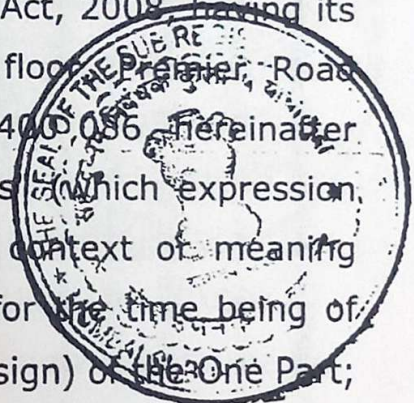


करल - ५	
१२०५	५१०८
२०१६	

ARTICLES OF AGREEMENT made at Mumbai this th 26 day of Dec, 2016 between M/S. ANKIT OVERSEAS, a Proprietorship firm of M/s SKYLINE RESIDENCY LLP (formerly known as Skyline Residency Pvt. Ltd.) duly registered under the provisions of LLP Act, 2008 having its office at Skyline Wealth Space, 1st floor, Pranar Road Vidhyavihar, Ghatkopar (W) Mumbai 400 086 hereinafter referred to as "the Owners/Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include Proprietor for the time being of the said firm and its successors and assign) of the One Part;



And

Mrs.POOJA SANJAY KANDALGAONKAR, Mr.SANJAY RAMAKANT KANDALGAONKAR, residing at 9- SMRUTI, PRAJA SOCIETY, BR.NATHPAI NAGAR, GHATKOPAR (E), MUMBAI, MAHARASHTRA, INDIA, 400075 hereinafter referred to as the "Flat Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean include his/her/their heirs and legal representative OR either of the survivor and the heirs, executors and administrators of the survivor) of the Other Part;

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S.R. / Kga
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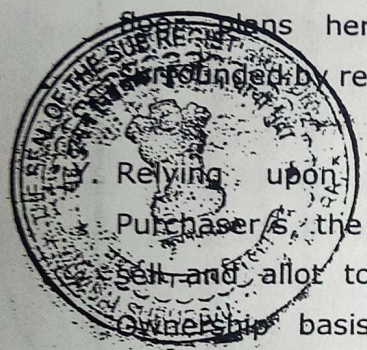
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W. The Owners/Developers have commenced construction of the said building to be known as Skyline Viha Wing B.

X. The Purchaser applied to the Owners/Developers for allotment to the Purchaser of Flat No. 0504 on 05 Floor in the proposed under construction wing to be known as "Skyline Viha-WING B " admeasuring 61.50 sq. mts. equivalent to 662 sq.ft. (carpet area) (hereinafter referred to as "the said Flat"). Copy of the floor plans of the said Flat is shown on typical floor plans hereto annexed as Annexure "C" surrounded by red colour boundary line.



Relying upon the assurances given by the Purchaser/s the Owners/Developers have agreed to sell and allot to the Purchaser/s the said Flat on Ownership basis and the Purchaser/s agrees to purchase the same for the total consideration of Rs.9,360,000/- (Rupees Ninety Three Lakhs Sixty Thousand Only) and on the terms and conditions as hereinafter appearing.

Handwritten signature: P. S. Kulkarni

Z. Under Section 4 of the said Act, the Owners/ Developers are required to execute a written Agreement for Sale of the said Flat to the Purchaser, being in fact these presents and also to get the same registered under the Indian Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, UNDERSTOOD, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Handwritten signature: P. S. Kulkarni

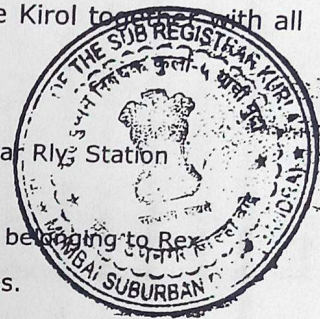
Handwritten signature: P. S. Kulkarni

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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.

SCHEDULE OF THE PROPERTIES REFERRED ABOVE

Property being piece and parcel of Land or ground situate at Kirol bearing plot No.31(pt) in the suburban scheme of Kurla, Kirol(BSD) in Registration District & Sub District of Mumbai City and Mumbai Suburban admeasuring 5875.13 sq. meters or thereabout and bearing City Survey No. CTS No.460(A), 460/3 to 460/7 of Village Kirol together with all building and structures thereon.



- On or towards the East : Vidyavihar Rly. Station
- On or towards the West : Property belonging to Rex Industries.
- On or On or towards the North : Public Road and beyond that Jolly Gymkhana
- On or towards the South : Balance Portion of the land bearing Plot No.31,(pt) of Suburban Scheme No. 1 of Kurla-kirol.

SIGNED SEALED AND DELIVERED)
 By the withinnamed Owners/Developers)
 M/S. ANKIT OVERSEAS - PROPRIETOR)
 M/s SKYLINE RESIDENCY LLP)
 (Formerly - Skyline Residency Pvt. Ltd.))
 PAN.NO. ACYFS9765Q)
 Through Its Designated Partner)

Signature 43
S.P. Karve
Signature

When this document is released...
 Remarks (Underwriter Remarks)
 Time 15:15:14
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करल - ५
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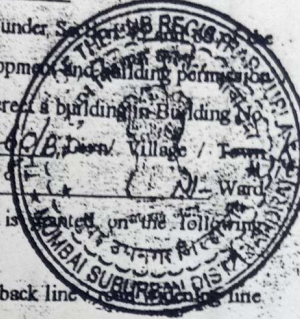
VALID UPTO

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 6355 /BPESAN
 COMMENCEMENT CERTIFICATE 28 SEP 2006

To, Ankit Overseas Prop.
Skyline Residency Pvt Ltd.

Sir,
 With reference to your application No. 406A dt. 6/3/2006

for Development Permission and grant of Commencement Certificate under Section 346 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 460/A, 460/B Village / Town _____ Planning Scheme No. _____ situated at Road / Street 460/1 to 460/5



_____ the Commencement Certificate / Building permit is granted on the following conditions:-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.

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 For Dalsaria Associates
 Architects

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 Time
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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 V.D. Bngawale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 27 SEP 2007

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

C.C. upto plinth as per approved plan dt. 11/5/2006



[Signature]
25/9/2006

Executive Engineer [Building Proposal]
Eastern Subs

CE/6355/BPES/AN 26 JUN 2007

C.C. upto second floor as per approved plan dt. 11/5/2006

CE/6355/BPES/AN 25 JUL 2007

[Signature]
26/7/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

C.C. upto 5th floor as per approved plan dt. 11/7/2007

CE/6355/BPES/AN - 5 SEP 2007

[Signature]
25/9/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

C.C. upto stillt slab of wing 'B' and full C.C. of wing 'A' as approved plan dated 16.08.2007.

[Signature]
5/9/2007

Executive Engineer Building Proposal
(Eastern Suburbs.)

[Handwritten notes]
S. P. ...

करल - 4	
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CE/6355/BPESIAN 18 JAN 2008

Full CC for wing 'A' as per approved plans dated 22/10/2007

CE/6355/BPESIAN 8 APR 2010

[Signature]
18/1/2010
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

Full C.C. for wing 'A' and C.C. up to Stilt Slab for wing 'B' as per approved amended plans dt. 31.12.2009



CE/6355/BPESIAN 9 NOV 2010

Full C.C. for wing 'A', i.e. Ground Floor and C.C. for wing 'B' as per approved amended plans dt. 30/7/10

Executive Engineer Building Proposal
(Eastern Suburbs.)
Executive Engineer Building Proposal
(Eastern Suburbs.)
A.E.B. (Eastern Suburbs.) - II

CE/6355/BPESIAN 13 MAY 2015

C.C. up to stilt slab as per approved amended plans dated 23/01/2015

[Signature]
13/5/15
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CE/6355/BPESIAN 18 DEC 2015

C.C. up to stilt slab of wing 'B' as per approved amended plans dt. 16/11/2015

[Signature]
16/12/15
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CE/6355/BPESIAN 06 JAN 2016

C.C. as per amended plan approved dated 16/11/2015.

[Signature]
6/1/2016
Assistant Engineer, Building Proposal
L/N Ward

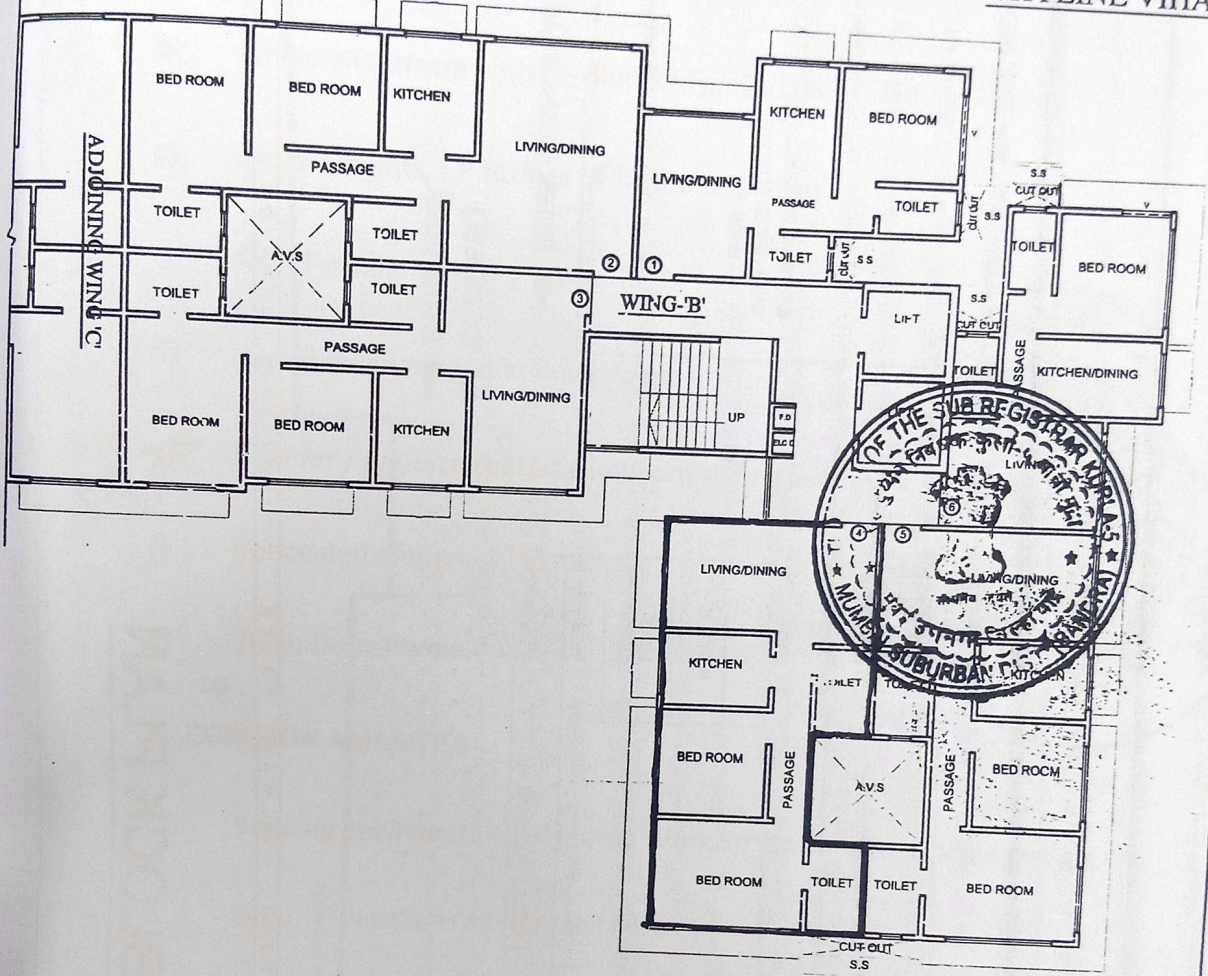
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For Dattaria Associates
Architects

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'ANNEXURE - C'

'SKYLINE VIHA'



5TH FLOOR PLAN (WING- 'B')

FLAT NO. 504 ON 5TH FLOOR MARKED IN RED COLOUR BOUNDARY

PROPOSED BLDG. ON SUBPLOT 'B' OF PROPERTY BEARING C.T.S. NO.460/A(Pt.)
 460 / 3 TO 7 OF VILLAGE - KIROL AT-VIDYAVIHAR (W).
 M/S ANKIT OVERSEAS (PROPRIETOR SKYLINE RESIDENCY LLP)

Personal kgz
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गावाचे नाव : 1) किरोळ

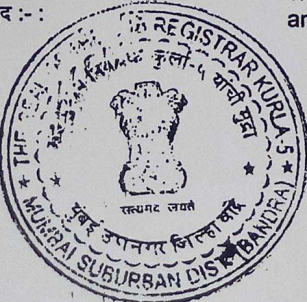
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9360000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8479703.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 0504, माळा नं: 5 वा मजला, वी व्हिंग, इमारतीचे नाव: स्काइलाइन विहा, ब्लॉक नं: जॉली जिमखानाच्या समोर, विद्याविहार पश्चिम, रोड नं: किरोळ रोड, मुंबई 400086, इतर माहिती: मौजे किरोळ, सदनिकेचे क्षेत्रफळ 662 चौ. फुट कारपेट ((C.T.S. Number : 460 a, 460/3 to 460/7 ;))
(5) क्षेत्रफळ	1) 662 चौ.फुट
(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:- मेसर्स-अंकित ओवरसीस तर्फे प्रोप. मेसर्स स्काइलाइन रेसिडन्सी एल एल पी तर्फे डेजीग्रेटेड भागिदार जतीन-बी. दैसारिया, जयसिंग ए. दवे व शिल्पीन तातेड तर्फे मुखत्यार रोहित त्रिवेदी वय:-60; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: 1 ला मजला, इमारतीचे नाव: स्काइलाइन वेल्थ स्पेस, ब्लॉक नं: विद्याविहार, घाटकोपर पश्चिम, रोड नं: प्रेमियर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ACYFS9765Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पूजा संजय कांदळगावकर वय:-47; पत्ता:- सदनिका क्र 9, 1 ला मजला, स्मृती प्रजा सोसायटी, बॅरिस्टर नाथपे नगर, घाटकोपर पूर्व, .. पंत नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AGKPK7117N 2): नाव:- संजय रमाकांत कांदळगावकर वय:-53; पत्ता:- सदनिका क्र 9, 1 ला मजला, स्मृती प्रजा सोसायटी, बॅरिस्टर नाथपे नगर, घाटकोपर पूर्व, .. पंत नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-AACPK3653K
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2016
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2016
(11) अनुक्रमांक, खंड व पृष्ठ	12855/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	468000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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Underwriter
Time

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Underwriter Remarks

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SBI Home Top Up Loan- Application Form

Top up loan ₹ 10 Lakhs.

	Current photograph of 2 nd applicant	Current photograph of 3 rd applicant
	Name: <u>Pooja Kandalgaonkar</u>	Name: <u>Ranjay Kandalgaonkar</u>

To,
State Bank of India

Dear Sir/Madam,

I/We have availed Home Loan of Rs.(Rs.only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of _____ I/We, therefore, request you to sanction loan of Rs-_____ (Rupees _____) under SBI Home Top-Up Loan Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

i	(a) Existing Home Loan account number	36587292317		
	(b) Home Loan availed in (Year)	2017		
ii	Existing Home Top-Up or Home plus or Home Equity account number, if any	—		
iii	Savings Bank/ Current Account Number	39168295879		
iv	Personal details of 1 st applicant:			
	Age(years)	54	Marital Status	Married
	No. of Dependents		Educational Qualifications	BA
	Current Employment/Occupation	State Government		
Current Residential Address & contact no.		504, Skyline Vihar, Kherol Village, Chhatrapati West		

4664106600 / 9082762235.

LOS ID : HLCAR/ED/2023-2024

Application Name : POOJA SANJAY KANDALGAONKAR

Co - Applicant Name : SANJAY KANDALGAONKAR

Contact Number (R) 9664106600 (0)

Applicant CIF : ~~3658729231~~ 85111165115

Co - Applicant CIF :

Loan Account No. :

Collateral :

Loan Amount.: 10 Lacs	Tenure : 120 Months
Interest Rate :	EMI :
Loan Type Top up HL	SBI LIFE : YES / NO
Individual Housing Loan _____	Maxgain _____ Flexi _____
Reality _____	Optima _____ Others : _____

Property Location :	Resi. Verification	
Property Cost.	Off. Verification	
Name of Developer / Vendor :	Processing Fee	
Offer :	NACH / SI	

TRISHALA JAISWAL

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	
VALUATION 02/09/23 Vasthukarla	
SITE	
LOAN A/C	
T.D.	
D.E.	

