**, hereto annexed together with amenities; which is annexed herewith as **Annexure "G"**.(hereinafter referred to as "the said Premises" for the sake of brevity), more particularly described in the Third Schedule hereunder;

(NN) The carpet area of the said Premises **no. 1002 admeasuring 379 sq. ft.**, and "carpet area" means the net usable floor area of a Flat/Shop/Apartments, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat;

(OO) The Purchaser/s relying upon the said applications and Agreements contained in this Agreement, the Owner/Developer hereby agree to sell to the Purchaser/s the said Premises, at the

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THE THIRD SCHEDULE ABOVE REFERRED TO :

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Residential Premises no. 1002 admeasuring 379 sq. ft. on the

FOUR Floor of the building known as "SKY CREST", situated at Liberty Garden Road No. 3, Municipal "P" Ward No.3258, 3258(2), bearing C.T.S. No. 38, 38/1 to 7, in Village Malad South, Taluka Borivali in the Registration District of Bombay Suburban and Sub-District of Bombay City and Suburbs.



SIGNED SEALED AND DELIVERED

by the within named,
SKY PROPERTY DEVELOPERS PVT. LTD.
P.A.N. AAMCS9524J
Through its DIRECTOR,
MR. SUNNY C. PUNJABI



Sunny C. Punjabi



SIGNED SEALED AND DELIVERED
by the within named "PURCHASER"

Name: **MR. MAYURESH RAJENDRA SONAWANE**
P.A.N. _____

M. Sonawane

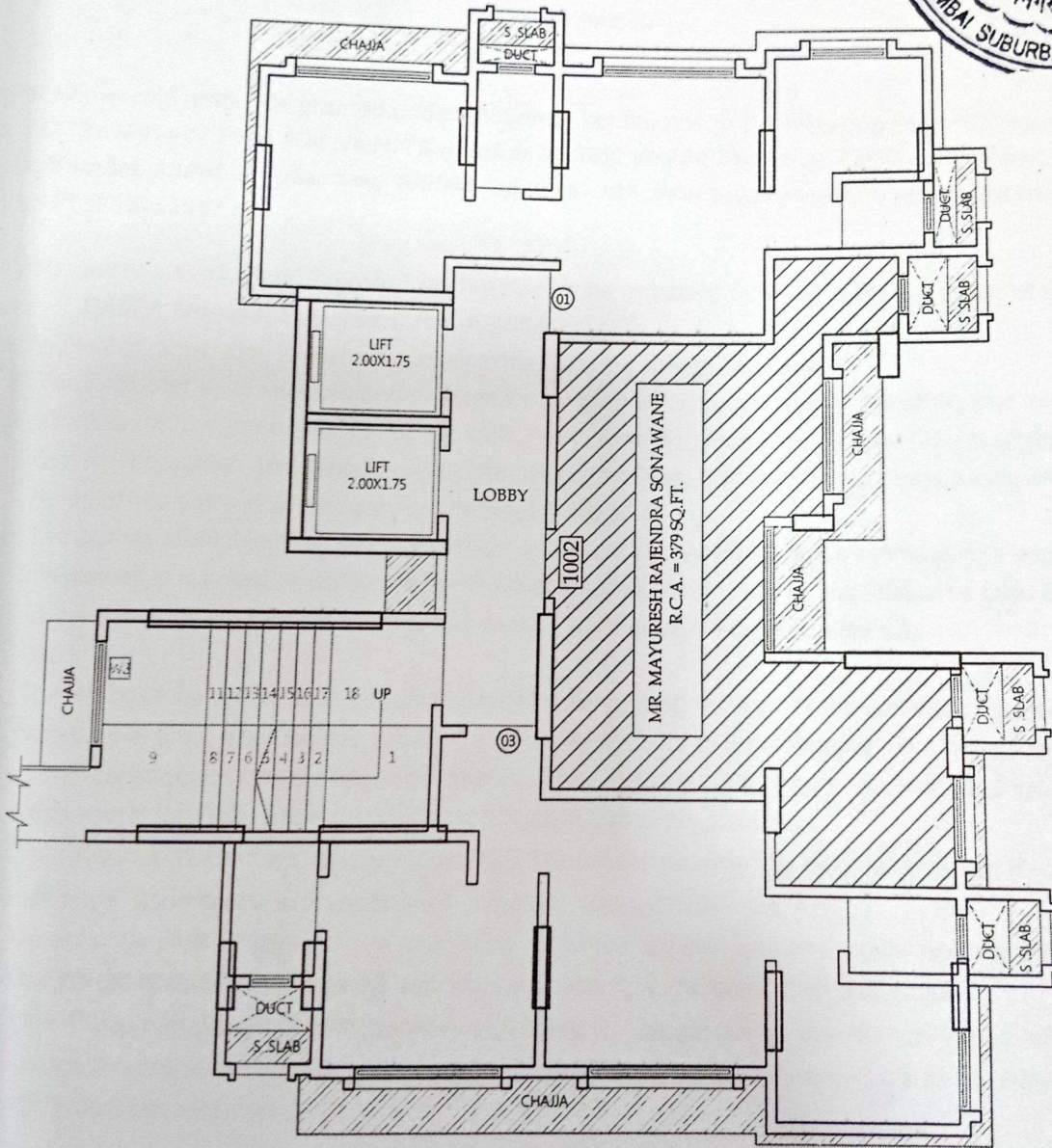


The party of the Second Part in the presence of

Witness: 1. *[Signature]* 2. *[Signature]*

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10TH FLOOR PLAN



TYPICAL FLOOR PLAN



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECTS
FORM 'F'
[See rule 7(2)]

बरल - ६/		
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This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Sky Crest, Plot Bearing / CTS / Survey / Final Plot No.: CTS number 37 37/A and 38 38/1 to 38/7 at Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai Suburban, 400064* registered with the regulatory authority vide project registration certificate bearing No P51800003517 of

1. Sky Property Developers Private Limited having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400064.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/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 up to **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)

Date: 01/04/2023 20:17:00

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

Dated: 01/04/2023

Place: Mumbai

बरल - ६/		
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C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/A-0403/BP(WS)/AP/FCC/1/Amend

COMMENCEMENT CERTIFICATE



To,
M/s. Sky property developer pvt ltd.
72/80, Mehta industrial estate, liberty garden, Malad
(W), Mumbai - 64.

Sir,
With reference to your application No. CHE/A-0403/BP(WS)/AP/FCC/1/Amend Dated. 19 Jun 2017 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 337 (New) dated 19 Jun 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 0 C.T.S. No. 37, 37/A, 38 /1 TO 7 Division / Village / Town Planning Scheme No. MALAD-W situated at Mamletdarwadi Road / Street in PIN 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 be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh 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. Assistant Engineer(B.P.)P Ward Assistant Engineer to discharge his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto

298 23 00
2022



Valid Upto :

Application Number : CHE/A-0403/BP(WS)/AP - CC

Remark :

Mr. Gaiwal

Approved By

Executive Engr. (Personal)

Issue On : 03 Aug 2021

Valid Upto : 02 Aug 2022

Application Number : CHE/A-0403/BP(WS)/AP/FCC/1/New

Remark :

This FCC is now Granted for the work of Gr. floor for shops + 1st to 12th (part) (i.e. excluding Flat no 03) upper residential floors as per approved amended plans dated 23.06.2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 25 Jan 2022

Valid Upto : 30 Jul 2022

Application Number : CHE/A-0403/BP(WS)/AP/FCC/1/Amend

Remark :

This CC is now Granted for the entire work comprising Gr. floor for shops + 1st to 12th + 13th (Part) upper residential floors for Proposed redevelopment of existing building as per approved amended plans dated 23.06.2021.

File No.

Mr. Mayuresh Sonawane
Home loan Rs. 30 lakhs.

Name :

Subject :

Year :

To

SWASTIK

Spring File

Extra Strong

24/05 Vashukala
24/05 LG Naik.

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No. 61318015811



Name: MAYURESH RAJENDRA SONAWANE

Salutation: Mrs Ms Dr. Other Mr Gender: M F Transgender

Marital Status: Single Married Other Date of Birth: 02101988

Name of Spouse: _____

Relation with Primary Applicant: _____

Name of Father: RAJENDRA APPA SONAWANE

Aadhaar / UID No. 590165484727 PAN No. CBCPS8445L

Passport No. H5994455 Driving License No. MH0320140032137

Voter ID No. _____ MGNREGA Job Card No. _____

Residential Status: Resident NRI / CIO Citizenship: _____

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General

Sonawane
Please sign here

Residential Address

Present Address: Years at current address Months at current address Residence Type: Owned Rented Company Lease

Address 1: 01 AWING RUKMINI MATA PANDURANG WADI

Address 2: FRIENDS COLONY BHANDUP EAST 400042

Address 3: _____

Pincode: 400042 Village: _____ City: MUMBAI

District: MUMBAI State: MAHARASHTRA Country: INDIA

Mobile No. 9769854090 Email ID: MAYURESHSONAWANE02@GMAIL.COM

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1: SAME AS ABOVE

Address 2: _____

Address 3: _____

Pincode: _____ Village: _____ City: _____

District: _____ State: _____ Country: _____

Mobile No. _____ Email ID: _____

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: _____

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund. _____

Relationship with applicant/ co applicant/ guarantor

- Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
- Father Brother (including step brother) Mother (including step mother) Brother's wife
- Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
- Son's wife Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse