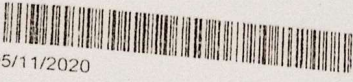


05/11/2020



सूची क्र. 2

दुय्यम निबंधक : सह दु. नि. कुर्ला 2

दस्त क्रमांक : 9075/2020

नोंदणी :

Regn 63m

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8252193.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	05/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	9075/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: प्लॉट नं 605, माळा नं: 6 वा मजला, बी विंग, गुड रिलेशन, इमारतीचे नाव: गुड रिलेशन सीएचएस लिमिटेड, ब्लॉक नं: चेंबूर, रोड : गोवडी पूर्व, मुंबई 400088, इतर माहिती: सदर भिळकतीचे मोजे बोरला, सी टी एस नं 396,398 ----- सदनिकेचे क्षेत्र 58 चौ मीटर कारपेट मॉन्ट प्रमाणे . ((C.T.S. Number : 396 ; Survey Number : 44, Hissa No 6 ;))

1) 58 चौ मीटर

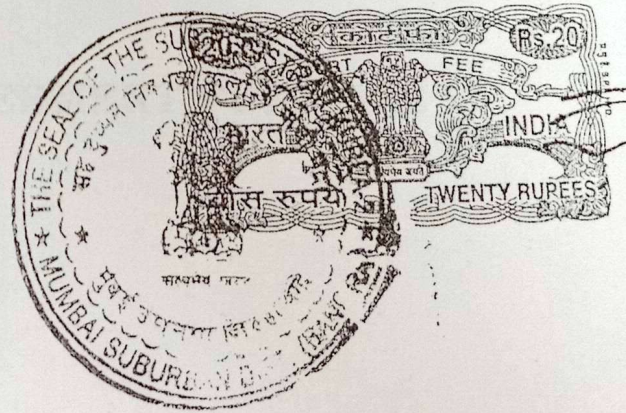
1): नाव:-स्कायराईझ एंटरप्रायजेस चे भागिदार जीत भाराणी वय:-32; पत्ता:-, -, नाझरेथ हाऊस, प्लॉट नं 55, 14 वा रोड, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AAMFS8019B

1): नाव:-आनंद वेल्स मुदलियार वय:-46; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: चाळ 4, ब्लॉक नं: सायन टॉम्बे रोड, आर के स्टुडिओच्या समोर, रोड नं: मोती बाग, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ANNPM8012A

2): नाव:-गुरुसेत्वी आनंद मुदलियार वय:-41; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: चाळ 4, ब्लॉक नं: सायन टॉम्बे रोड, आर के स्टुडिओच्या समोर, रोड नं: मोती बाग, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-DBCPI1990R

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 कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२
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करल-२
२०१५ ८
२०२० (1)



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 04th day of November, 2020

[Handwritten signature]
A. G. G. G. G.

BETWEEN

M/s. SKYRISE ENTERPRISES, a partnership firm carrying on business at Nazareth House, Plot No. 55, 14th Road, Chembur, Mumbai 400 071 through its duly authorized partner Mr. Jeet Bharani, hereinafter referred to as "PROMOTER" (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 and their heirs executors and assigns) of the First Part;

AND

<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>		
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करल-२		
२००५	८	१२९
२०२०	(१)	MR. ANAND VELU MUDALIAR

aged: 46 years,
having Pan Number: ANNPM8012A

(2) Mrs. GURUSELVI ANAND MUDALIAR aged: 41 years,

having Pan Number: DBCPI1990R



aged: _____ years,

having Pan Number: _____

Residing at having their office at SION TROMBAY ROAD,
STUDIO, CHAWL 4, ROOM NO. 15, MOTI BAUG
APR 2001
MUMBAI 71 hereinafter called "THE ALLOTTEE/S"
(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individuals his/her/their heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and in the case of company, its successor or successors and their permitted assigns) of the
SECOND PART:

WHEREAS:

A. One M/s. Good Relation Co-operative Housing Society Limited, a co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSG/5718 of 1979, hereinafter referred to as 'the said Society' is seized and possessed of and otherwise well and sufficiently entitled to as owner of a piece or parcel of land bearing CTS No. 396, Borla Village, Survey No. 44, Hissa No. 6, admeasuring 836 sq.mtrs and CTS No. 398, Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.70 sq.mtrs. in the registration district and Sub- District of Bandra, Mumbai, and which is more particularly described in the First Schedule

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करल-२		
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P. Certificate of Title issued by J Law Associates, Advocates of the PROMOTER dated 01.07.2017 certifying the title of the Society and the development rights of the PROMOTER in respect of the said Property is annexed hereto as Annexure 'D';

Q. The PROMOTER have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing no. P51800000112 authenticated copy whereof is attached at Annexure 'E';

R. The ALLOTTEE/S has/have requested the PROMOTER to sell and allot Flat No. 605 on the 6th Floor of the building to be known as "B Wing Good Relation" (the project) being constructed by the PROMOTER on the said Property more particularly described in the First Schedule hereunder written;



S. The PROMOTER have agreed to sell and allot Flat No. 605 having a ^{40PA} carpet area 58 square meters as per sanctioned plans on the 6th Floor of the Wing B of the building to be known as "B Wing Good Relation" building to the ALLOTTEE/S. The Flat agreed to be sold by the PROMOTER to the ALLOTTEE/S are shown at the Annexure 'F' surrounded by red colour boundary line;

T. The Purchaser agrees and undertakes that he/ she/ they shall pay all amounts required to be paid by them in the escrow account titled **SKYRISE ENTERPRISES RERA ESCROW ACCOUNT.**

U. The ALLOTTEE/S have demanded from the PROMOTER and the PROMOTER have given inspection to the ALLOTTEE/S of all the documents of title relating to the said Property including the said Agreement made between the Society and the PROMOTER herein, the said ULC order, plans, designs and specifications prepared by the PROMOTER' Architects and sanctioned by the Corporation, the

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करल-२
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THE FIRST SCHEDULE ABOVE REFERRED TO

All THAT piece or parcel of land bearing CTS No. 396, Borla Village, Survey No. 44, Hissa No. 6, admeasuring 836 sq.mtrs and CTS No. 398, Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.70 sq.mtrs in the registration district and Sub- District of Bandra, Mumbai and Bounded as follows :

- On or towards the North : By properties bearing Survey No. 44, Hissa No. 5
- On or towards the South : By properties bearing C.T.S. No. 399 & 400
- On or towards the East : By properties bearing C.T.S. No. 395, 402 & 401
- On or towards the West : By properties bearing C.T.S. No. 395, 397 & 389



THE SECOND SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITIES

- A. Entrance lobby and foyer of the New Building.
- B. Staircase of the New Building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- C. The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- D. Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- E. Overhead and underground water tanks with water pumps.
- F. Society Office, Gym and security cabins
- G. Common servants toilet on the ground floor
- H. Common Terrace above the topmost floor of the building.
- G. Elevator

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ANNEXURE - C

C-3



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

No CHE/ES/1843/M/W/337(NEW) DATED 10/10/2017
COMMENCEMENT CERTIFICATE



To,
M/s. Good relation CHS Ltd.
CTS no. 396, 398 of Village Borla, Chembur,
Mumbai

Sir,
With reference to your application No. CHE/ES/1843/M/W/337(NEW) Dated. 7/4/2017 for 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 7/4/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 396, 398 Division / Village / Town Planning Scheme No. BORLA-E situated at Govandi Station road Road / Street in M/E 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,

CHE/ES/1843/M/W/337(NEW)

TRUE COPY

B. H. Wadhwa

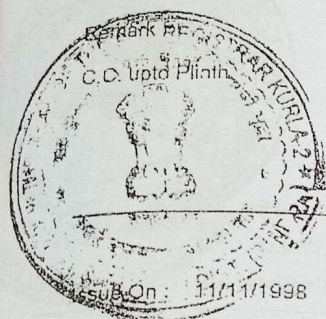
B. H. Wadhwa
Architect & Engineer

करल-२
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assignees, administrators and successors and every person deriving title through or under him.
 The Municipal Commissioner has appointed Shri. Assistant Engineer (M) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
 This CC is valid upto 31/5/1997

Issue On : 1/6/1996

Valid Upto : 31/5/1997



Approved By
 Shri. A.P. Sangle
 Assistant Engineer (BP)

Issue On : 11/11/1998

Valid Upto : 31/5/1999

Remark :
 Full C.C. for Wing A

Approved By
 Shri. G.D. Patil
 Assistant Engineer (BP)

Issue On : 11/9/2002

Valid Upto : 31/5/2003

Remark :
 C.C. upto S:ilt slab for Wing B as per Amcnded plans approved dtd 06/08/2002

Approved By

Issue On : 11/9/2002

Valid Upto : 31/5/2003

CHE/ES/1843/M/W/337(NEW)

TRUE COPY

B. H. Wadhwa
 B. H. Wadhwa
 Architect & Engineer

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2020

Remark :
C.C. upto Still slab for Wing B as per Amended plans approved dated 6/8/2002

Approved By
SHri. C.V. Khandekar
Assistant Engineer (BP)



Issue On : 21/10/2010 Valid Upto : 31/5/2011

Remark :
Full C.C. to Wing B

Approved By
A.S.Wakde
Assistant Engineer (BP)



Issue On : 23/5/2011 Valid Upto : 31/5/2011

Remark :
Full CC as per approved Amended plans dated 20/05/2011

Approved By
V.P. Chitore
Executive Engineer

Cc to :
1.
2.

Issue On : 16/4/2016 Valid Upto : 31/5/2016

Remark :
Full CC for Wing B and Plinth CC for Wing C as per approved plans dated 29/02/2016

Approved By
Shri.K.G.Shahdadpuri
Executive Engineer

Issue On : 10/8/2017 Valid Upto : 31/5/2018

CHE/ES/1843/M/W/337 (NEW)

Page 3 of 4 on 8/10/2017 9:08:58 PM

TRUE COPY

B. H. Wadhwa

करल-२

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Remark:

Full C.C. as per approved amended plan dated 31.07.2017



Name: B. H. Wadhwa
Kulkarni
Designation: Assistant
Engineer
Organization: Personal
Date: 10-Aug-2017 21: 09:12



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer - Building Proposal
Eastern Suburb M/E-Ward Ward

Cc to:

- 1. Architect.
- 2. Collector Mumbai Suburban / Mumbai District.

B. H. Wadhwa
Architect & Engineer

करल-२
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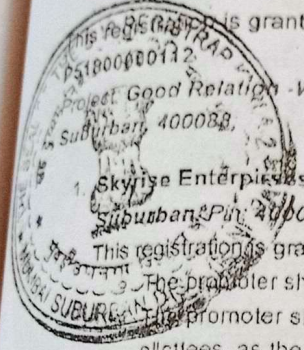
ANNEXURE - E



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]



is granted under section 5 of the Act to the following project under project registration number :

Project: Good Relation - Wing B Plot Bearing / CTS / Survey / Final Plot No.: CTS 396 398 at Kurfa, Kurfa, Mumbai Suburban, 400088.

1. Skyrise Enterprises having its registered office / principal place of business at Tehsil: Kurfa, District: Mumbai Suburban, Pin: 400071.

This registration is granted subject to the following conditions, namely:-

- 1. The promoter shall enter into an agreement for sale with the allottees;
- 2. 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;
- 3. 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.
- 4. The Registration shall be valid for a period commencing from 04/07/2017 and ending with 31/12/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 5. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 6. 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/4/2017 4:45:40 PM

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

Dated: 04/07/2017
Place: Mumbai

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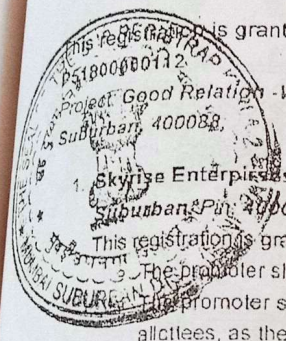
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ANNEXURE - E



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 :
Project: Good Relation - Wing B Plot Bearing / CTS / Survey / Final Plot No.: CTS 396 398 at Kurla, Kurla, Mumbai
Suburban, Pin: 400088.
1. Skywise Enterprises having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai
Suburban, Pin: 400071.

This registration is granted subject to the following conditions, namely:-

- 1. The promoter shall enter into an agreement for sale with the allottees;
- 2. 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.
- 3. 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.
- 4. The Registration shall be valid for a period commencing from 04/07/2017 and ending with 31/12/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 5. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 6. 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: 7/4/2017 4:45:40 PM

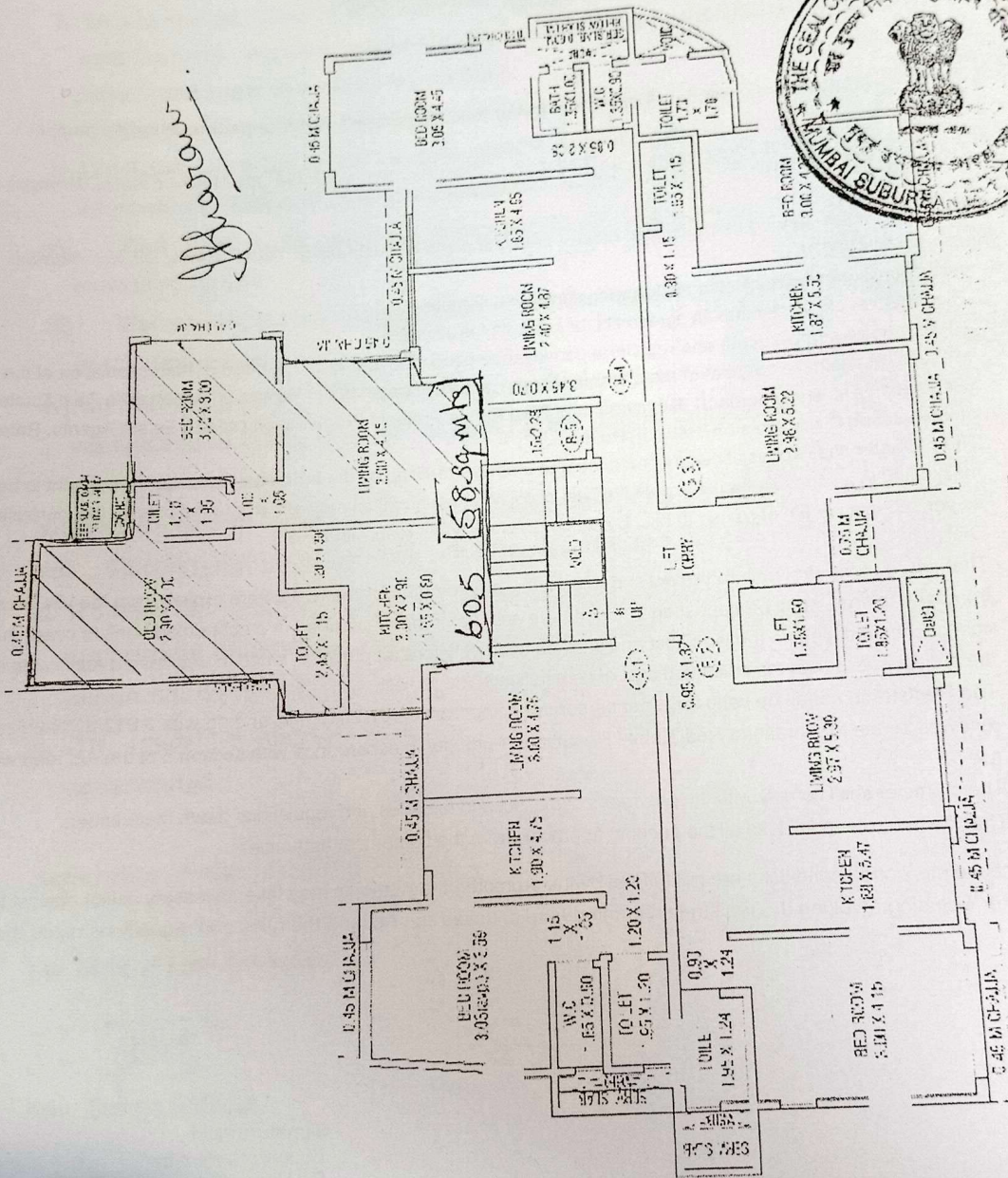
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 04/07/2017
Place: Mumbai

ANNEXURE - F

करल-२
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करल-२
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60.5
 58.59 m²



WING 'B'

1ST TO 7TH FLOOR PLAN

Handwritten signature
 A. G. Vaswani

- 1)
- 2)
- 3)
- 4)
- 5)

MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

FORM BSW/18-19 (NEW) (NEW) of 18 September 2018

7/11/18	2004	22	229
2020			

M/s. Good relation CHS Ltd.
CTS No. 396, 398 of Village Borla, Chembur, Mumbai.

Attn: Architect/Owner

The Part 2 development work of Residential building comprising of WING B (STILT+1ST TO 7TH UPPER RESIDENTIAL FLOORS i.e. FULL OCCUPANCY PERMISSION FOR WING B) OF BUILDING COMPRISING OF WING A, WING B AND WING C, located bearing C/S No. CTS No. 396, 398 of village BORLA-E of Nearby Govandi Railway Station is completed under the supervision of Shri. BANSI HASSANAND WADHWA, Architect, Lic. No. CA/82/7288, Shri. Kanaiyalal Hundraj Motwani, RCC Consultant, Lic. No. STR/M/17 and Shri. Chhaganlal P Chheda, Site supervisor, Lic.No. C/5/SS-I and as per development certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. Online dated 12 July 2018.

The building complies with the following conditions,

1. All safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural

Consultant. All safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural Consultant. All safety precautionary measures of the balance work.



- 1. Asst. Commissioner, M/E Ward
- 1. A.N.E.C. : M/E Ward
- 1. E.S.W. : Eastern Suburb
- 1. J.E. : M/E Ward
- 1. E.W.W. : M/E Ward

Architect: BANSI HASSANAND WADHWA, AI SHUBASHA, OFF. 10th road Chembur
Attn: Architect/Owner

Name: DEELIP
PARASHARAM PATIL
Designation: Executive Engineer
Organization: Personal
Date: 18-Sep-2018 17:22:51

Yours faithfully
Executive Engineer (Building P. & S. H.)
Municipal Corporation of Greater Mumbai
M/E Ward

to. C/5/SS-I and as per development
Chief Fire Officer u/no. Online dated 12

consultation with Registered Structural



Name DEELIP
PARASHARAM PATIL
Designation Executive
Engineer
Organization Perserial
Date 18-Sep-2018 17:22:51