

22/01/2018

## सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 3

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

फाईल क्रमांक : 260/2018

नोदणी :

Regn:63m

गावाचे (Village Name) : **Bhandup**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.7000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई म.न.पा. Other details: Building Name:SKYLINE SPARKLE, BLDG NO-1, C-WING, Flat No:901, Road:SUBHASH ROAD, NAHUR WEST,MUMBAI, Block Sector:OPP WMI CRANES LIMITED, BHANDUP, Landmark: ( C.T.S. Number: 393 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :575.00 / Open Area :0 Square Foot
(5) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SHUBHANGI MANISH VEDAK Age: 47, Address: Building Name:USHA COMPLEX, Flat No:G-702, Block Sector:NEAR USHANAGAR, Road:KHANDELWAL MARG, City:BHANDUP WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400078 ,PAN: ABAPV1722H 2) Name: MANISH S VEDAK Age: 49, Address: Building Name:USHA COMPLEX, Flat No:G-702, Block Sector:NEAR USHANAGAR, Road:KHANDELWAL MARG, City:BHANDUP WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400078 ,PAN: AFOPV9937N
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC SOUTH MUMBAI CHINCHPOKLI
(7) महाण / कर्जाचा दिनांक (Date of Mortgage )	20/12/2017
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	17/01/2018
(9) फायलींग नंबर (Filing No.)	260/2018
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.14100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	11/01/2018
(13) शेर (Remark)	-

File No 3539



पावती

Original/Duplicate

Wednesday, January 17, 2018

नोंदणी क्र.: 39म

4:46 PM

Regn.: 39M

पावती क्र.: 253 दिनांक: 17/01/2018

गावाचे नाव: Bhandup

फाईलिंगचा अनुक्रमांक: KRL3-260-2018

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: SHUBHANGI MANISH VEDAK

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 20/12/2017 रोजी घेतलेल्या रु.7000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH009284933201718R Defaced vide 0005283543201718 Dated.17/01/2018.

GRN is MH009284933201718R Defaced vide 0005283543201718 Dated.17/01/2018.

GRN is MH008427177201718S Defaced vide 0005283541201718 Dated.17/01/2018.

Joint S.R. Kurla 3

सहा दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

Date: 20-11-2017

To,

The Assistant General Manager,  
State Bank of India,  
RACPC, Mumbai.

Dear Sir,

I/We SKYLINE GREATHILLS, here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by us to **Mrs. SHUBHANGI MANISH VEDAK and Mr. MANISH SHARADKUMAR VEDAK** herein after referred to as "the Puchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement dated 14-11-2017 (herein after referred to as the "Sale Document").

Description of the property :  
Flat No. : 901 on 9<sup>th</sup> floor in C wing.  
Building Name : "SKYLINE SPARKLE"  
Plot No/ Survey No/CTS No. : Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393.  
Street No. /Name : Subhash Road.  
Locality Name : Bhandup Village.  
Area Name : Nahur (West).  
City Name : Mumbai – 400 078.

2. That the total consideration for this transaction is Rs. **1,13,28,548/-** (Rupees One Crore thirteen lakh twenty eight thousand five hundred forty eight only) towards sale document.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank" as security for the amount advanced by the Bank to them subject



- to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We have borrowed from BHARAT BANK, Andheri East Branch, whose NOC for this transaction is enclosed herewith for development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned by the Bank to them subject to the due & proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
  6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.
  7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, form the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
  8. Please note that the payment for this transaction should be made by crossed cheque/transfer of funds favouring "SKYLINE GREATHILLS" BHARAT BANK, ANDHERI EAST Branch, and Account No. 000812100054722, IFSC CODE: BCBM0000009.
  9. In case of cancellation of the sale-Agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C. Mrs. SHUBHANGI MANISH VEDAK and Mr. MANISH SHARADKUMAR VEDAK, and forward the same to you directly.
  10. The signatory to this letter draws authority to sign this undertaking on behalf of the company.

Yours faithfully,

For **SKYLINE GREATHILLS**

Partner

Date: 25/09/2017.

Mrs. Shubhangi Manish Vedak,  
Mr. Manish Sharadkumar Vedak,

**Re :** Sub: Receipts of Flat No. 901 on the 9<sup>th</sup> Floor in C - Wing of "Skyline Sparkle", being constructed on the property bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393 situated in village Bhandup, Taluka Kurla.

Received with thanks from Mrs. Shubhangi Manish Vedak and Mr. Manish Sharadkumar Vedak of Rupees 33,59,655/- (Rupees Thirthy three lakh fifty nine thousand six hundred fifty five only) for booking of the above said flat. The details of the receipts as follows:

Old Receipt No.	Amount Received	Cheque No.	Dated	Bank drawn on	Branch
SGSSP/029	10,000.00	412480	14/02/2016	CANARA BANK ✓	GHATKOPAR
SGSSP/030	90,000.00	198616	19/02/2016	B O M ✓	GHATKOPAR
SGSSP/033	19,96,784.00	198620	04/04/2016	B O M ✓	GHATKOPAR
SGSSP/034	1,03,216.00	198619	04/04/2016	B O M ✓	GHATKOPAR
SGSSP/078	5,00,000.00	233090 ✓	03/02/2017	B O M	GHATKOPAR
SGSSP/079	5,00,000.00	233091 ✓	12/02/2017	B O M	GHATKOPAR
SGSSP/089	1,11,341.00	261846	15/06/2017	B O M ✓	GHATKOPAR
SGSSP/090	48,314.00	261845	15/06/2017	B O M ✓	GHATKOPAR


This receipt is issued in lieu of the above old receipts.

Thanking You,  
For SKYLINE GREATHILLS,

Authorised Signatory



## TAX - INVOICE

<b>Ashok Dinkar Kadam</b> Flat No. 06, First Floor, Building No. 06 Sahyadri Apartment Owner Association, PL-6A Sector No. 14, Khanda Colony, New Panvel, Mumbai GSTIN/UIN: 27ALPPK2517E1Z5 E-Mail : kadam.ashok3@gmail.com		Invoice No.189 MUM/SBI/041		Dated - 30/11/2017		
		Delivery Note		Mode/Terms of Payment		
		Supplier's Ref.		Other Reference(s)		
Consignee :		Buyer's Other No.		Dated		
		Despatch document No.		Delivery Note Date		
		Despatched through		Destination		
Buyer (if other than consignee) Customer Name <b>Mr. Manish Sharadkumar Vedak.</b> A/p.-Skyline Sparkle bldg, Flat no.901, Bhandup.		Terms of Delivery				
Sl No	Particular	HSN/SAC	Quantity	Rate	per	Amount
1	Professional Fees					1,500.00
2	CGST					135.00
3	SGST					135.00
	Valuation of proposed flat.					
	Total					<b>1,770.00</b>
Amount Chargeable (in words)						E. & O.E
<b>Indian Rupees One Thousand Seven Hundred Seventy Only</b>						
HSN/SAC		Taxable Value	Central Tax		State Tax	
			Rate	Amount	Rate	Amount
		1500.00	9%	135.00	9%	135.00
Total		1500.00		135.00		135.00
Tax Amount (in words) : <b>Indian Rupees Two Hundred Seventy Only</b>						
I request you to credit amount in my Saving A/C.No.32217174918 in Karad Treasury branch						
for Ashok Dinkar Kadam  Authorised Signatory						



काल - 4		
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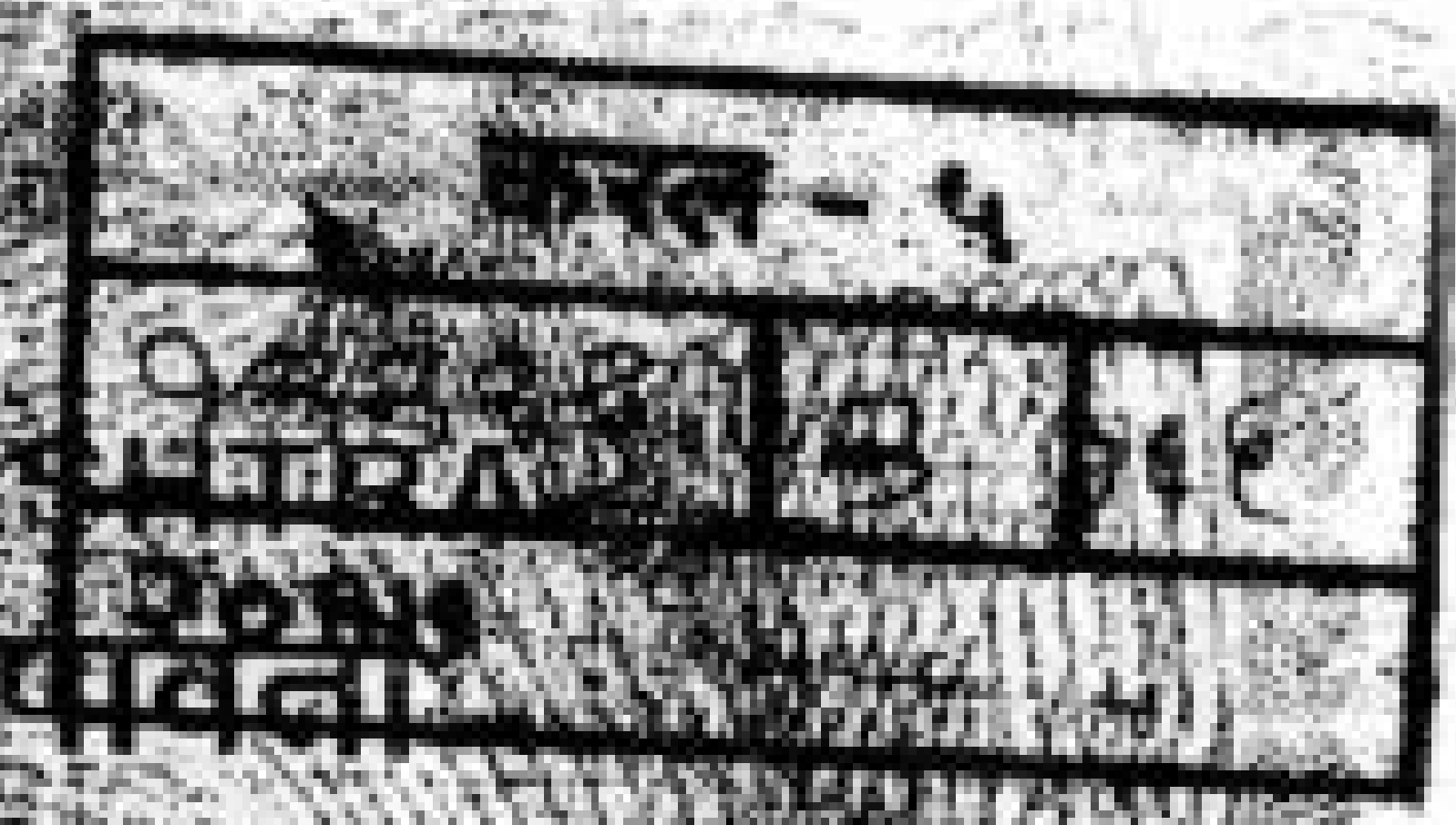


महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

इ-सुरक्षा व कोषागार पंजीयन

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)



16195839017167

Bank/Branch: IBKL - 6910614/Bhandup  
Pmt Txn Id : 138802491  
Pmt DtTime : 10-OCT-2017@17:58:45  
ChallanIdNo: 69103332017101051067  
District : 7101-MUMBAI

Stationery No: 16195839017167  
Print DtTime : 17-OCT-2017 10:31:08  
GRAS GRN : MH006208380201718  
Office Name : IQR199-KRL3\_JT  
GRN Date : 18-Oct-2017

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 5,66,500/- (Rs Five, Six Six, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 1,13,28,548/-  
Prop Descr : C 901,SKYLINE SPARKLE,OPP WMI CRANES L,SUBHASH-ROAD, BHANDUP  
, NANUR WEST, MUMBAI, Maharashtra, 400078  
Duty Payer: PAN-ABAPV1722H, SHUBHANGI MANISH VERMA

Other Party: PAN-ABAPS1107R, SKYLINE GREENTHILLS

Bank official Name & Signature  
SANTOSH KUMAR  
SANTOSH KUMAR  
SANTOSH KUMAR /SANTOSH KUMAR  
Asst. Manager  
EIN:128480 EGS19804

Santosh K. Kumar  
Santosh Kumar  
SANTOSH KUMAR  
EIN:128480 EGS19804

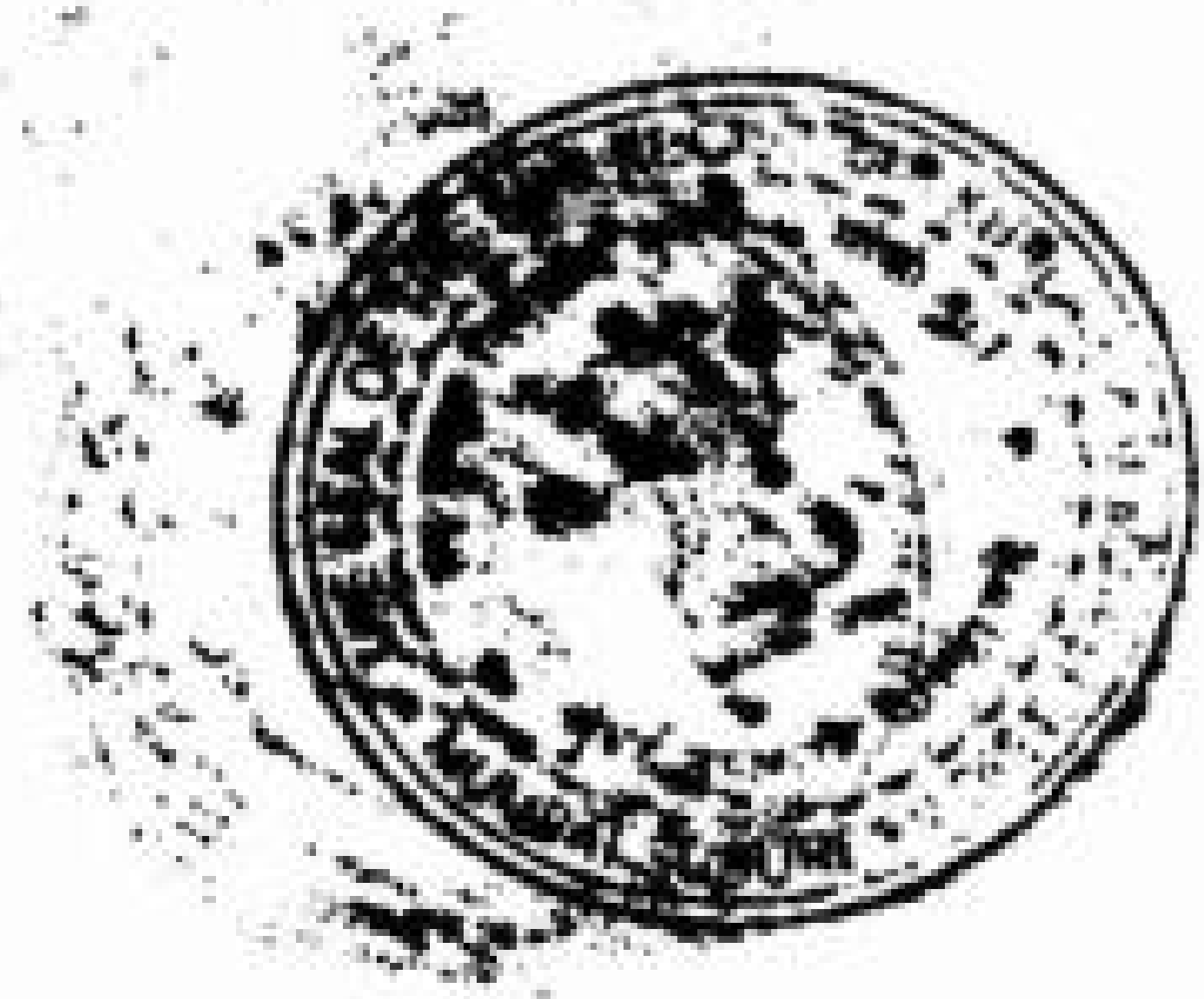


Bank official2 Name & Signature  
Space for customer/office use - - - Please write below this line

*Sanjay* *Manish* *[Signature]*

e-SBTR IS VALID FOR 30 DAYS FROM THE DATE OF PAYMENT

करल - ५		
१३९९१	७	१०६
२०१७		



करल - ५		
१३३३९	५	१०६
२०१७		

*[Handwritten signatures]*

**AGREEMENT FOR SALE**

THIS ARTICLES OF AGREEMENT made at Mumbai on 18/10/2017 between **M/S. SKYLINE GREAT HILLS** Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its office at Skyline 'Sparkle' M. Crnes, Subhash Road, Bhandup Village Road, Nandivda, Mumbai 400 078 hereinafter referred to as "Owners/Developers" (which expression shall unless repugnant to the context or meaning thereof mean and include partners for the time being, their survivors and their respective heirs, executors, administrators and assigns) of the ONE PART;



**And**

Shri/Smt./ **M/s. SHUBHANGI MANISH VEDAK & MANISH SHARAD KUMAR VEDAK**, residing at / having their office at **G-702, USHA COMPLEX, KHANDELWAL MARG, BHANDUP (W), MUMBAI, MAHARASHTRA, INDIA - 400078**, hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm, partners for the time being and the survivors of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) of the OTHER PART;

*[Handwritten signatures]*

*[Handwritten signatures]*

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By Deed of Conveyance dated 14<sup>th</sup> June, 2010 duly registered with the office of the Sub Registrar of Assurances, Kurla under Serial No. BDR13/5694/2010 made between Mrs. Kunjalata Divecha (therein referred to as the Vendor) of the First part, Mr. Harsh Divecha, a sole proprietor of Divecha Glass Enterprises (therein referred to as the Confirming party) of the Second part and the Owners/Developers herein (therein referred to as the Purchaser) of the Third Part, the Vendor therein with the consent of the Confirming Party therein transferred, conveyed and assigned land situated CT No. 393, Survey no.40, Hissa no.1 and Survey no.75, Hissa no.1 and 5 admeasuring 4,384 sq. mts. and measuring 4,264 sq. mts. as per the Property Register Card situated at Bhandup, Taluka Kurla, Road Sub-district Bandra (hereinafter referred to as the "said Larger Property") and more particularly described in First Schedule hereunder written to the Owners/Developers herein at the consideration and on the terms and conditions contained therein.

2. Pursuant to the said Deed of Conveyance, the Vendor therein put the Owners/Developers in possession of the said Property. Thus the Owners/Developers became absolutely entitled to the said Property.
3. The said Property was in 1-3 zone. Initially, the Owners/Developers intended to construct industrial estate and had submitted plans however, the Owners/Developers have subsequently decided to use the said Property for the residential purpose and have therefore applied to the Municipal Corporation of Greater Mumbai (MCGM) for change of user of the said property from Industrial to Residential purpose.
4. MCGM by their letter dated 22<sup>nd</sup> December, 2010 bearing No. CHES/4885/BPES as modified by order dated 13/05/2016 granted permission for Residential

*[Handwritten signatures]*



करत = ५८  
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 २०१७

User of the said Property, subject to compliance with terms & conditions as contained therein including handing over 5% amenity open space admeasuring 88.35 sq. mts. to M. C. G. M. in lieu of TDR benefit.

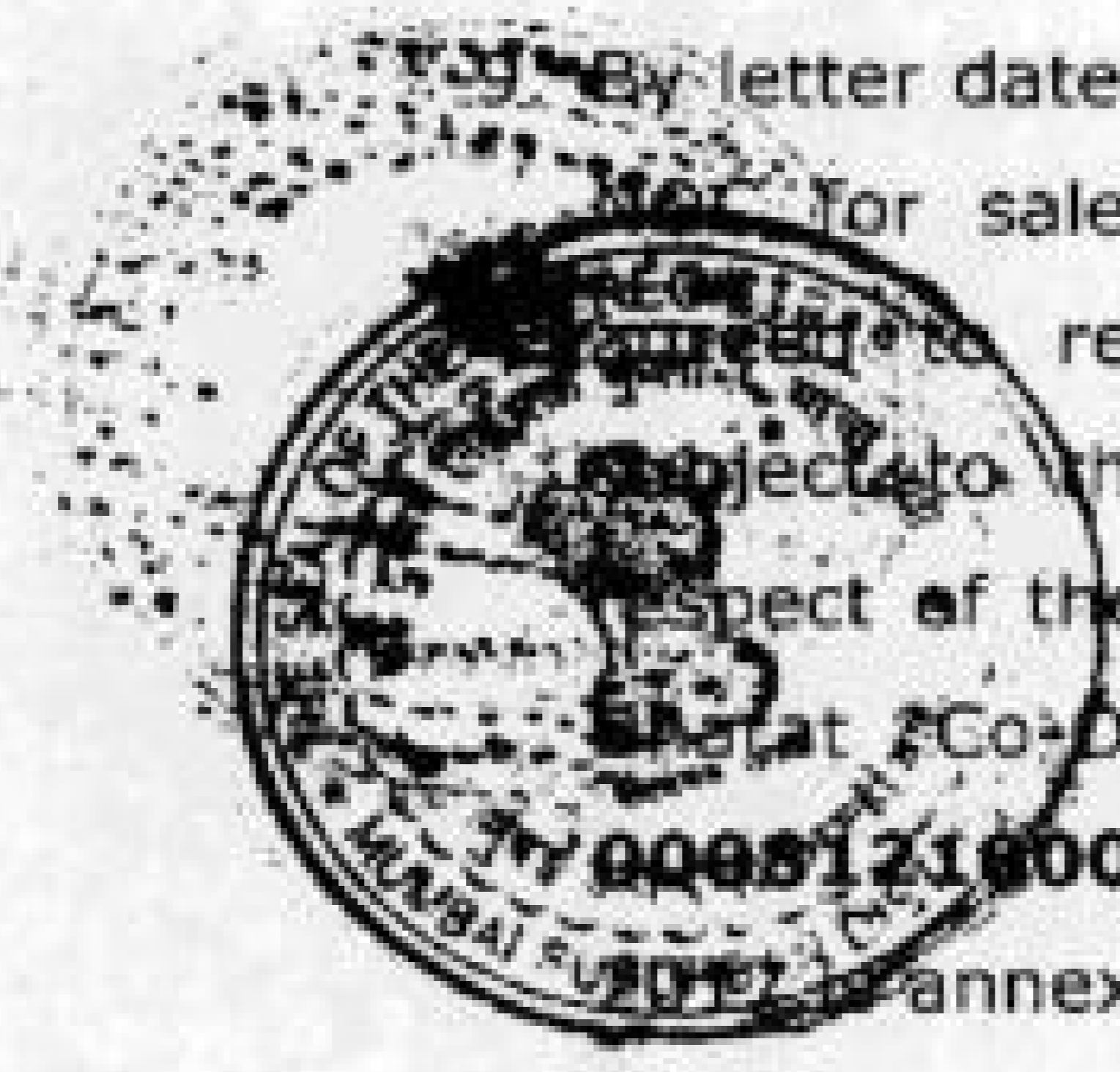
5. The Owners/Developers have appointed M/S Daisaria Associates, Architects duly registered with the Council of Architects as Architect for the said project and have also appointed Mr. Dilip Parekh as structural engineers for preparation of the structural designs and drawings of the buildings to be constructed on the said Property. The Owners/Developers shall avail services of the said Architects and Structural Engineers and of any other duly qualified Architects and Structural Engineers for the completion of the said development.
6. The Owners/Developers are developing Property more particularly described in the Schedule hereunder written in a phased manner, the Owner/Developers have completed the Phase I consisting of Wing A and B consuming FSI/TDR/Fungible FSI of 8227.23 sq. mts. and obtain Occupation Certificate in respect thereof.
7. The Owners/Developers are now developing Phase II by constructing Wing C to be known as "Skyline Sparkle-Wing-C" on portion of land admeasuring 153 sq. mts. lying below Wing-C being part of said Larger Property (hereinafter referred as "**said Property**") by consuming remaining FSI/TDR/Fungible FSI available on said Property (i.e. other than FSI/TDR/Fungible FSI of 8227.23 sq. mts consumed in wing A and B) and more particularly described in the Second Schedule hereunder written and as shown on the plan hereto annexed by red colour wash and deal with and dispose of the flats therein on such terms and conditions as the Owners/Developer may deem fit and receive and appropriate consideration in respect thereof.



*[Handwritten signatures]* 3 *[Handwritten signature]*

१३३३६	६	१०६
३६१७	from	Bharat

The Owners/Developer have borrowed/raised a loan from Bharat Co-Operative Bank Mumbai Ltd., (hereinafter referred to as "the said Bank"). As security for the repayment of the amount that may be lent and advance by the said Bank along with interest and other amount payable to them, the Owner/Developer have created mortgage of the said Land along with building being constructed by the Owner/Developer In favour of the Bank.



By letter dated 22-09-2017, the said Bank granted their consent for sale of the said Flat to the Purchaser and released their charge over the said Flat subject to the Purchaser pay entire consideration in respect of the said Flat by issuing cheque in favour of Bharat Co-Operative Bank Mumbai Ltd. A/C No. 000812100054722 Copy of said letter dated 22-09-2017 is annexed hereto as "ANNEXTURE-A".



10. At Present, the building plans for Wing C is sanctioned for construction of basement, podiums, stilt and 1<sup>st</sup> to 14 upper floors consuming F.S.I of 1586.06 sq. mts. under I.O.D. No. CE/1280/BPES/AS and have also received CC in respect thereof. The Owners/Developers shall in due course of time avail additional FSI, TDR, Fungible FSI of about 966.66 sq. mts. and submit revised plans so that ultimately Wing C to be constructed on the said property will comprise of basement, podiums, stilt and up to 22 floors.

11. In accordance with the plans sanctioned by the Corporation and actual area demarcated at site by the Office of DILR, part of the said Property admeasuring about 125 sq. mts. was under set-back for widening of the existing road which was required to be handed over to MCGM. The Owners/Developers have handed over the part of the said Property to MCGM, which was duly acknowledge by MCGM vide it possession receipt dated 01.03.2013.

*[Handwritten signatures]*

करल - ५		
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२०१७		

12. In accordance with the said approval, the Owners/Developers have complied with terms and conditions and also paid requisite premium payable by them to the Corporation.

13. While sanctioning the building plans, the concerned local authority has laid down certain terms and conditions and stipulations and restrictions which are to be observed and performed by the Owners/Developers while developing the said Property and Owners/Developers shall observe, perform and comply with the same.

14. The P.R. Card bears remark that as per letter No. K.C/Kary-3/Sec.-20/Ind/2010 dated 6/04/2011 issued by Deputy Collector, Competent Authority U.L.C. that the exempted area of 6720.08 sq. mts. exempted out of C.T.S No. 393 remark in the column other rights "for industrial user transfer without prior permission is prohibited" is recorded. The area of the said Property is 4246.72 sq. mts only i.e. much less than area of 6720.08 sq. mts mentioned on P.R. Card. No notice has been received by the Owner/Developer prior to putting of the remark. The Owners/Developer have asked for the copy of the letter/orders dated 30/11/2011 and 6/04/2011, as and when such copies are made available the Owner/Developer will take necessary steps to get the entry in the PR Card removed and/or obtain the requisite permission.

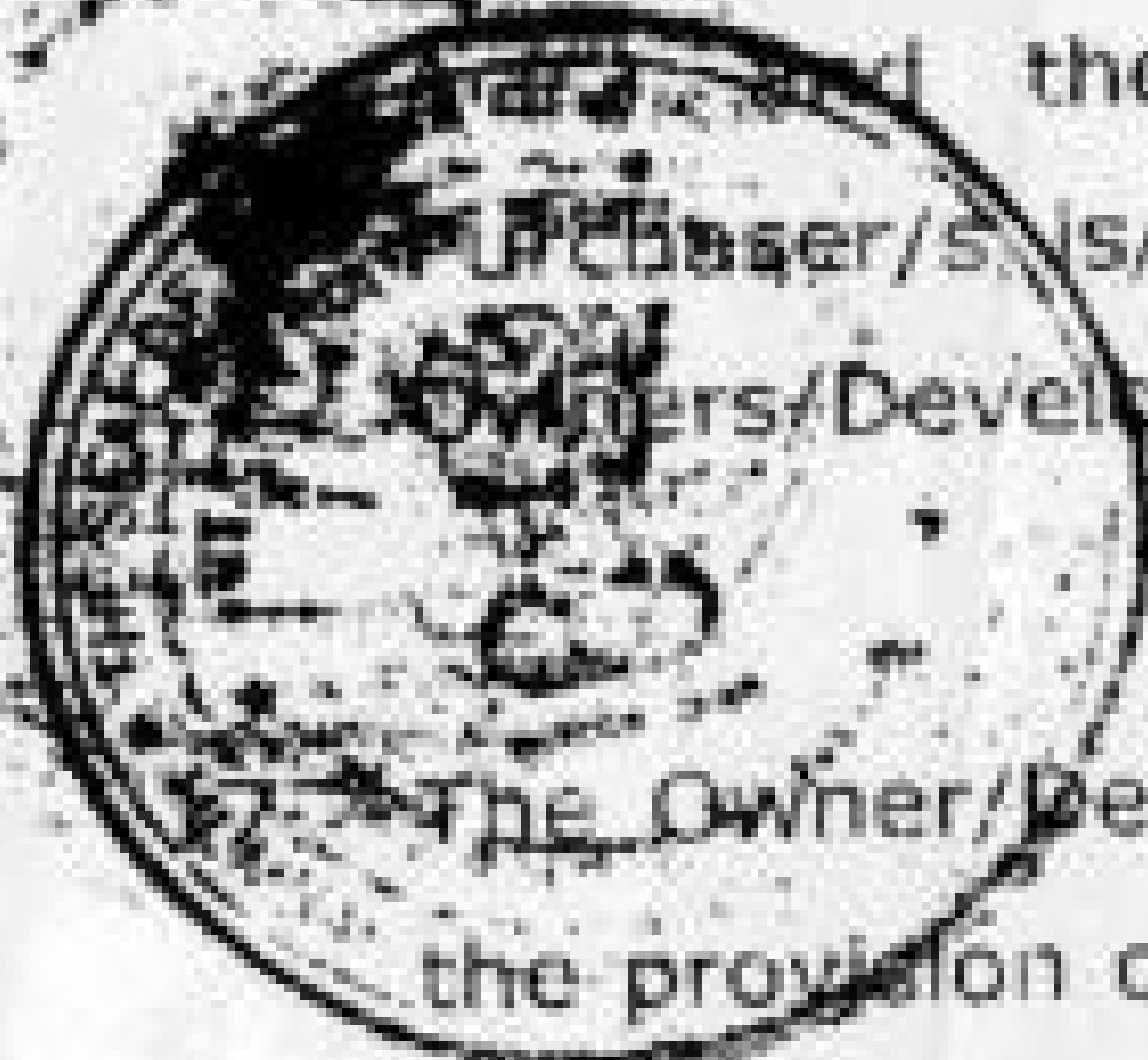
15. The copy of the Certificate of Title issued by Purnanand & Co., Advocates and Solicitors certifying the title of the Owners/Developers in respect of the said Property more particularly described in the Schedule is annexed hereto as **Annexure "B"**. Copy of PR card in respect of the said Property showing title of the

*[Handwritten signatures]*

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Owners/Developers/their predecessor is annexed hereto as Annexure "C".

16. The Purchaser/s has/have demanded from the Owners/Developers and the Owners/Developers have given to the Purchaser/s inspection of all the documents relating to the said Property, the plans, specifications prepared by the Owners'/Developers' Architect and such other Documents which are specified under the Real Estate (Regulation and Development) Act 2016 and the rules made there under, (herein referred to as "the said Act" and the rules made there under, and the Purchaser/s is/are fully satisfied with the Title of the Owners/Developers in respect of the said Property.



17. The Owner/Developer has registered the Project under the provision of the Act with the Real Estate Regulatory Authority No. **P51800001500** on **28/07/2017**; the Copy of said Registration Certificate is annexed as Annexure "D"



18. The Purchaser/s applied to the Owners/Developers for allotment of Flat No. **0901** on the **09<sup>th</sup>** floor in Wing "C" of the building to be known as "Skyline Sparkle-Wing C" admeasuring 53.42 sq. mt. Carpet Area as define in said Act ( hereinafter referred to as "the said premises") shown on the Typical Floor Plan hereto annexed as **Annexure "E"** by red colour boundary line.
19. The Owner/Developer has also informed the Purchaser, that the Carpet Area of the said premises as define under RERA is **575** sq. fts. and as per sanctioned plan by MCGM is 53.42 sq.mt.
20. The Owners/Developers have agreed to allot and sell to the Purchaser the said Premises on Ownership basis and the Purchaser agrees to purchase the same for the consideration of Rs. **11,328,548/-**-(Rupees One Crore Thirteen Lakhs Twenty Eight Thousand Five Hundred

*[Handwritten signatures]*



and Forty Eight Only) and on the terms and conditions as hereinafter appearing.

करल -		
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2096		

21. Under Section 13 of the 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 1908.

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

1. The Owners/Developers are constructing Residential Building to be known as "Skyline Sparkling Wing C" comprising of basement, podiums, stilt and upper floors (hereinafter referred as "**the said Building**") on the said Property in accordance with the plans specifications and designs approved/ that may be approved by Municipal Corporation of Greater Mumbai. At present the building plans for Wing C is sanction for construction of basement, podiums, stilt and 1<sup>st</sup> to 14 upper, which have been seen and approved by the Purchaser/s. The Owner/Developer shall in due course of time submit revised plan so that ultimately building may be constructed up to 22 floor with such variations and modifications as the Owners/Developers may consider necessary or as may be required by concerned authorities or government from time to time and the Purchaser hereby consent to the same. PROVIDED THAT the Owners/Developers 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 Flat, which the Purchaser/s has/have agreed to purchase and not otherwise. PROVIDED FURTHER that the Owners/Developers are entitled to carry out such development and/or additional development and/or alterations and/or additions and/or



*[Handwritten signatures]*

करिल = ४	
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३४४१४	३४४१४

modifications in the building/s constructed and/or to be constructed on the said property, more particularly described in the schedule hereunder written or change the lay-out and other amenities, facilities and/or the specifications thereof, as they may desire without consulting and/or obtaining any permission from the Purchaser/s and/or from the society of the purchasers which may be formed as envisaged in this Agreement. This shall operate as an irrevocable consent in writing of the Purchaser/s to the Owners/Developers carrying out such changes in the building plans.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/itself/themselves about the title of the said Property and the rights of the Owners/Developers to develop the said Property and sell the flats/premises in the said building and the Purchaser/s shall not be entitled to further investigate the title of the said property or Owners/Developers rights to develop the same and no requisition or objection shall be raised upon it or any matter relating thereto.

3. The Owners/Developers hereby agree to sale to the Purchaser/s and the Purchaser/s hereby agree to purchase from the Owners/Developers Flat No. **0901** on the **09<sup>th</sup>** Floor of "**WING C**" of the building to be known as " Skyline Sparkle' having a carpet area of 53.42 Square Mts. equivalent to **575** sq. ft. as per the said Act (hereinafter referred to as" the said Flat") and shown on the typical floor plan hereto annexed as **Annexure "E"** surrounded by red colour boundary line at or for the price of Rs. **11,328,548/-**(Rupees One Crore Thirteen Lakhs Twenty Eight Thousand Five Hundred and Forty Eight Only) (which is inclusive of the proportionate cost of common area and facilities appertaining to the said Flat) along with one car parking spaces bearing No. **42** situated at basement/Ground/podium and shown on the typical floor plan hatch in red colour line hereto annexed as **Annexure "F"**. The entire extent and

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description of the common area/~~limited common area~~  
 facilities as well as the list of amenities to be provided in  
 the said Flat area is set out in **Annexure 4** hereto.

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4. The Purchaser/s hereby agree/s to pay to the Owners/Developers the said purchase price of Rs. **11,328,548/-** (Rupees One Crore Thirteen Lakhs Twenty Eight Thousand Five Hundred and Forty Eight Only) as under :-

S.No.	Amount	% Due	Particulars of received and due amounts
1	1,076,222	9.5%	Earnest money
2	2,322,373	20.5%	At the time of execution of agreement
3	1,699,297	15%	Completion of plinth
4	339,859	3%	Completion of slab 2
5	339,859	3%	Completion of slab 4
6	339,859	3%	Completion of slab 6
7	339,859	3%	Completion of slab 8
8	339,859	3%	Completion of slab 10
9	339,859	3%	Completion of slab 12
10	339,859	3%	Completion of slab 14
11	226,573	2%	Completion of slab 18
12	226,573	2%	Completion of Terrace Slab
13	339,859	3%	Completion of walls of said Flat
14	226,573	2%	Completion of internal plaster, flooring, doors and windows said Flat
15	339,859	3%	Completion of lift well up to floor level of said flat
16	226,573	2%	Completion of staircases, lobbies, up to floor level of said flat
17	339,859	3%	Completion of external plaster of said flat

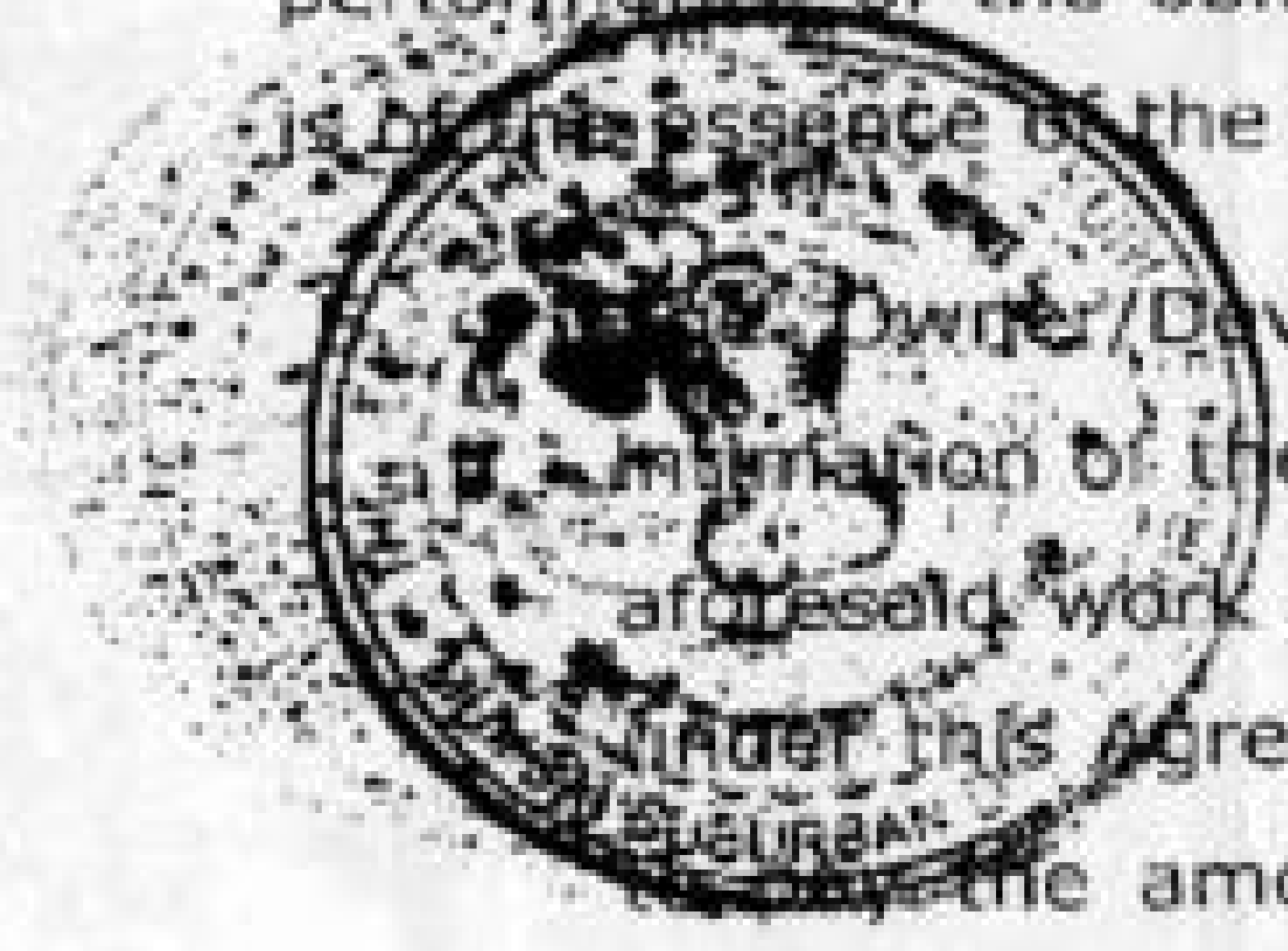


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		2%	Completion of external plumbing, elevation, terraces with water proofing of the building
		6%	Completion of lifts and water pumps
20	453,146	4%	Completion of electrical fittings, electromechanical and environmental requirement, entrance lobby, paving and other requirement and sanitary fittings of said Flat
21	566,436	5%	Handing over of possession

Time, in respect of payment of each installment as well as performance of the obligations on the part of the parties hereto is of the essence of the contract.



Owner/Developer will forward to the Purchaser/s intimation of the Owner/Developer having carried out the aforesaid work at the address given by the Purchaser/s under this Agreement and the Purchaser/s will be bound to pay the amount of installments within eight days of Owners/ Developer/s dispatching such intimation under Certificate of posting at the address of the Purchasers as given in these presents. The Owner/Developer will keep Certificate of their Architect certifying that the Owner/Developer has carried out given item of work and such certificate will be open for inspection by the Purchaser/s at the office of the Owner/Developer and such certificate shall be valid and binding upon the Purchaser/s and the Purchaser/s agree not to dispute the same.



6. The said consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Owners/Developer undertake and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Owners/Developer will

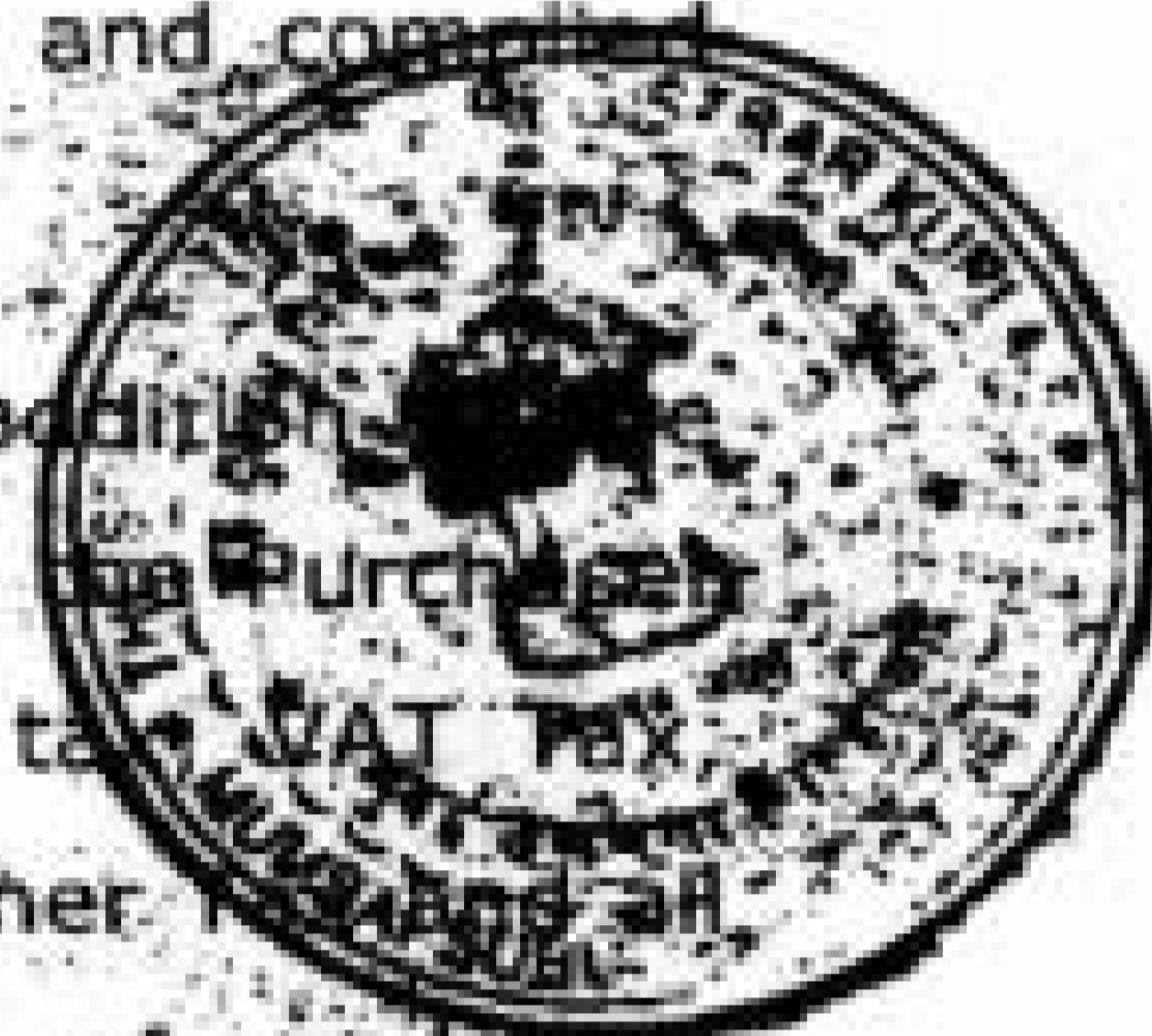
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enclose the said notification/order/rule/regulation, published/issued in that behalf to that effect.

7. The Owner/Developer hereby agree to ~~observe, perform~~ and comply with all the terms, conditions, stipulations and restriction, if any, which may have been imposed by Corporation and other concerned local authority relating 'to the said of the building at the time of sanction of the said plans or thereafter before completion of project. Thereafter the said terms, conditions, stipulations and restrictions shall be observed, performed and complied with by the Purchaser/s.
8. The Purchaser/s hereby confirm/s that in addition to the consideration mention in clause 4 above, the Purchaser shall be liable to pay sale tax, service tax, VAT Tax, Goods and Services Tax (GST) or any other tax and all other payments, including all kinds of statutory payments and liabilities (whether payable as per present Law/s and/or as per future Law/s including any judicial view, review, interpretation and for reason/s whatsoever) that may be payable for sale of the said Flat to the Purchaser/s herein and same shall be paid and/or settled by the Purchaser/s immediately without making the Owner/Developer herein liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards any and/or all taxes, duties, levies, cess etc. whether direct or indirect (including but not limited to service tax, VAT etc) by the Purchaser/s, the Purchaser/s shall be liable to pay any penalty that may be levied by such Authority along with interest @ 12% p.a. on the delayed payment to the Owner/Developer or at such rate as may be applicable under relevant law from time to time and the Owner/Developer shall have a first right of lien on the said Flat till the amounts, taxes, charges are paid along with interest to the Owner/Developer. The Purchaser hereby confirm that the consideration of the said Flat is net off the benefits of input credit passed by the Owner/Developer by way of



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commensurate reduction in precise under the applicable Goods and Service Tax (GST) Act 2017, and the Purchaser herein shall not raise any complaint thereof.

9. The Purchaser is also aware that in accordance with section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 1% of the consideration including the amount of taxes, if any, while making payment to/crediting the account of the Owner/Developer under this Agreement. The amount so deducted by the Purchaser is required to be paid to the Income Tax Authorities on or before the 7<sup>th</sup> of the next English calendar month. As required under the Income Tax Act, 1961, the amount of TDS deducted shall be paid by the Purchaser electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Owner/Developer, only upon the purchaser submitting the original TDS Certificate within 30 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Owner/Developer in the prescribed Form No. 26AS of the Owner/Developer. The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction to the Income Tax Authorities, the Purchaser alone shall be deemed to be an Assessee in default in respect of such tax and the Owner/Developer shall not be liable for any statutory obligations / liability for non-payment of such TDS.

10. The Owners/Developers have Informed the Purchaser/s and Purchaser/s is/are aware that:-

a) The Owners/Developers are developing the said Property more particularly described in the

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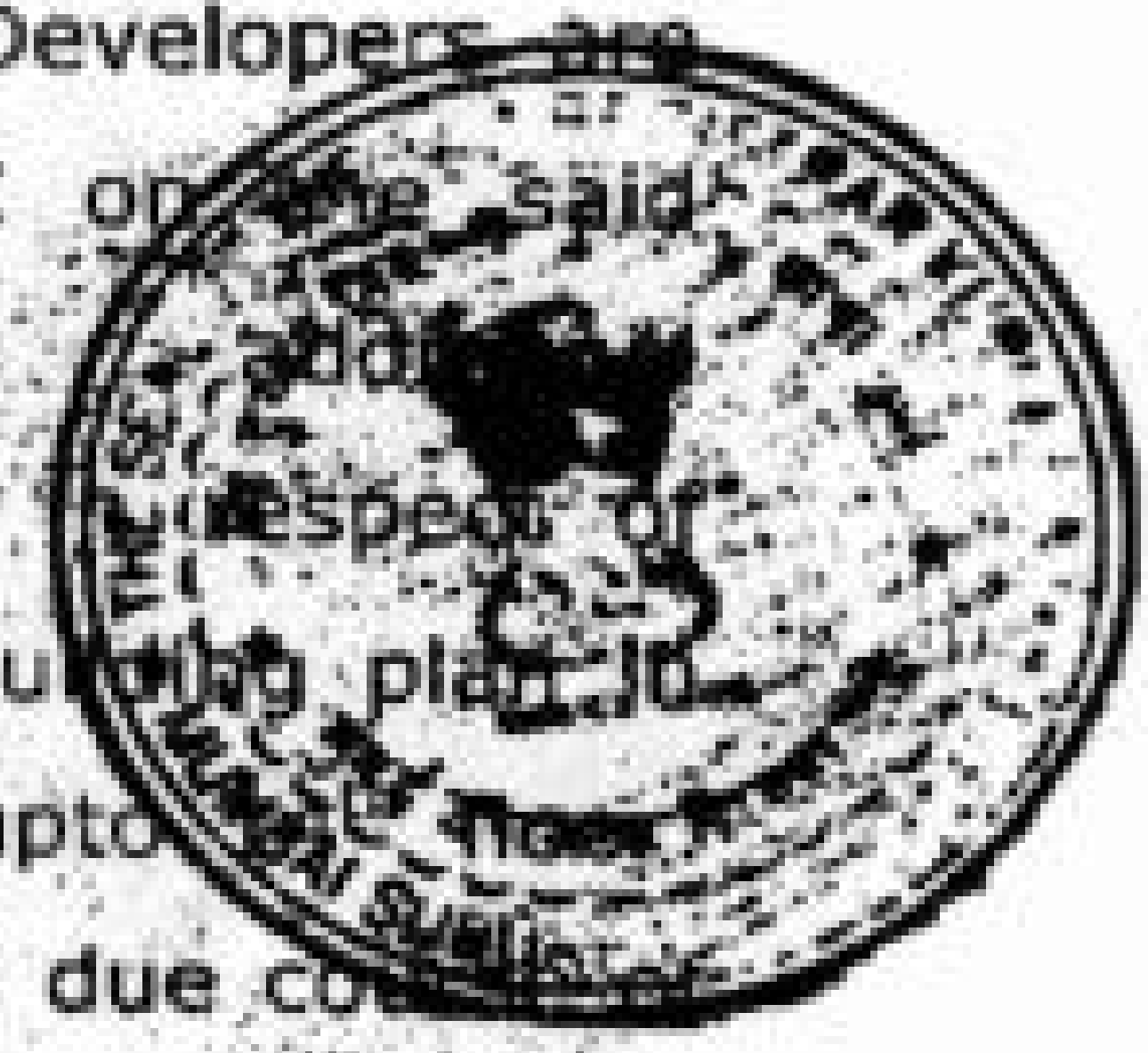
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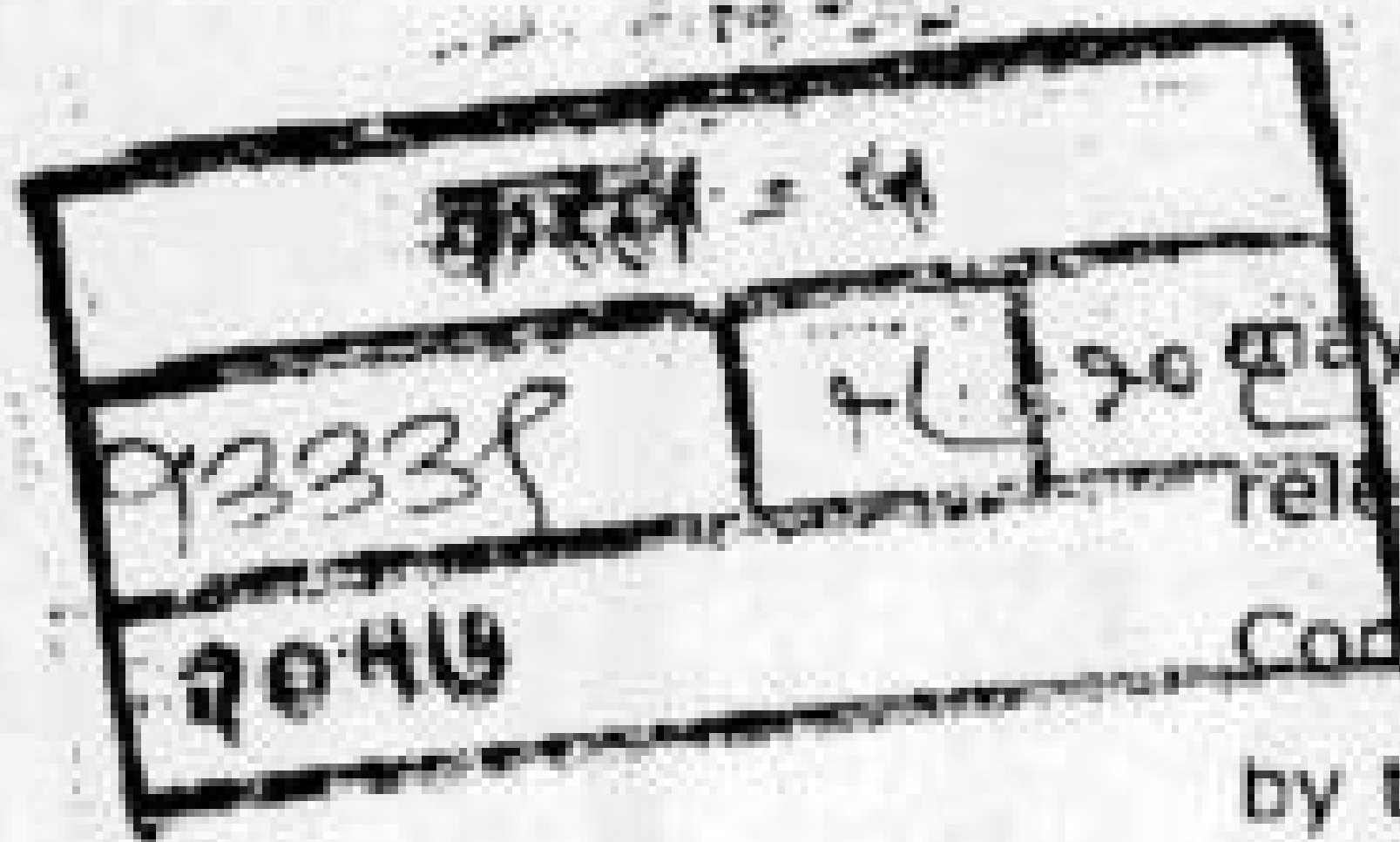
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Schedule hereunder written in a Phased manner.

- b) The Owners/Developers have completed Phase-I by constructing one building namely Skyline Sparkles Wing A and B by consuming FSI available in respect of part of the said Property and obtain Occupation Certificate in respect of same.
- c) At present, phase II, Owners/Developers are developing Residential Wing C on the said property by consuming additional FSI/TDR/Fungible FSI available in respect of the said property, at present building plan in respect of wing C is sanction upto 10 floors. The Owners/ Developers may in due course of time submit revised building plans for construction of eight additional floors by utilizing of additional FSI as may be permitted and /or TDR/Fungible FSI, to construct said C Wing.
- d) At present the Owners/Developer have developed the R.G. area and shall complete other common amenities such as play area, gymnasium etc. simultaneously with completion of Wing C.
- e) The common areas and facilities such as garden, play area, gymnasium etc. to be provided is meant for all the occupants of the said building to be known as "SKYLINE SPARKLE";
- f) The Owners/Developers shall be entitled to consume any additional FSI/TDR that may be available in respect of the said Property more particularly described in the Schedule hereunder written, as provided herein and as





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may be admissible in accordance with the relevant provisions in draft Development Control Regulation 2034 which will be sanctioned by the State Government in UD Department.

- g) The Owners/Developers shall be entitled to consume any additional FSI/TDR that may be available in accordance with notification issued by the State Government under No. TPS 1813/3067/CR-122/M/CORP/12/UD-13, dated 16<sup>th</sup> November 2016.

h) The Owner/Developer in their absolute discretion will be entitled to change the location, make amendments, additions, alterations etc. in the layout and/or plans of the remaining building/wing and the Purchaser/s hereby give/s consent to the same. The Purchaser/s further agree/s not to object to such change in the location, amendments, additions, alterations etc. in the construction of the remaining building/ wing to be carried out by the Owner/ Developers on any ground whatsoever, including on the ground of obstruction of light, air ventilation, inconvenience or otherwise.

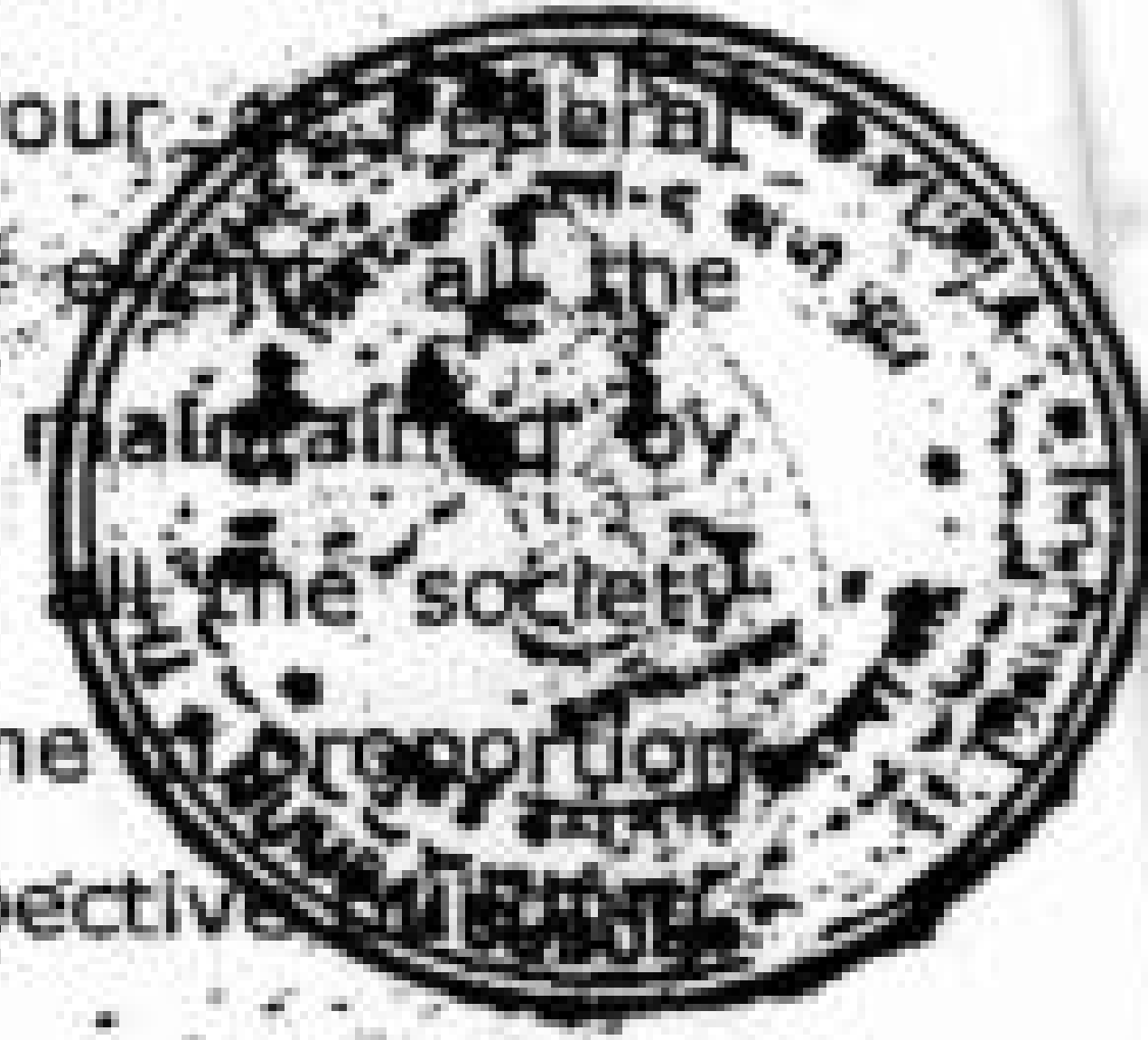
- i) Owner/Developer proposes to form separate society for Wing A & B and Owner/Developer will form separate society for the Wing C.
- j) Owner/Developer will within 6 (six) month from the receipt of the occupation certificate execute the conveyance of the super structure of the C wing only in favour society that may be formed by the Owners/Developer along with the Purchasers of the flat in wing C. Similarly Conveyance of super structure in respect of Wing A and Wing B will be executed in favor of the society formed/that may be formed by the



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Owners/Developer along with the Purchaser of the Office/flats in wing A and B respectively.

Upon completion of entire development including wing C and within 6 (Six) month from receipt of Occupation/ building completion certificate in respect of the entire property the Owner/Developer shall execute Conveyance in respect the entire undivided or inseparable underneath all buildings/wings along with structure of basement, podiums and still constructed in a layout in favour of Federal Society/Apex body. In such an event all the common amenities are to be maintained by Federal Society/Apex body and all the society shall be liable to pay for the same in proportion to constructed area of their respective



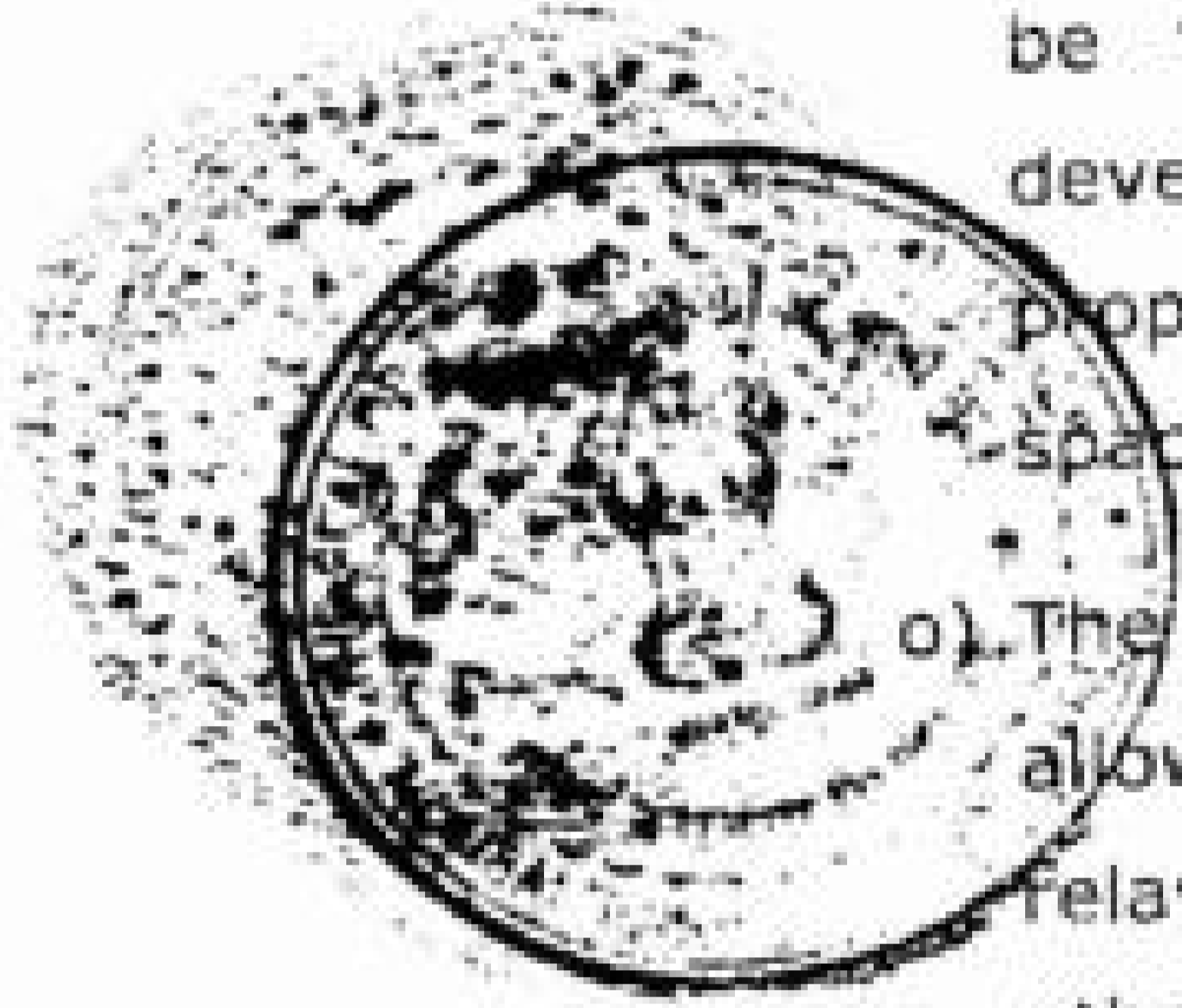
- k) The said Property is being developed as one project and FSI consumed in each building is disproportionate and as such, it will not be possible to sub-divide the said Property and the Purchaser/s shall not insist upon subdivision of the said Property.
- l) The Purchaser is aware that the amenities/facilities that may be provided by the Owner/Developer is common to Wing/ -A and B, already constructed by Owner/Developer as well as Wing C being constructed and they will be entitle to use such amenities/facilities and also to look after day to day maintenance to such amenities/ facilities.
- m) The Purchaser/s along with other purchaser/s of flats and/or the Society/Limited Company/ Association, when formed, shall not charge from the Owners/Developers, or their nominee or transferee any amount by way of monthly maintenance charges or any other charges or

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outgoings for use of such terraces, compound walls, display or advertisements or hoardings etc. for the purpose mentioned hereinabove.

n) The Purchaser/s is/are also aware that segregating distance provided from the industrial plot is deficient. The Purchaser/s is are also aware that the said building is constructed with deficient open spaces and neither Purchaser/s nor the register Society to be formed by Purchaser/s will object the development / construction on adjoining property / land if planned with deficient open spaces.



o) The Owner/Developer may at their discretion allow installation of cellular telecommunication relay stations, radio pager relay station and other communication relay stations and for any other use and for that purpose to install antenna, boosters and other equipment on the terrace of the said building or any part thereof and to commercially exploit the aforesaid rights for their own benefit. In the event of the Owner/Developer obtaining permission from the concerned authorities for construction of one or more premises on the terrace of the said building, then the Owner/Developer shall be entitled to construct by themselves and/or through their nominees such additional premises and to sell and/or deal with such premises, that be constructed by them on the terrace together with the terrace to such persons and for such consideration and on such terms as the Owner/Developer may deem fit and proper. The Owner/Developer shall be entitled in that event to allow use of such entire terrace and/or part thereof to the purchaser of such premises constructed on the



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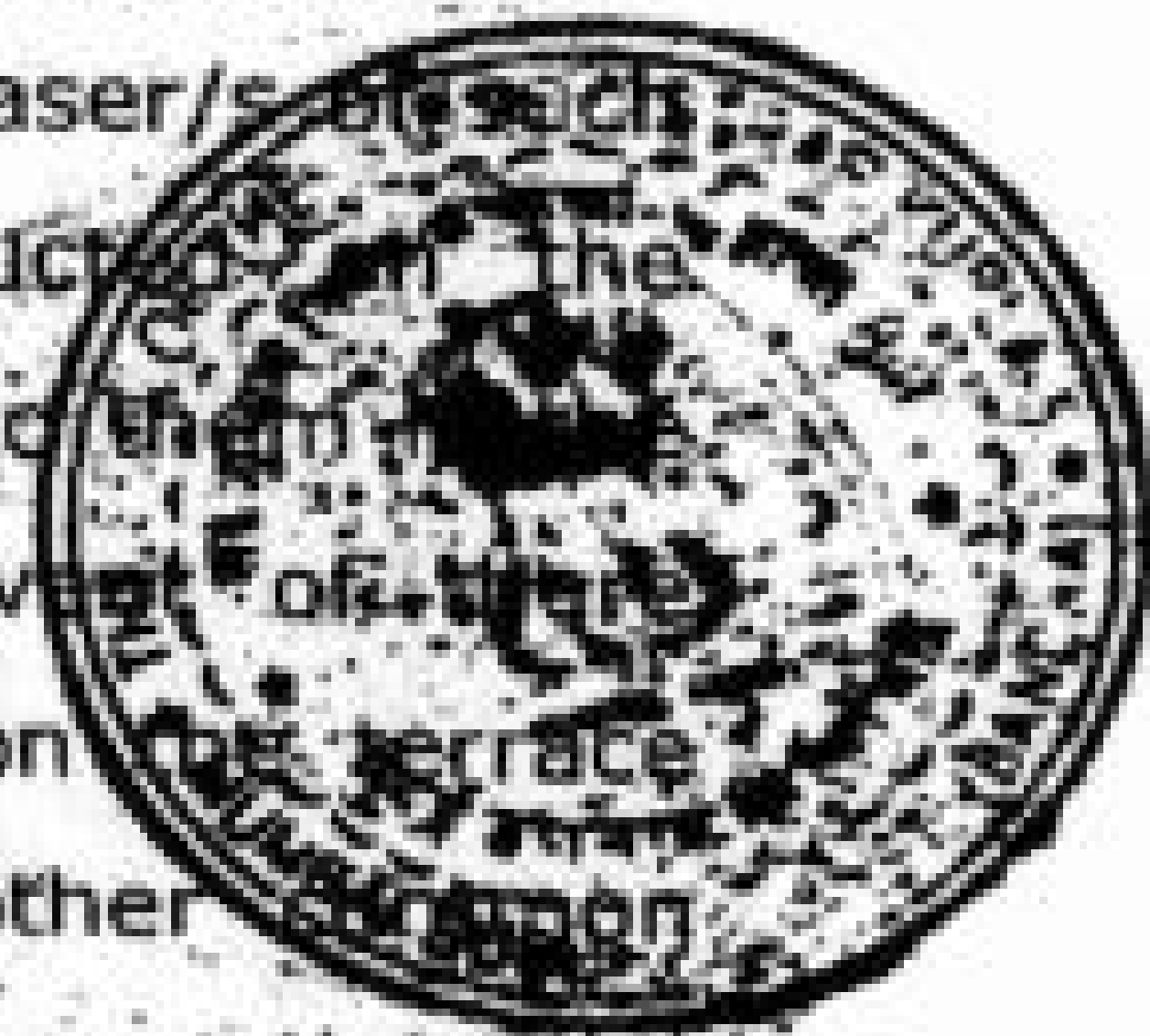
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terrace and the terrace shall then be in exclusive possession (as owner) of the Purchaser/s of such premises constructed on the terrace. In the event of the Owner/Developer constructing more than one premises on the terrace the Owner/Developer shall be entitled to sell the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society of the Purchaser/s shall admit as its members the purchaser/s of such premises that may be constructed on the terrace with the exclusive right to them on the terrace as aforesaid. In the event of there being any water storage tank on the terrace for the said building or any other common facility being provided on the terrace then the Society shall be entitled to depute its representatives to go to the terrace for the regular check up and up keep and for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser/s of such premises on the terrace and the Society.

p) The Aforesaid conditions are of the essence of the contract and only upon the Purchaser/s agreeing to the said conditions, the Owners/Developers have agreed to sell the said Flat to the Purchaser/s.

11. The Purchaser/s agree to pay to the Owners/Developers interest at the rate of 12% per annum on all the amounts that may become due and payable by the Purchaser/s to the Owners/Developers under the terms of this Agreement from their respective due dates till the dates of payments.

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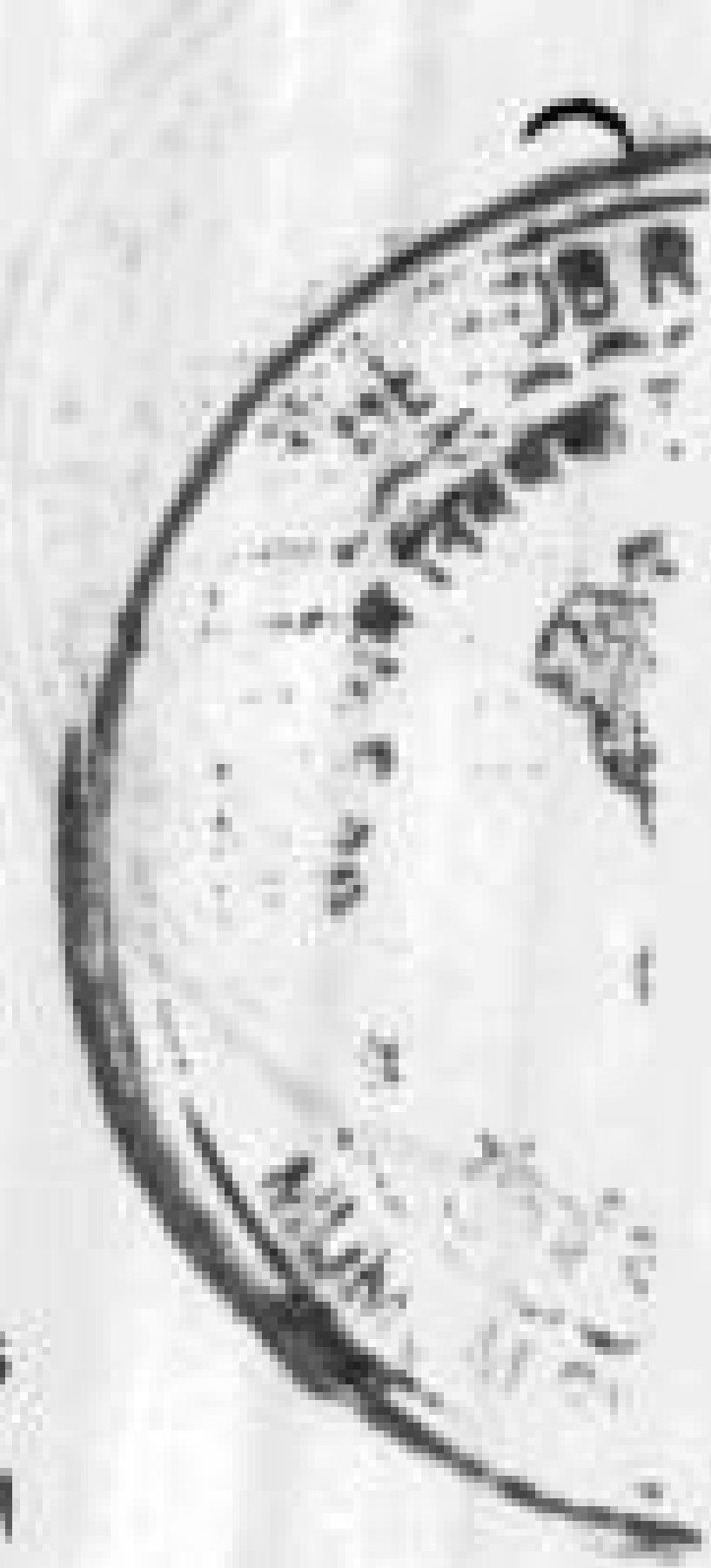
On the Purchasers committing default in payment of any amount due and payable by the Purchasers to the Owner/Developer on their respective due dates under this Agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchasers committing breach of any of the terms and conditions herein contained and particularly conditions mentioned in clause 10. The Owner/Developer shall be entitled, at their own option to terminate this Agreement and forfeit the earnest money.

PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the Owner/Developer unless and until the Owners/Developers shall have given to the Purchasers fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchasers in remedying such breach or breaches within notice period.

14. PROVIDED further that upon termination of this Agreement as aforesaid, the Owner/Developer shall forfeit the earnest money paid by the Purchaser/s as liquidated damages and shall refund to the Purchaser/s balance of the sale price of the said Flat which may till then have been paid by the Purchaser/s to the Owner/Developer within 30 days of the termination. It is further clarify that the Owner/Developer shall not be liable to pay to the Purchaser/s any interest on the amount so refunded or any other amount or compensation on any ground whatsoever and upon termination of this Agreement and refund of the aforesaid amount by the Owner/Developer, the Owner/Developer shall be at liberty to dispose of and sell the said Flat to such person and at such price as the

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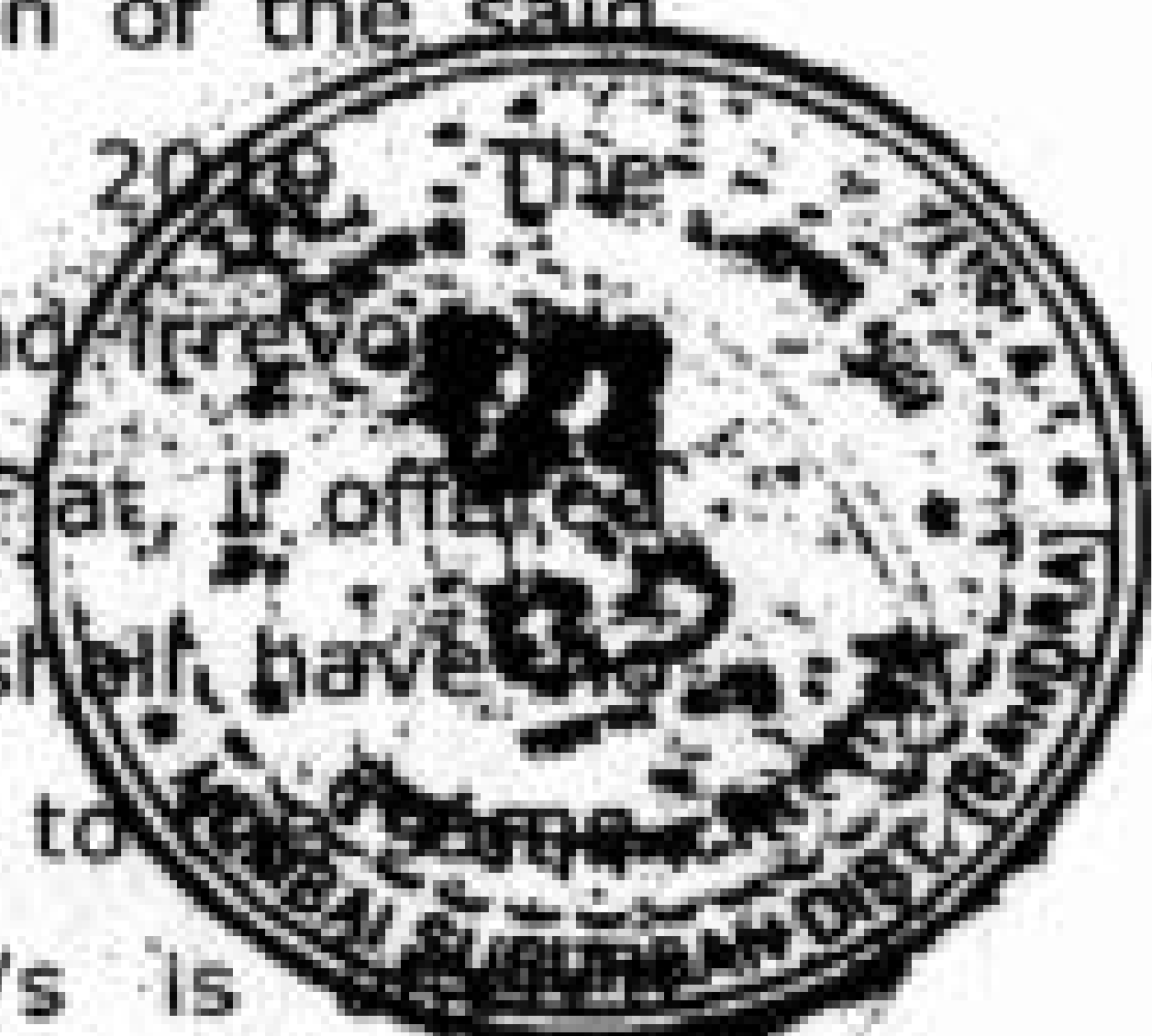
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Owner/Developer may in their absolute discretion think fit and the Purchaser/s herein will have no right to object to such sale/disposal of the said Flat by the Owner/Developer to claim any amount from Owner/Developer. It is further clarified that any taxes applicable on amount so refund shall be paid and/or payable by the Purchaser.

15. The Owner/Developer propose to complete the said building/wing and hand-over the possession of the said Flat to the Purchasers by December 2019. The Purchaser/s hereby give/s their specific and irrevocable consent to take the possession of the said Flat, if offered by the Owner/Developer, the Purchaser shall have no right to reject the offer and will not object to the same. Provided further that if the Purchaser/s is in possession of the said Flat in such completed part or portion of the said building/wing, the Purchaser/s shall not be entitled to protest, object or obstruct the execution of the balance work of the project/building/wing for any reason whatsoever, including on the ground that such work is causing inconvenience, hardship, disturbance or nuisance to the Purchaser/s and other occupants of the said Building/wing as they will have to share common area like staircases, elevators, lobbies etc., and neither will the Purchaser/s be entitled to claim any damages, compensation and/or any other sums by whatsoever name called.



16. Notwithstanding the provision hereof, the Owner/Developer shall be entitled to reasonable extension of time for making available the said Flat for possession or completion of said Building/wing beyond the aforesaid dated mentioned in clause 15, if the same is delayed for the reasons beyond the control of the Owner/Developer including on account of:-

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Non-availability of steel, cement, other said building/wing material, water or electric supply.

ii) Labour problems, shortage of water supply or electric power or by reason of any act of God, if non delivery of the said Flat as a result of any notice (including stop work), order of any tribunal/authority/court etc., rule or notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance of NOC's License, Occupation Certificate etc. or non-availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the of the Owner/Developer.

iii) Delay in receipt of documents and/or Approvals.

17. If the Owner/Developer fail or neglect to give possession of the said flats to the Purchaser/s save and except as stated hereinabove on account of any reasons beyond their control, then the Purchaser/s and Owners/Developers in mutual consent of each other may extend the said period of handing over of possession of the said Flat or Purchaser/s is/are entitled to terminate this Agreement, in the event, the Purchaser/s and Owner/Developer decides to terminate these presents then the Owner/Developer shall be liable on demand to refund to the Purchaser/s amount already received by them towards the consideration along with interest @ of 12 per annum within period of 30 days.

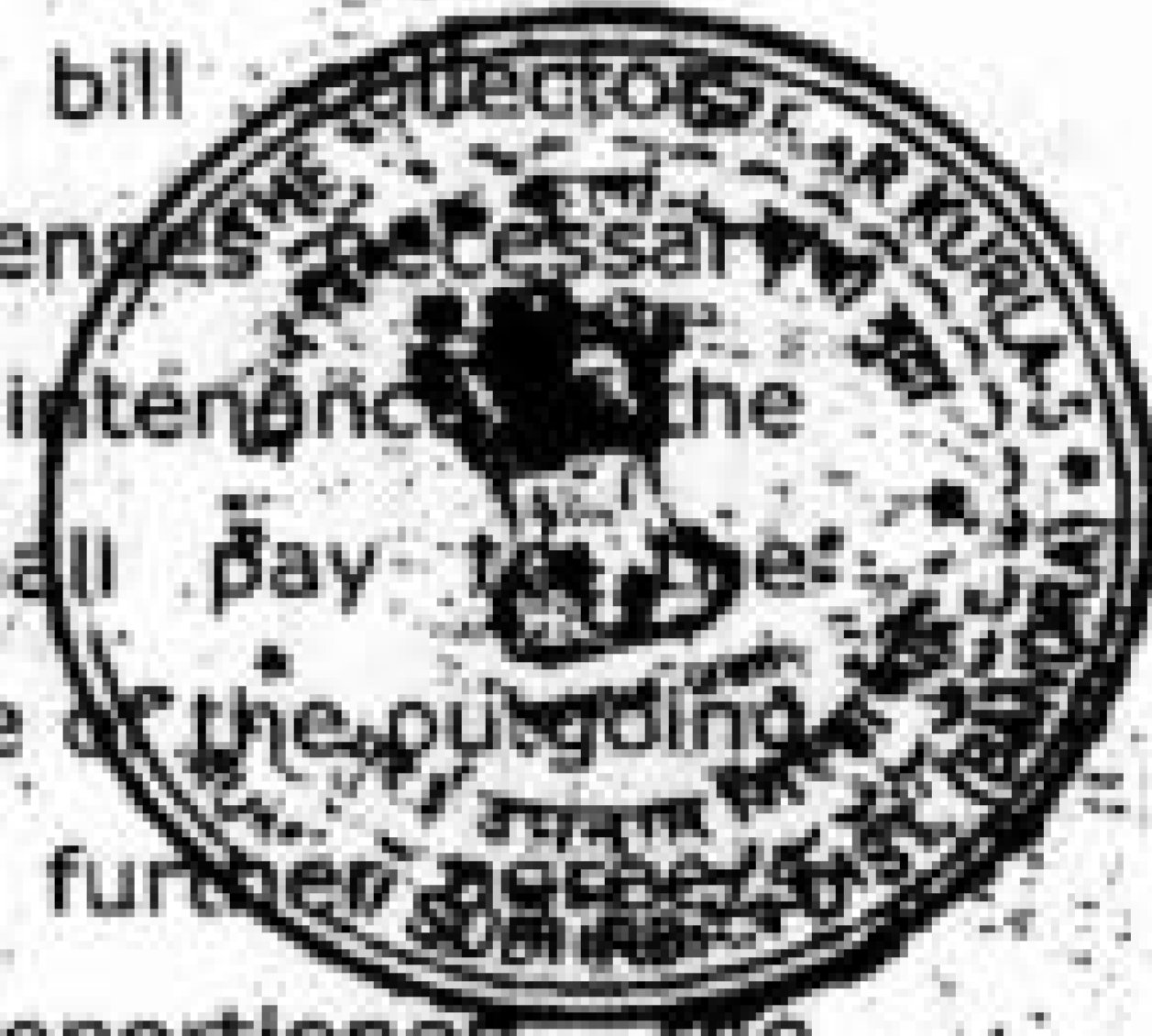
18. The Purchaser/s shall take possession of the said Flat within 7 (seven) days of the Owner/Developer giving written Notice to the Purchaser/s intimating that the said Flat is ready for use and occupation.

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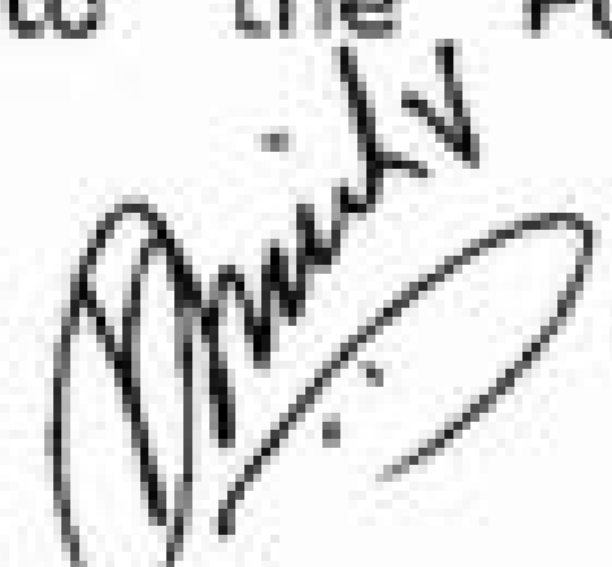

19. Commencing a week after the notice in writing is given by the Owner/Developer to the Purchaser/s that the said Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the flat) of outgoings including local taxes, betterment charges, development charges (by whatever name it is called) or such other levied by the concerned other local authority and or Government, water charges, insurance, common lights, repairs and salaries of the clerks, bill collectors, chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said Building/wing. The Purchaser/s shall pay to the Owner/Developer their proportionate share of the outgoings as may be determined. The Purchaser/s further agree that till his/her/their share is so proportioned, the Purchaser/s shall pay to the Owner/Developer provisional monthly contribution of Rs. **4600/-** per month towards the outgoings. Any taxes such GST as applicable on the said monthly contribution shall be paid by the Purchaser. The Owner/Developer shall be entitled to utilize such amount for the aforesaid purpose and balance, if any, shall remain with the Owner/Developer until conveyance/lease is executed in favour of the society. The Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withheld the same for any reason whatsoever. The Owner/Developer shall be entitled to utilize such amount for the aforesaid purpose in the manner they deem fit and proper.



20. The Purchaser/s shall use the flat for residential purpose. Car parking space, if any, shall be used for the purpose of parking his/her/their vehicle.

21. If within a period of five years from the date of receipt of Occupation certificate or offering possession of the said Flat to the Purchaser/s, whichever is earlier, the

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Purchaser/s brings to the notice of the Owner/Developer structural defect in the said Flat or the wing in which the flat is situated or any defects on account of quality or provision of service, then wherever possible such defects shall be rectified by the Owner/Developer at their own cost and in case it is not possible to rectify such defects then the Purchaser/s shall be entitled to receive from Owner/Developer reasonable compensation for such defect. However, if the Purchaser/s carried out any alteration or addition or change in the said Flat and in the said building/wing without obtaining prior written permission of the Owner/Developer and of the concerned authorities wherever required, then, in that case the liability of the Owner/Developer shall come to an end and the Purchaser/s shall be responsible to rectify such defect or change at his own cost.

22. It is hereby specifically agreed by the Purchaser/s that he/she/they will not change the exterior, outside elevation or the colour scheme of the building/wing. The Purchaser/s further agrees not to put up and/or extend the grills outside the window of the said Flat without obtaining the permission of the Owner/Developer in writing. The Purchaser/s agrees to put grills with door shutter for fighting. This condition is the essence of the contract and only upon the Purchaser/s agreeing to the said condition, the Owner/Developer have agreed to sell the said flat. In the event of default, the Owner/Developer shall give notice to the Purchaser/s calling upon the Purchaser/s to rectify the said default within 30 (thirty) days from the date of receipt of the said notice and in the event, the Purchaser/s fail/s to rectify the said default within the said notice period of 30 (thirty) days then the Owner/Developer shall be entitled to terminate the Agreement, without prejudice to the right of the Owner/Developer to terminate the Agreement. Owner/Developer/ Society/ Limited Company/ Association/Apex Body/Federation shall be entitled to remove the unauthorized change carried out by the

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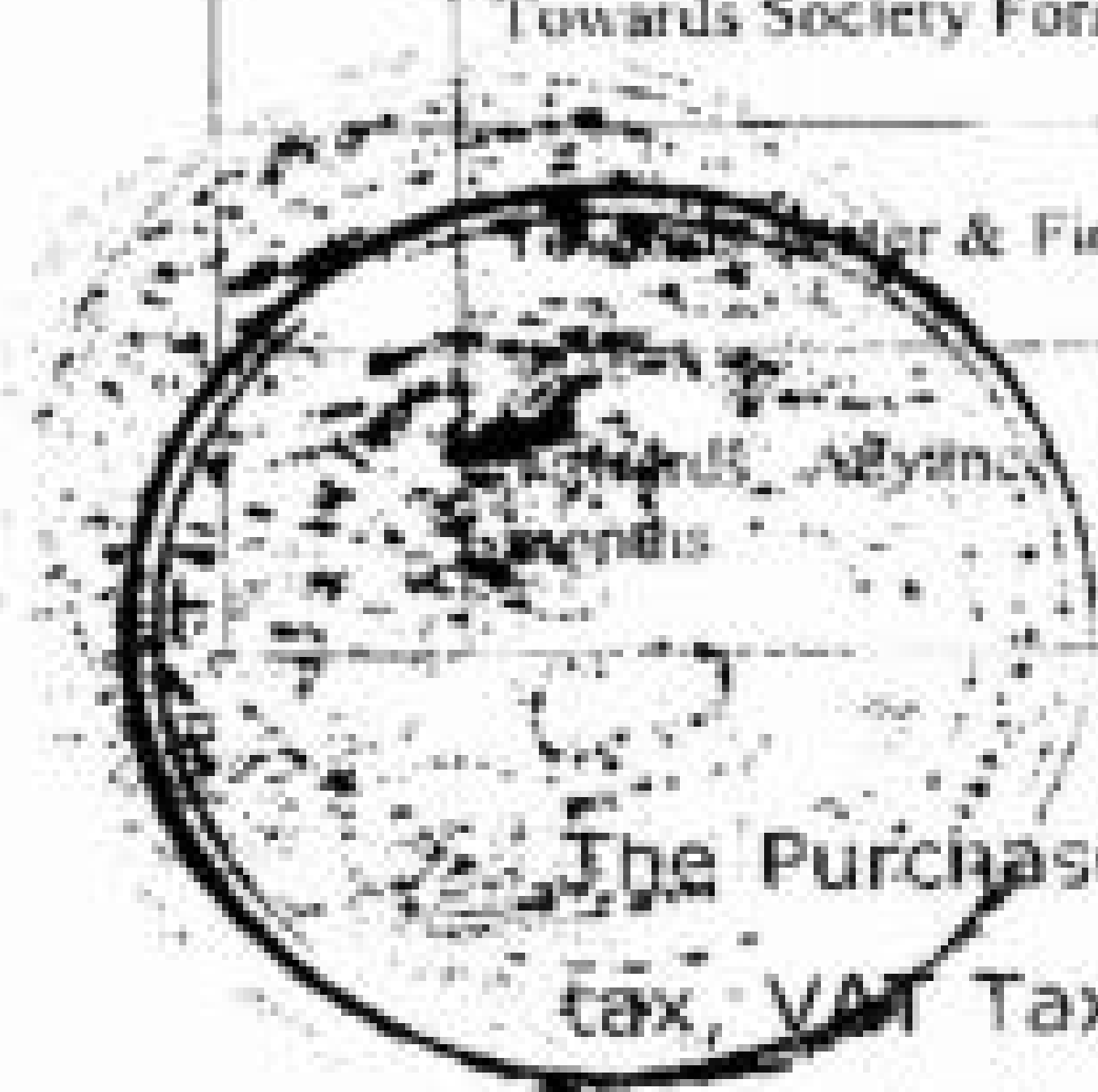






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Towards Generator Backup for lift, lobby, staircase	0	25,000
Towards Gymnasium Membership Charges	0	5,000
Towards Legal Charges	0	10,000
Towards MSEB Electrical Meter Charges	0	30,000
Towards Security Deposit	0	10,000
Towards Society Formation Charges	0	5,000
Towards Fire Insurance & Fire Charges	0	15,000
Towards Agency Maintenance payment for 18 months	0	82,800



The Purchaser shall also be liable to pay sale tax, service tax, VAT Tax, Goods and Services Tax (GST) or any other Tax and all other payments, including all kinds of statutory payments and liabilities (whether payable as per present Law/s and/or as per future Law/s including any judicial view, review, Interpretation and for reason/s whatsoever) in respect of said deposits.



26. The amount so paid by the Purchaser/s to the Owner/Developer shall not carry any interest and shall be utilized by the Owner/Developer for the purposes for which these amounts have been received. At the time of handing over the management of the said building to ad-hoc committee and/or the Society the Owner/Developer shall pay the balance, if any, of the said amounts to such ad-hoc committee and/or the Society, after adjusting the amounts, if any, to be received by the Owners/ Developers from the Purchaser/s.

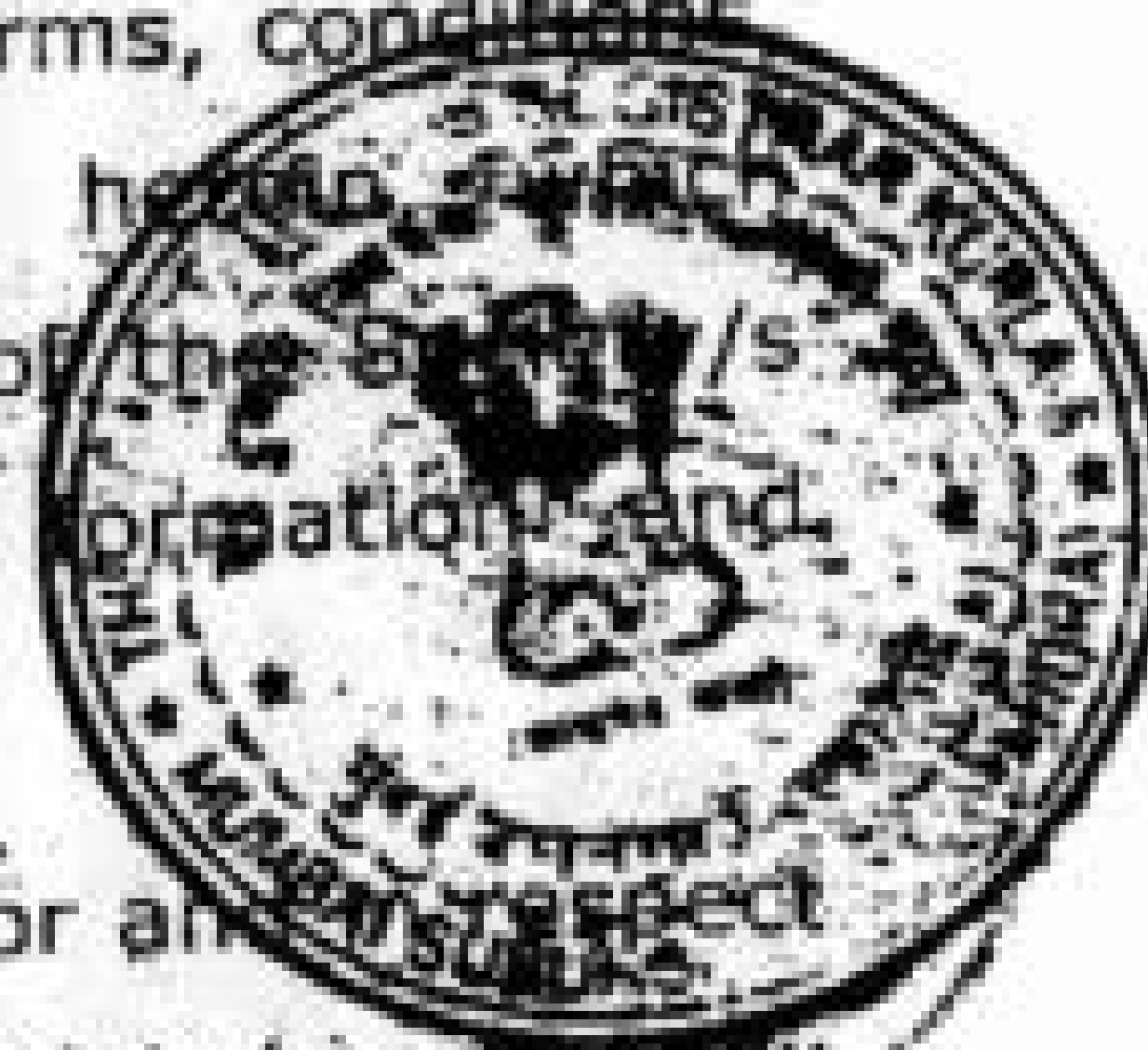
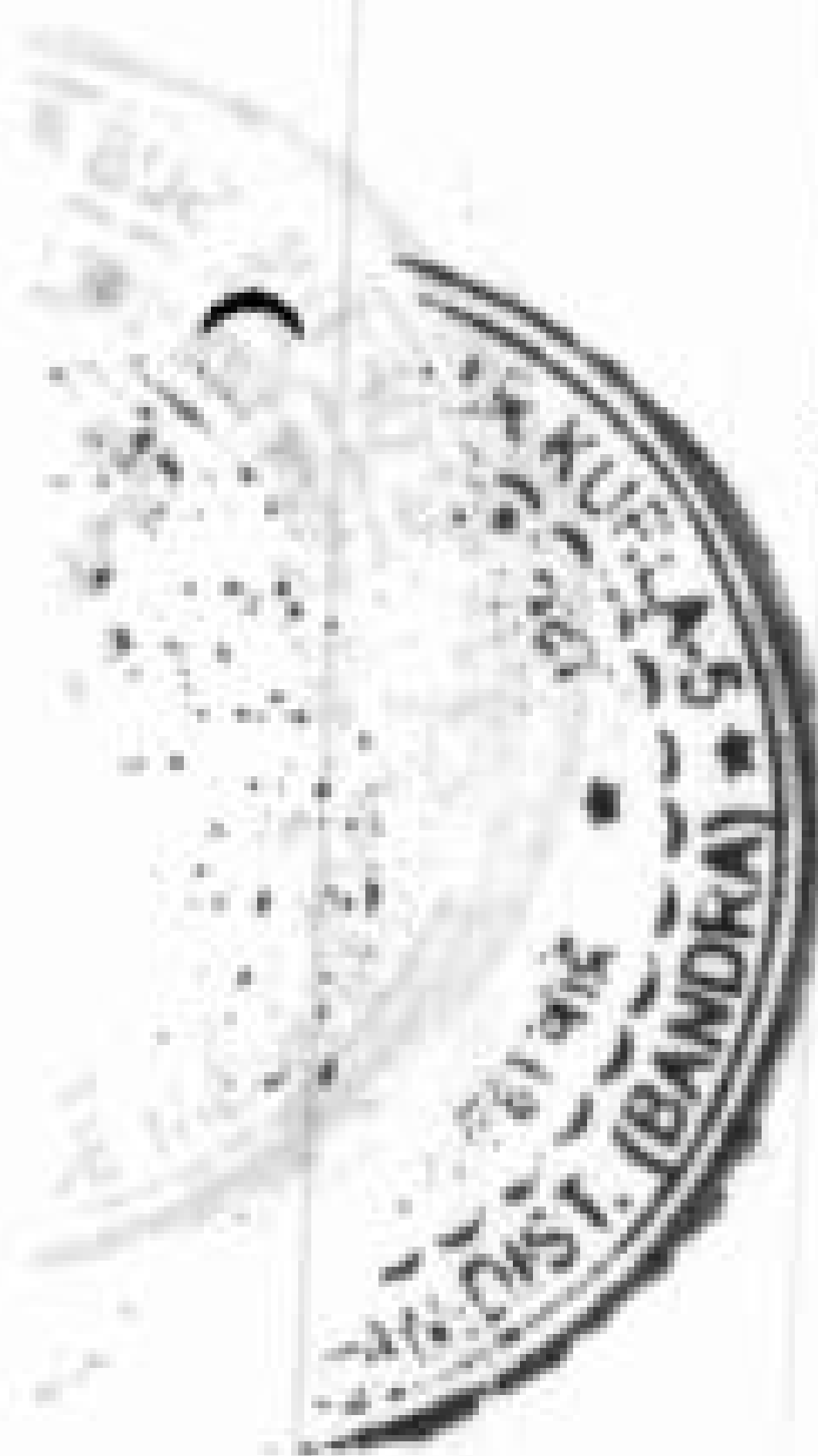
27. It is hereby agreed that in the event a separate Society/Apex Body of the purchasers, shall be formed in respect of each of the residential building/wing, for the maintenance of the said respective building. There shall also be an Federation/Apex Body of all the building/wing in

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the complex, which shall look after the overall maintenance of all other common areas and facilities etc. in the complex. The Owner/Developer shall form Society of each Building/wing only after completion of entire development as set out hereinafter. The Owner/Developer shall form Federation/ Apex Body after registration of all societies.

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28. The Owner/Developer may form a separate independent organization of all the societies i.e. Apex Body to maintain common areas and facilities and all the terms, conditions covenants, stipulations and provisions herein which shall apply mutatis mutandis to the formation and registration of such separate organization.
29. All costs, charges, expenses whatsoever for and in respect of the formation and registration of the Society/s and Apex Body shall be borne and paid by the Purchaser/s herein along with the purchasers/transferees of all the other flats, premises in the said building/wing and the Owner/Developer shall not bear or pay the same or contribute towards the same at all. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason whatsoever, by the Purchaser/s herein and/or by the purchasers/ transferees, then the Owner/Developer shall not be liable or responsible for any delay in the formation or registration of the Apex Body.
30. Upon the Society/s and Apex Body being formed and registered, the rights, benefits and interests of the Purchaser/s herein shall be governed and regulated by the bye-laws, rules and regulations thereof, but expressly subject to the terms, conditions, convents, stipulations and provisions of this Agreement.
31. In the event of the society being formed and registered before the sale and disposal by the Owner/Developer of all the Flat in the said building/wing, the power and authority



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so formed or of the Purchaser/s and other purchasers shall be subject to the overall authority and control of the Owner/Developer over all or any of the matters concerning the said building, the construction and completion thereof and all amenities appertaining to the same and in particular the Owner/Developer shall have absolute authority and control as regards the unsold flats/terrace and all other premises and areas and the disposal thereof.



The Owner/Developer shall execute / cause to be executed conveyance of the super structure of the said building/wing in favour of the Society within 6 months from the date of issue of occupancy certificate of the said building/wing. The Owner/Developer shall execute / cause to be executed Conveyance of the said Property excluding Super structure in favour of Federal Society/Apex body only after the completion of the entire development including utilization of additional FSI/T.D.R./Fungible Area or any other benefit permitted as per D.C. regulation and sale of all the premises therein and registration of the Society (ies) as provided aforesaid or within 6 month from the date of issue of occupancy certificate of the wing -C in the Layout which ever is later.



33. It is further agreed between the Owner/Developer and the Purchaser/s that if at the time of handing over charge of the management of the said building or respective wing of the said building as the case may be to committee or ad-hoc committee of the society, any I.O.D. deposits and any other deposits paid by the Owner/Developer in respect of the said building are not received by the Owner/Developer then the said amount and all the amount to be received by the Owner/Developer from the society and the purchasers of flats shall be adjusted by the Owner/Developer, out of the amounts, if any, payable by the Owner/Developer to such ad hoc committee and/ or such committee of the society. In case of there being any shortfall, such shortfall shall be paid by the Purchaser/s to the Owner/Developer.

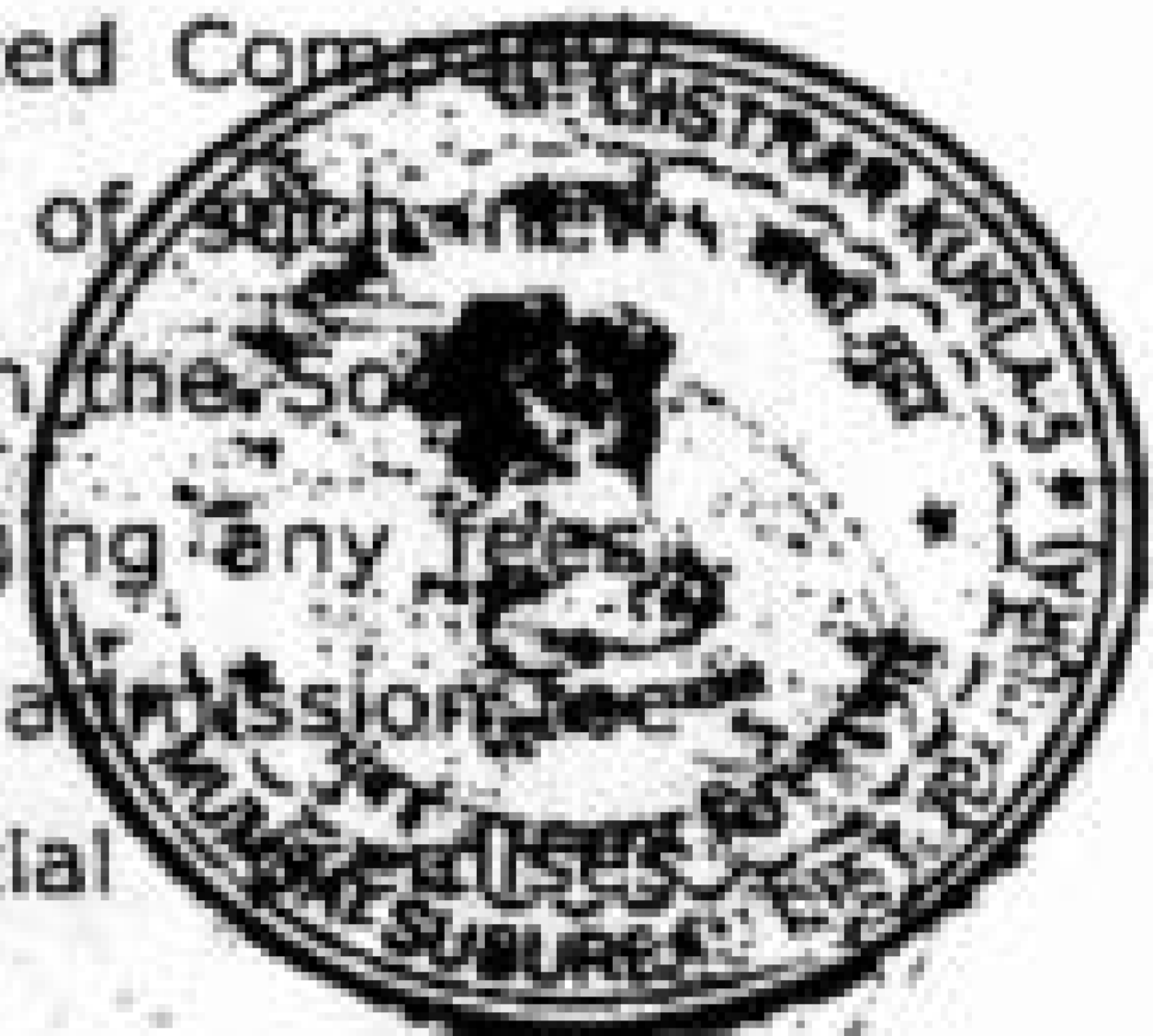
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34. If any time further construction is carried on, as herein before provided, by the Owner/Developer, then they shall be entitled to sell Residential Flat/Premises in such further construction on Ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser/s of the said Flat and the said Society/ Limited Company/ Association will not have any share, right, title, interest or claim therein. The Society/ Limited Company/ Association shall admit the said purchaser of such new and/or additional construction as members in the said Limited Company/ Association without charging any fees, transfer fees or consideration except normal admission fee and share money like other residential purchasers.
35. The Society / Limited Company / Association of persons/Apex body of the purchasers will be formed and registered in accordance with law.
36. The Purchaser/s along with other purchasers of flats in the building shall join in forming and registering the society or limited company and for this purpose also from time to time sign and execute the application for registration and or membership and other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Owner/Developer within 10 days of the same being forwarded by the Owner/Developer to the Purchaser/s, so as to enable Owner/Developer to register the organization of the purchasers within the time limit prescribed under said Act. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and / or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of

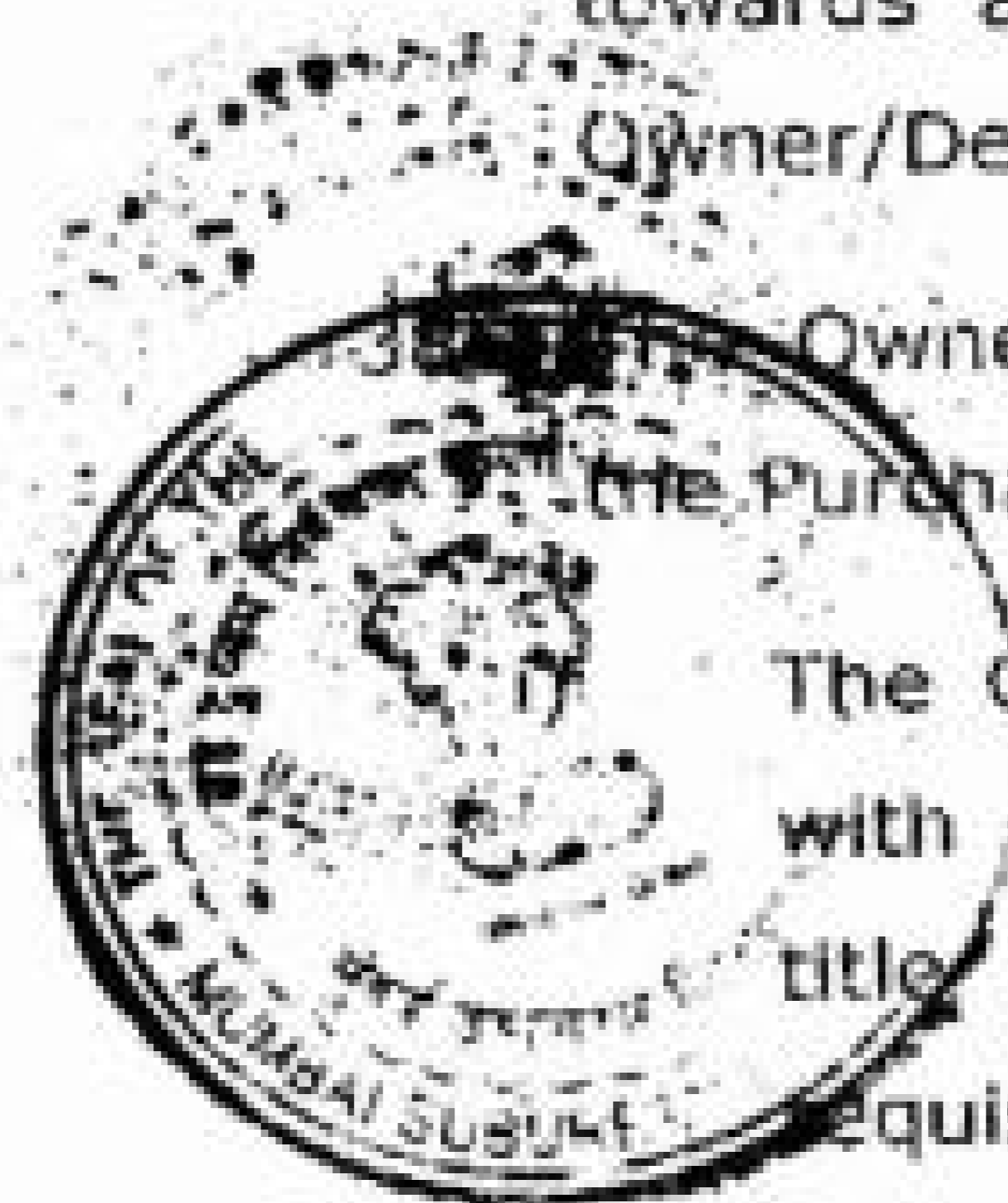




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as the case may be or any other Competent

37. The Owner/Developer shall maintain a separate account in respect of the sums received on account of share capital for the promotion of the Society or towards the outgoings, legal charges and shall utilise the amounts for all or any of the purposes for which they have been received. The Owner/Developer shall also be entitled to adjust the same towards any moneys payable by the Purchasers to the Owner/Developer hereunder.



38. Owner/Developer hereby represent and warrants to the Purchaser as follows :

The Owner/Developer has clear and marketable title with respect to the project land; as declared in the title report annexed to this Agreement and has requisite rights to carry out development upon the of said Building/wing and it's in actual physical and legal possession of the said Property for the implementation of the Project.



- ii) The Owner/Developer has lawful rights and has obtained requisite approvals from the competent Authorities to commence development of said Building/Wing, and shall obtain requisite approvals from time to time to compete the development of Project.
- iii) Save and except Mortgage created in favour of Bharat Co-Operative Bank (Mumbai) Ltd., there are no other encumbrances upon the said property.
- iv) There is no litigation pending before any Court of law with respect of said property.
- v) All approvals, licenses and permits issued by the competent authorities with respect to said Wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent

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authorities with respect to the said building/wing shall be obtained by following due process of law and the Owner/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building/wing and common areas;

- vi) The Owner/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii) The Owner/Developer will execute the conveyance deed of the structure to the society of the Purchasers as stated in clause of this agreement.
- viii) No notice from the Government or any body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of said property) has been received or served upon the Owner/Developer in respect of said Property.
- ix) Before executing Conveyance the Owner/Developer will get the entry in the PR Card removed and/or obtain the requisite permission



39. The Purchaser/s with intention to bind and bring in all persons in whatsoever hands the flat may come, doth hereby covenants with the Owner/Developer as follows:

- a) To maintain the said Flat at Purchasers own cost in good tenantable repair and condition from the date on which the possession of the said Flat is taken and shall not do or suffered to be done in or the building/wing in which the said Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority or change /alter or make

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additions in or to the building in which the said Flat is situated or any part thereof.

b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building/wing in which the said Flat is situated or storing of such goods are objected or prohibited by the concerned local authority or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building including entrance of the building and in case, any damage is caused to the building or any other units on account of negligence or default of the Purchaser/s in this behalf. The Purchaser/s shall be liable for the consequences of the breach.

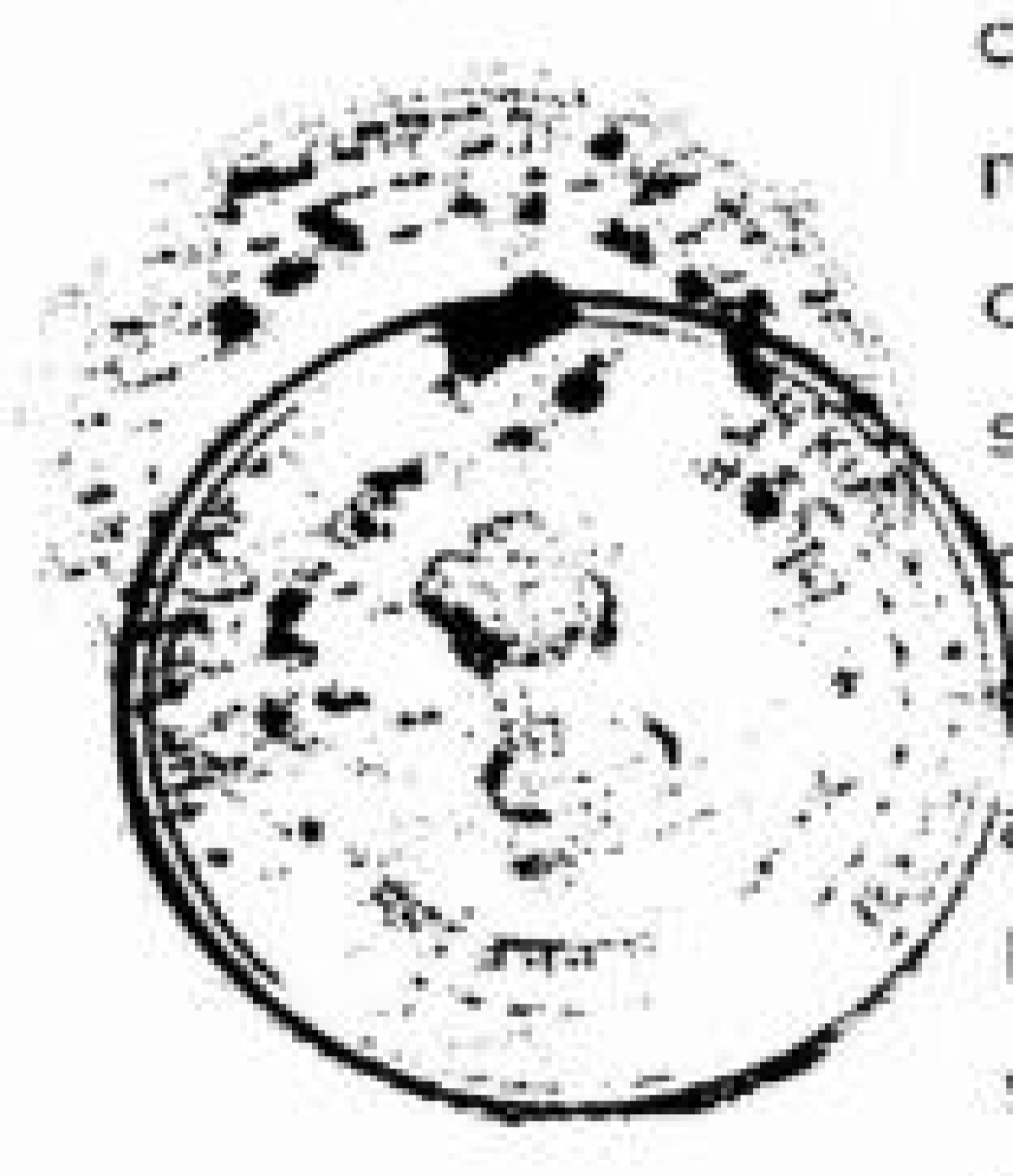
c) To carry at their own cost all internal repairs to the said Flat in the condition state and order in which it was delivered by the Owners/ Developers to the Purchaser/s and shall not do or cause to be done anything in to or the building in which the said Flat is situated and observe the rules, regulations and bye-laws of the concerned local authority or other public authority and in the event of the Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or any other public authority.

d) Not to demolish or cause to be demolished the said Flat or any part thereof, not at any

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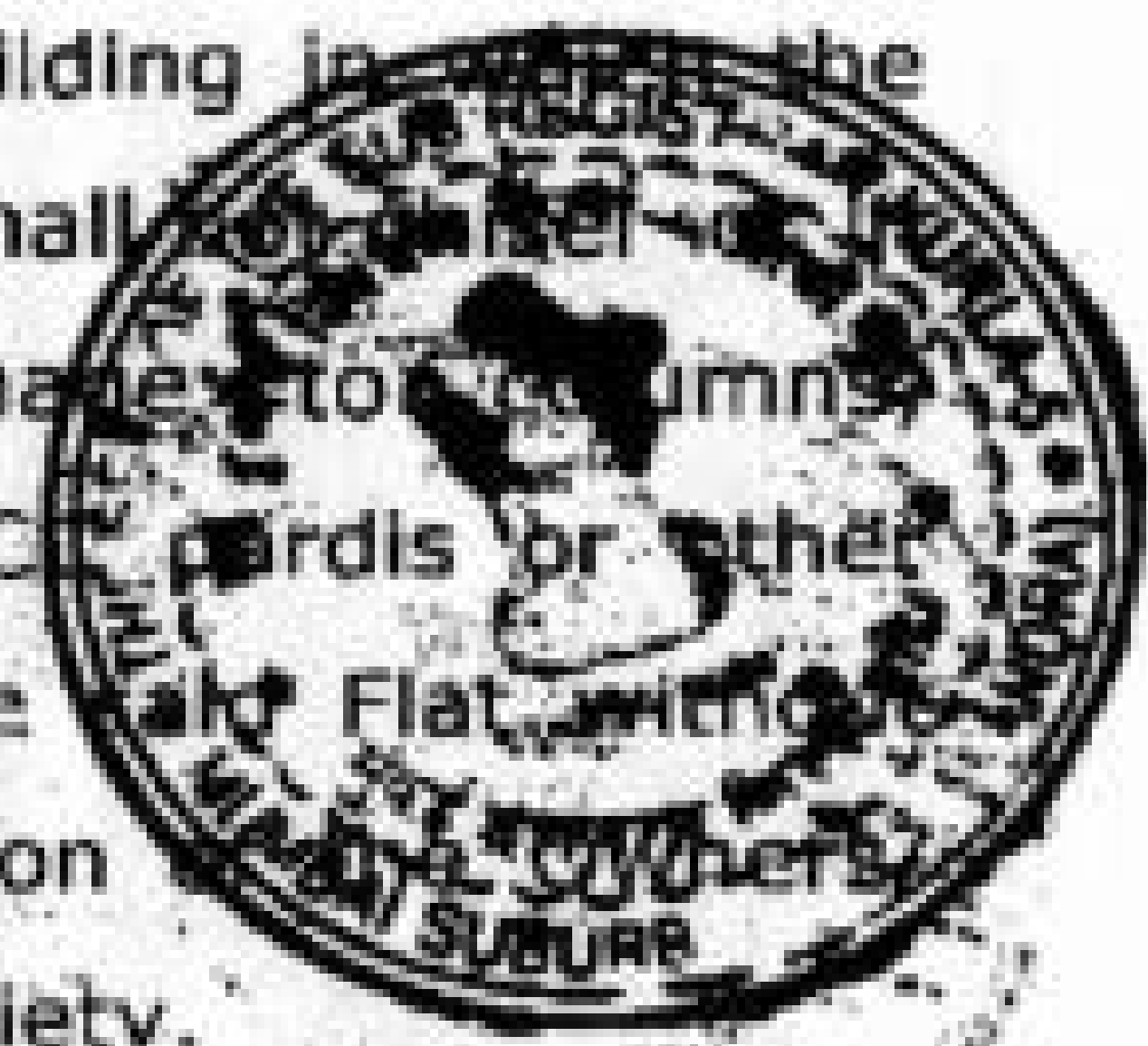
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time make or cause to be made any addition or alterations of whatever nature in or to the said Flat or any part thereof, nor any alteration in the said Flat, the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good tenantable repairs and condition and in particular so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not in any other manner damage or injure the columns, beams, walls, slabs or RCC cards or other structural members in the said Flat without the prior written permission of the Developers and/or the Society.



- e) Not to do or permit to be done any act or things which may render void or voidable any insurance of the said Property and the building in which the said Flat is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said property and the building i.e which the said Flat is situated.
- g) Pay to the Owner/Developer within seven days of demand by the Owners/Developer, their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other services connection to the building in which the said Flat is situated.

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h) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of any change including user of the flat by the Purchaser viz. user for any purpose other than for residential purpose.

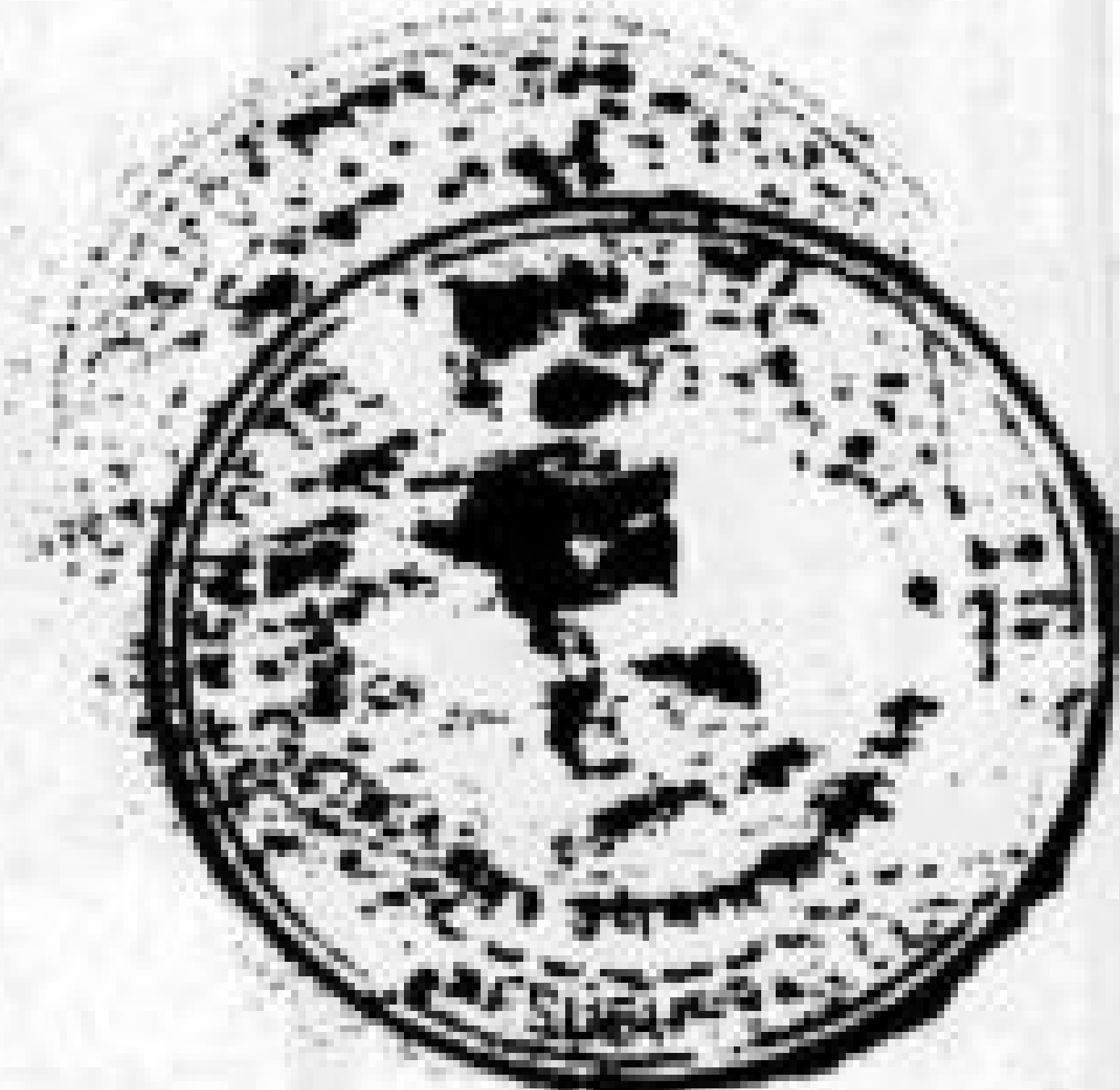
i) The Purchasers shall not let, sub-let, transfer, assign or part with Purchasers interest or benefit of this Agreement or part with the possession of the said Flat without prior written permission of the Owner/Developer. The Owner/Developer shall normally grant such consent to the Purchaser/s. If Purchaser/s has/have paid entire consideration and have not committed any breach or violation of any of the terms, conditions, covenants, stipulations or provisions of this Agreement. Such consent shall be subject to the terms and conditions imposed and stipulated by the Owner/Developer in this regard, and/or as may be specified by the Owner/Developer and payment in full of all amounts, dues and charges payable by the Purchaser/s to the Owner/Developer under this Agreement.

j) The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government

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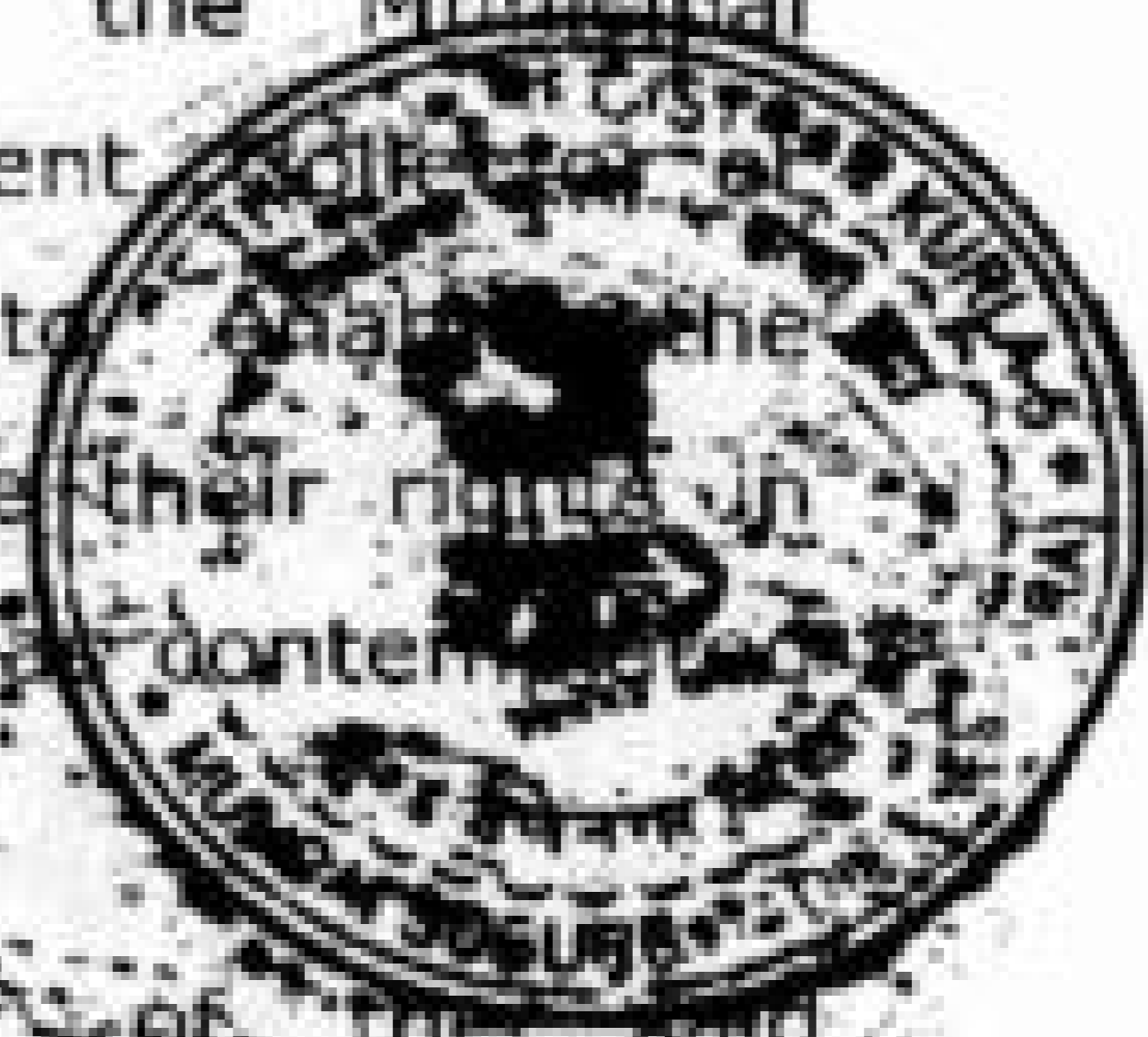
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and other public bodies. The Purchaser/s shall also observe and conform all the stipulations and condition and use of the said Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings In accordance with the terms of this Agreement.

k) The Purchaser/s hereby agree/s to execute forthwith any further deed, document, consent or other writing that may be necessary or required by the Municipal Corporation, State Government or to any other authority to enable the Owner/Developer to exercise their rights in respect of the said Property contained herein.



l) At the time of transfer of the said building/wing and the said Property the Purchaser/s shall pay to the Owner/Developer, if so advised by the Owner/Developer, the Purchaser's/Purchasers' share of stamp duty and registration charges payable, if any, by the society on the conveyance/lease or any document or instrument of transfer in respect of the said building and in respect of the said Property to be executed in favour of the society/limited company.

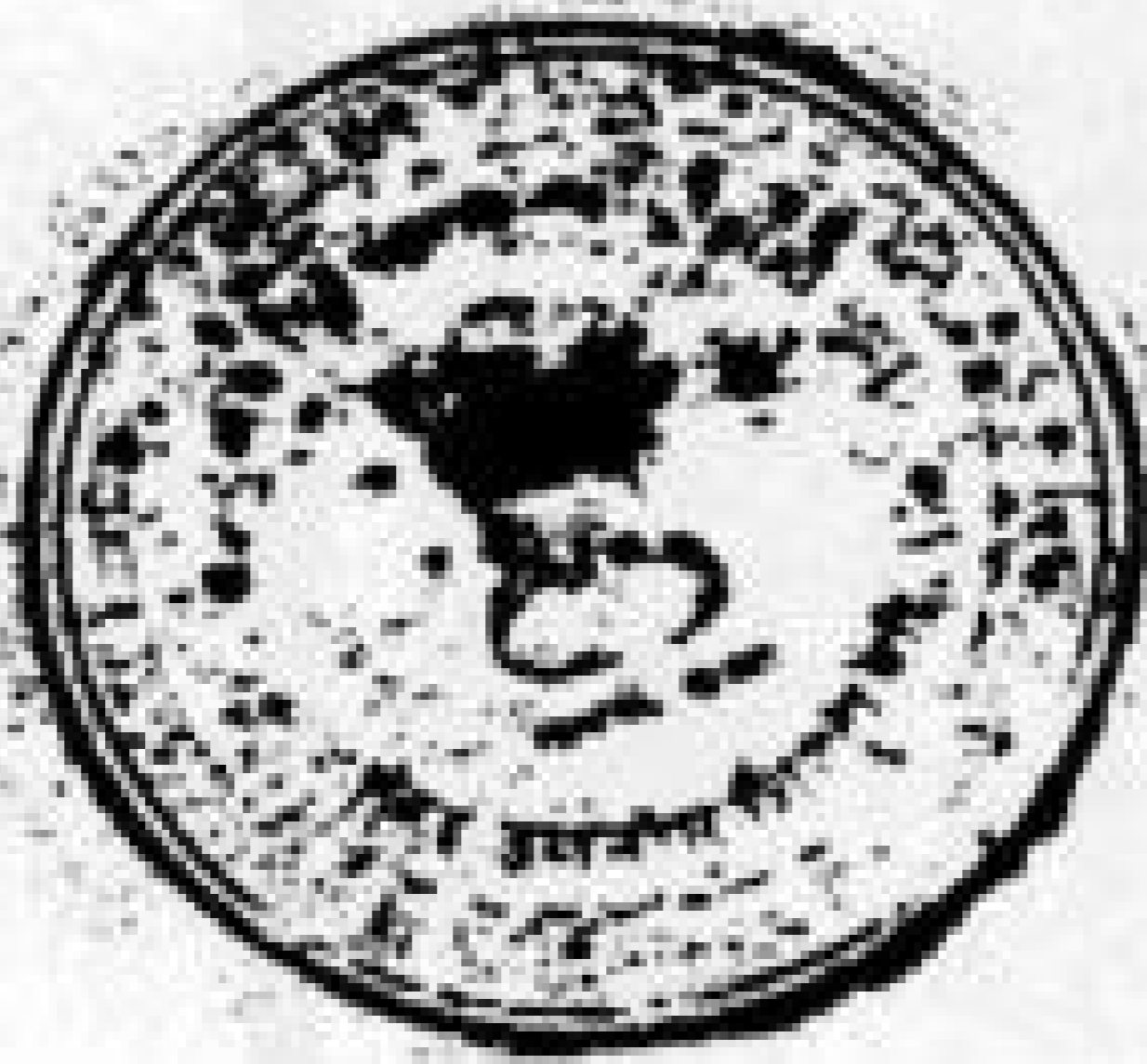
m) The Purchaser/s hereby agree/s that in the event any amount by way of deposit or premium or betterment charges or development charges or any tax, (VAT, Service Tax, Tax Deducted at Source, Sales Tax,) Surcharge, Cess or levies of payment of any nature becoming payable to the Municipal Corporation, State Government,

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Central Government, Collector or to any other authority in respect of development of the said property as more particularly described in the Schedule hereunder written or in respect of the said building/wing and other buildings constructed and/or being constructed thereon and the Flat/premises therein and the same shall be reimbursed to the Owner/Developer in proportion to the area of the said Flat agreed to be purchased by the Purchaser/s in the said building and in determining such amount the decision of the Owner/Developer shall be conclusive and binding upon the Purchaser/s.



The Purchasers hereby agree that in the event of any amount is payable by way of premium to the Corporation or to the State Government towards betterment charges or development charges or any other tax or payment of a similar nature becoming payable by the Owners/ Developers in respect of the said building, they shall reimburse to the Owner/Developer such amount in proportion to the area of the said Flat agreed to be purchased by the Purchasers bears to the total area of the whole building and in determining such amount the decision of the Owner/Developer shall be conclusive and binding upon the Purchasers.



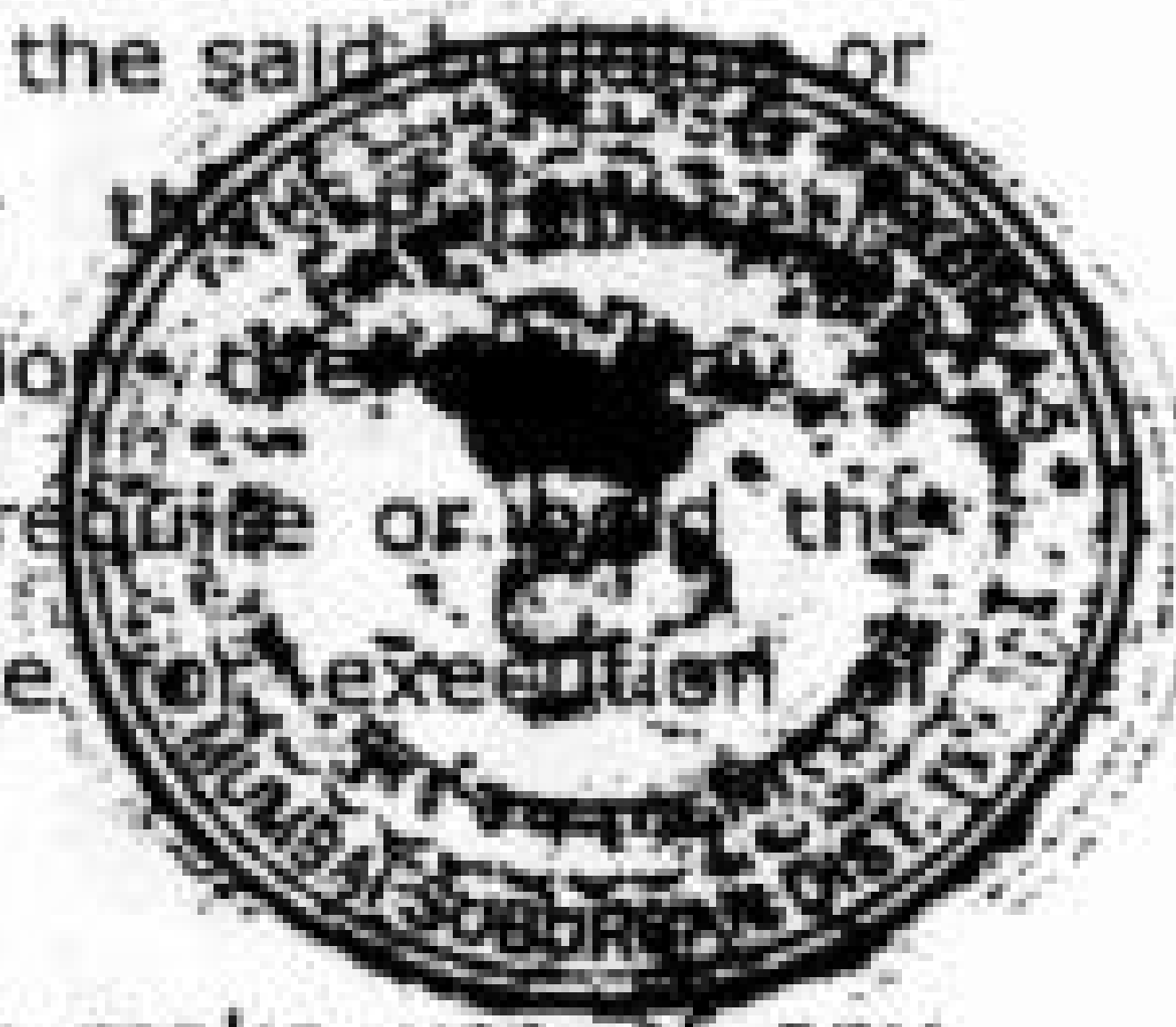
- o) Till Conveyance is executed the Purchasers shall permit the Owner/Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building/s or any part thereof to view and examine the state and condition thereof and to carry out

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any construction or repair work on any part of the said building of the said Flat for proper maintenance or continuation of the facilities and amenities provided therein and other conveniences belonging to or serving or used for the said building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes, till the execution of the lease, in respect of the said property.

- p) Not to refuse or neglect to carry out any work directed to be executed in the said building or in the said Flat after the Purchaser has/have taken possession of the said building or competent authority, or require or hold the Owners/ Developers liable for execution of such works.
- q) Not to encroach upon or make use of any portion of the said building or open space of the compound not agreed to be acquired by the Purchaser/s or otherwise forming part of the said Premises.
- r) Not to stock or keep any material, object or any other item in the open space of compound.
- s) Observe, perform and comply with all the bye-laws, rules and regulations of the said Co-operative Society/Limited Company/Association;
- t) The Owner/Developer will fix the grills from outside of window or at any place and Purchasers agrees to it. Purchaser also agrees that he shall not fix or remove the said fixed grills from outside the window or at any place and will also not change the design



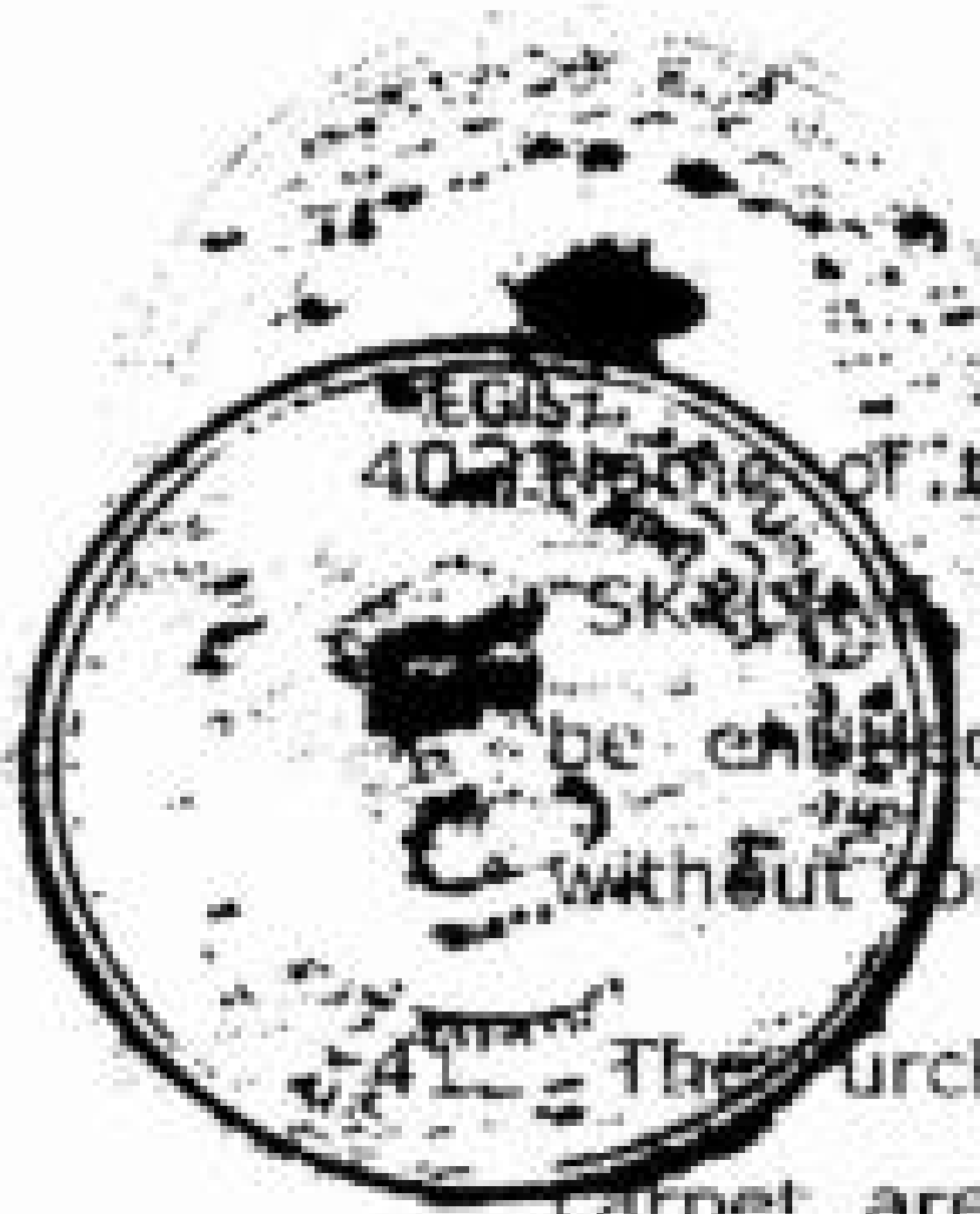
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of the grills fixed by the Owner/Developer which affects the elevation of the said Building in any manner whatsoever.

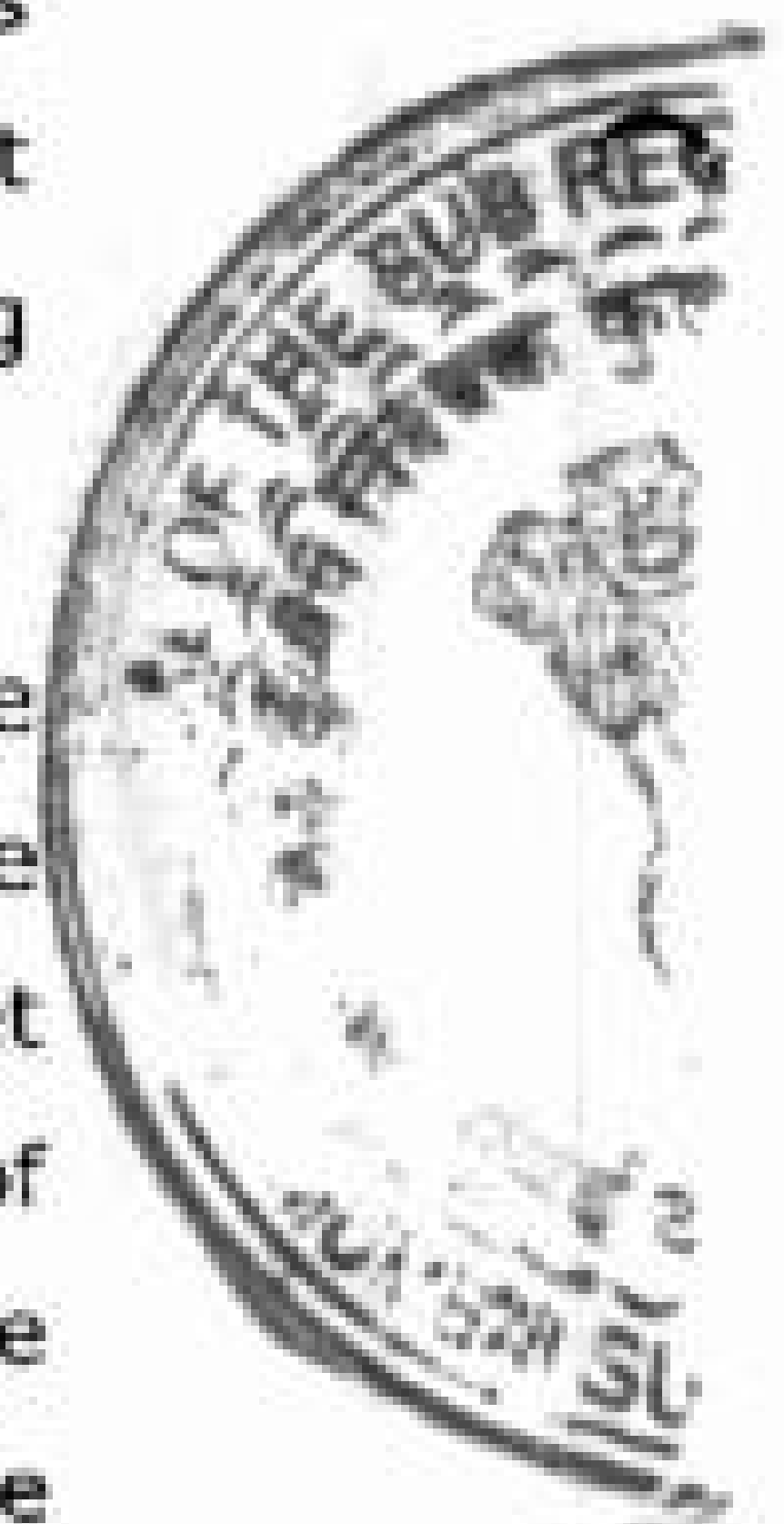
u) Not to fix air conditioners at place other than earmarked for fixing such Unit/s for at any other place which affects the elevation of the said building/wing in any manner whatsoever.

v) Not to shift/change place of toilets, which affects drainage system of the said building/wing in any manner whatsoever.



of the said Building for ever shall be known as "SPARKLE WING-C". The Purchaser/s shall not be allowed to change the name of the building/wing without consent of the Owner/Developer.

The Purchaser agrees that "Carpet Area" shall mean the carpet area as defined under Real Estate (Regulation and Development) Act 2016. Such Carpet area is subject to tolerance of +/- 3 % on account of structural, design and construction variances. In case while handing over possession, actual area is found to be more than +/- 3 %, then the purchase consideration stands increased or reduced proportionately.



42. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in respect of the said Flat or of the said property and building or any part thereof. The Purchaser/s shall have no claim of any nature whatsoever save and except in respect of the flat hereby agreed to be sold to him and all open spaces parking spaces, lobbies, staircases, terrace, lifts, recreation grounds etc., will remain the property of the Owner/Developer until the said property and the said building is transferred to the society/s and/or to the Apex Body subject to the rights of the

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Owner/Developer and in the manner as contemplated in this agreement.

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43. Any delay tolerance or indulgence shown by the Owner/Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers by the Owner/Developer shall not be construed as a waiver on the part of the Owners/Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchasers not shall the same in any manner prejudice the rights of the Owner/Developer.

44. The Owner/Developer shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the said Property, hereditaments and the building constructed or hereafter to be erected thereon PROVIDED THAT the Owner/Developer shall in any way affect or prejudice the right hereby granted in favour of the Purchaser/s.



45. The Purchasers shall be entirely responsible for payment of Stamp Duty, Registration Charges and other Costs associate with the Agreement. It shall be the responsibility of the Purchaser/s to immediately after execution of this Agreement at his own cost and expenses, lodge the same for the registration with Sub-Registrar of Assurances. The Purchaser/s shall forthwith inform the Owner/Developer the serial number under which the same is lodged for registration so as to enable the representative of the Owner/Developer to attend the office of Sub-Registrar of Assurances and admit execution thereof. The Owner/Developer may extend assistance/ cooperation for the registration of this agreement, at the cost and expenses of the Purchaser/s. However the Owner/Developer shall not be responsible or liable for any delay or default in such registration.

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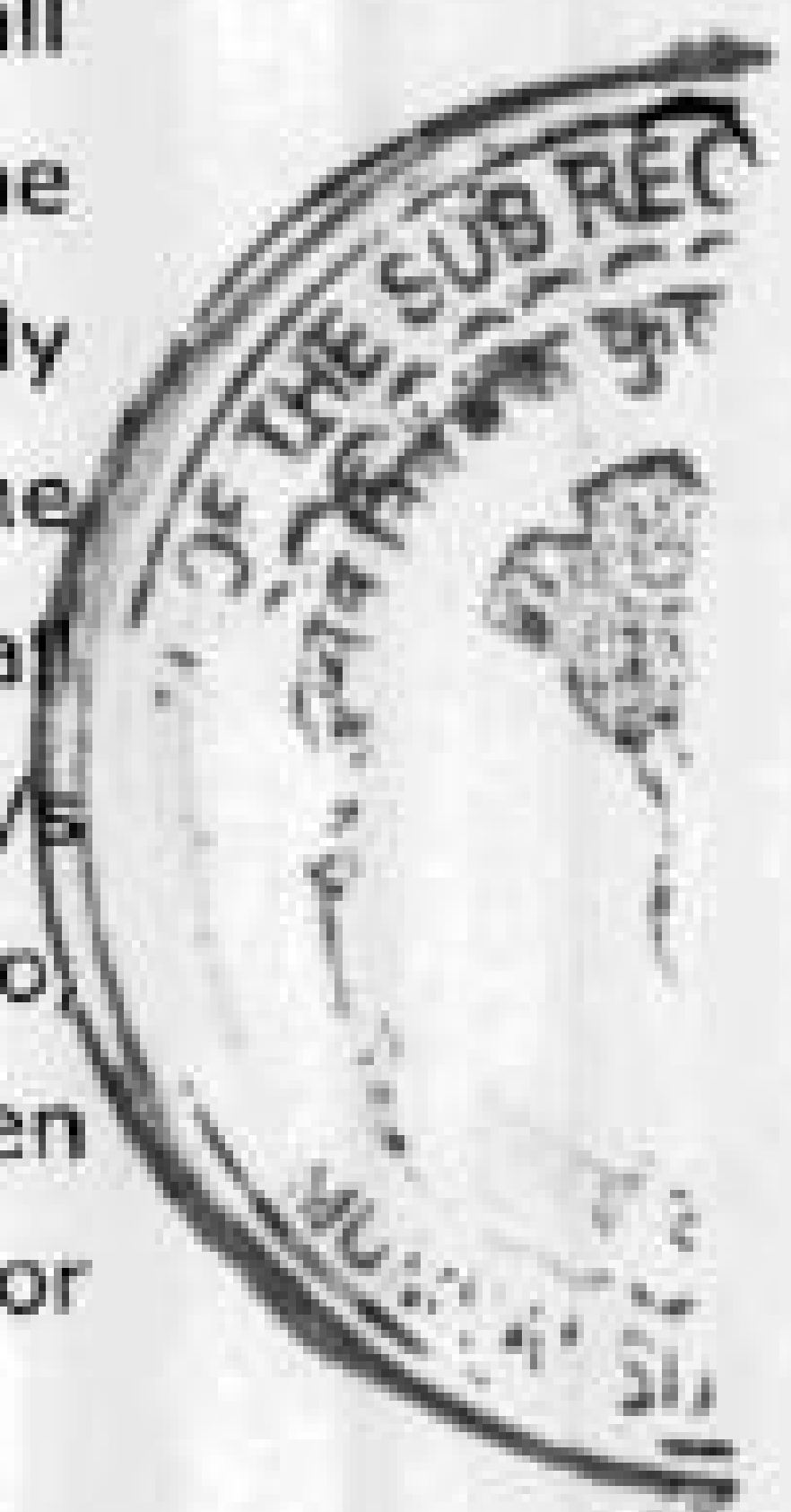
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16. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace residential premises and/or any other residential premises in the said building, if any, shall belong exclusively to the respective purchaser of the respective flat and such terrace spaces are intended for the exclusive use of the such purchaser. The Purchaser/s shall not be entitled to enclose such terrace.



The Owner/Developer may complete any part, portion, or floor of the said building and obtain part Occupation Certificate and give possession of flat therein to the purchaser/s of such flat and the Purchaser/s herein shall not be entitled to raise any objection thereto. If the Purchaser/s takes possession of the flat in such partly completed wing, part or portion of the floor and the Owner/Developer or their agents or contractors shall carry on the remaining work with the Purchaser/s occupying the flat, the Purchaser/s shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance.



48. If the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, floods, riots or any other natural calamity, act of enemy, terrorist attack, war or other causes beyond the control of the Owners/ Developers, such losses and damages incurred to the structure will be fully sustained by the Purchaser/s along with the other purchasers and the Owner/Developer shall not be responsible for such loss/damage. The Purchaser/s shall have to make good the loss so sustained by them.

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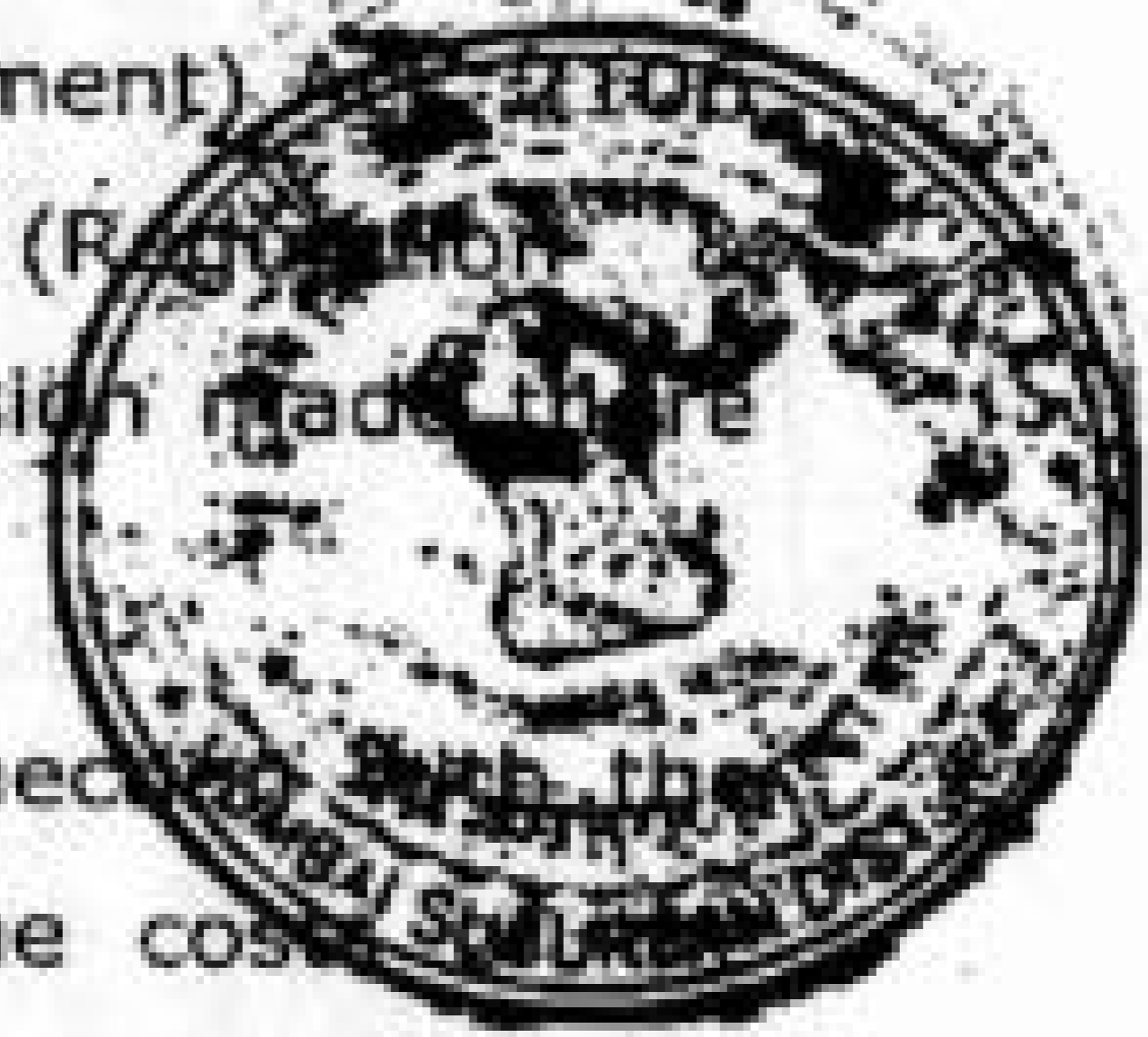
49. All notices to be served on the Purchasers contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by registered Post A.D. under Certificate of Posting or by email at their address specified below:

**E-mail :- SHUBHANGIVEDAK@GMAIL.COM**

**Address :- G 702, USHA COMPLEX,  
KHANDELWAL MARG, BHANDUP (W), MUMBAI,  
MAHARASHTRA, INDIA - 400078**

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*Shubhang*

50. This Agreement shall always be subject to the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Maharashtra Real Estate (Regulation & Development) Rules 2017 and the provision made there under.



51. All costs charges and expenses in connection with the formation of the society as well as the cost of 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 Building. The share of such costs, charges and expenses payable by the Purchasers shall be paid by them immediately on demand.

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SR.NO	NAME OF THE PARTY	PAN.NO.
1	SHUBHANGI MANISH VEDAK	ABAPV1722H
2	MANISH SHARAD KUMAR VEDAK	AFOPV9937H
3		

The Agreement for sale is entered into pursuance to the letter of Allotment dated 25-09-2017. Upon execution of this Agreement, the said Allotment Letter dated stand cancelled and parties hereto have cease to have any further right under the said Letter of Allotment dated 25-09-2017 and their respective right and obligations shall be governed by the provision of this Agreement.



54. 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.

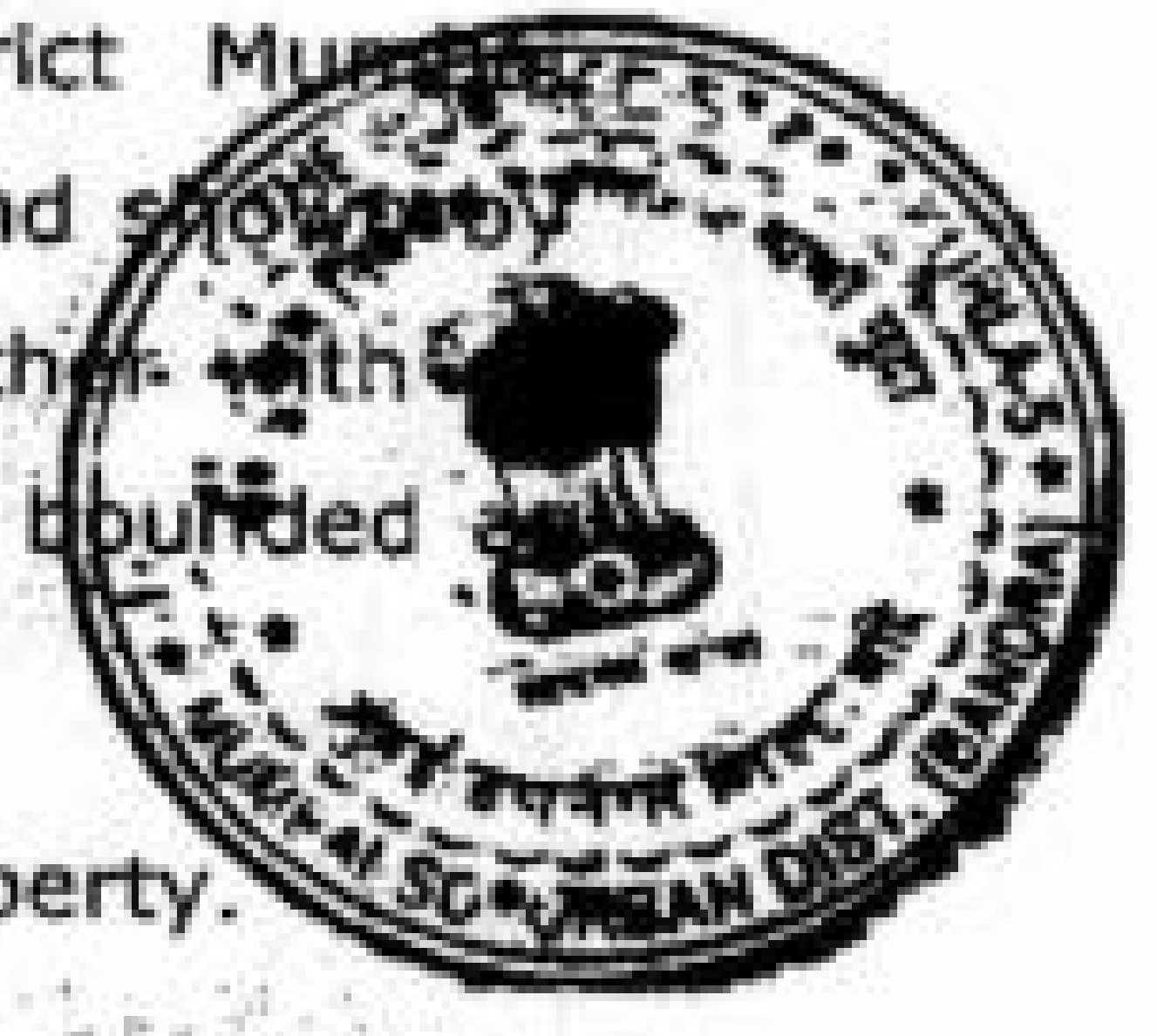
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day and the year first hereinabove written.

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**THE FIRST SCHEDULE ABOVE REFERRED TO  
(DISCRIPTION OF THE SAID LARGER PROPERTY)**

All that the piece or parcel of land bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393, admeasuring in all 4,384 square meters (admeasuring 4,264.7 square meters as per the property card) and situated in the village of Bhandup, Taluka Kurla, and lying, being in the Registration District and Sub-District Municipal Suburban along with the existing buildings/sheds and shown by red colour lines on the Plan annexed hereto together with the benefits available with respect to the Property and bounded follows that is to say;



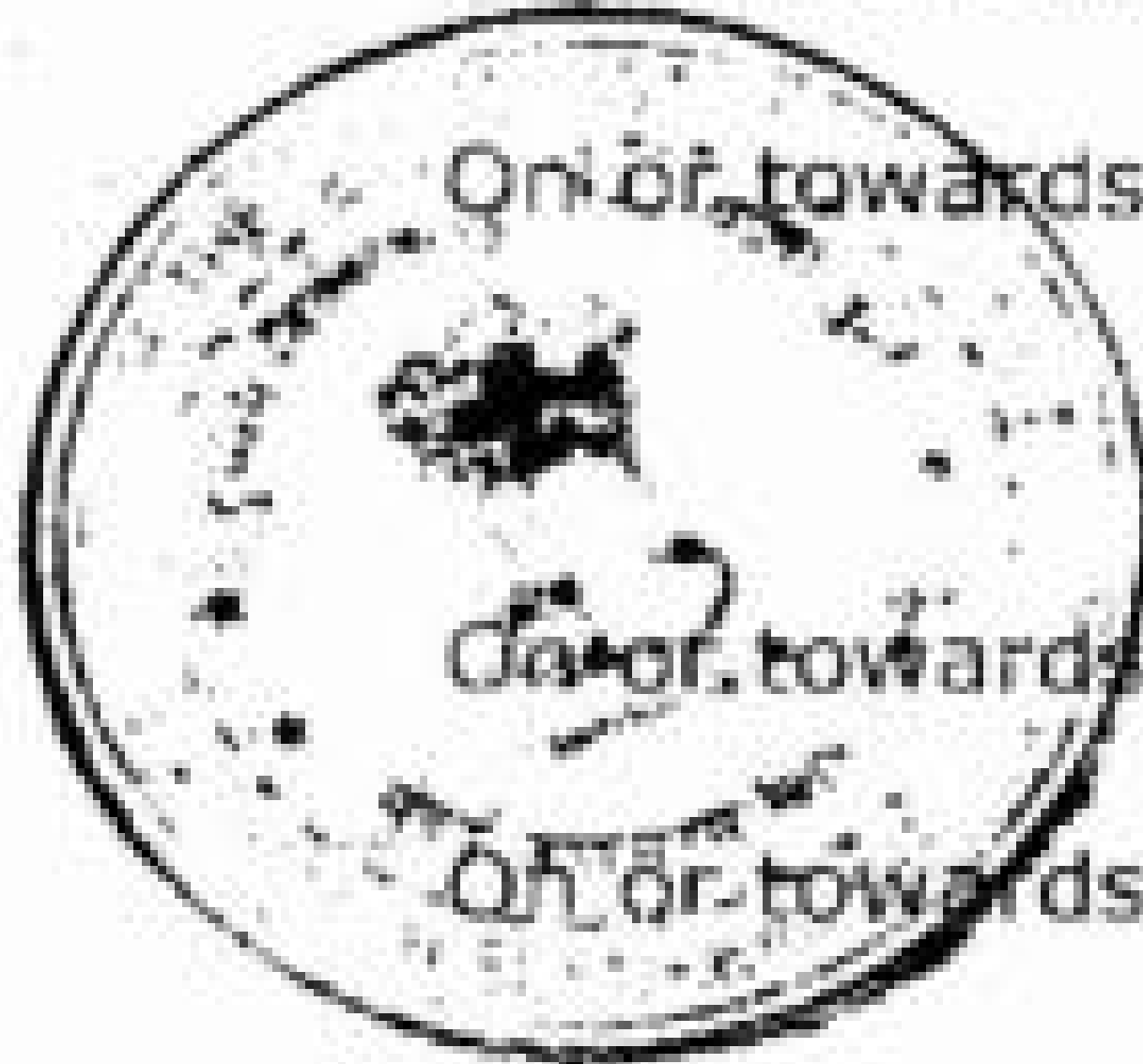
- On or towards the West: Swastik Builder property.
- On or towards the East: Bhandup Village Road, CEAT Tyre Road and Western Mechanical Industries.
- On or towards the North: Vardhaman Industrial Estate
- On or towards the South: Bhandup Village Road

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THE SECOND SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF SAID PROPERTY)

The Wing being Wing C known as 'Skyline Sparkle Wing- C' comprising basement, podiums, stilt and 22 upper floors situated on portion of land admeasuring 153 sq. mts. lying below Wing-C being part of Larger Property bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393, admeasuring in all 4,384 square meters (admeasuring 4,264.7 square meters as per the property card) and situated in the village of Bhandup, Taluka Kurla, and lying, being in the Registration District and Sub-District Mumbai Suburban along with the existing buildings/sheds;



- On or towards East : Bhandup Village Road, CEAT Tyre Road and Western Mechanical Industries
- On or towards West : Swastik Builder property.
- On or towards North : Verdhaman Industrial Estate
- On or towards South : Podium of the Project.

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SIGNED	SEALED	AND DELIVERED BY
2099		

SIGNED SEALED AND DELIVERED BY

the within name

"The Owners/Developers

**M/S. SKYLINE GREAT HILLS**

in presence of.....



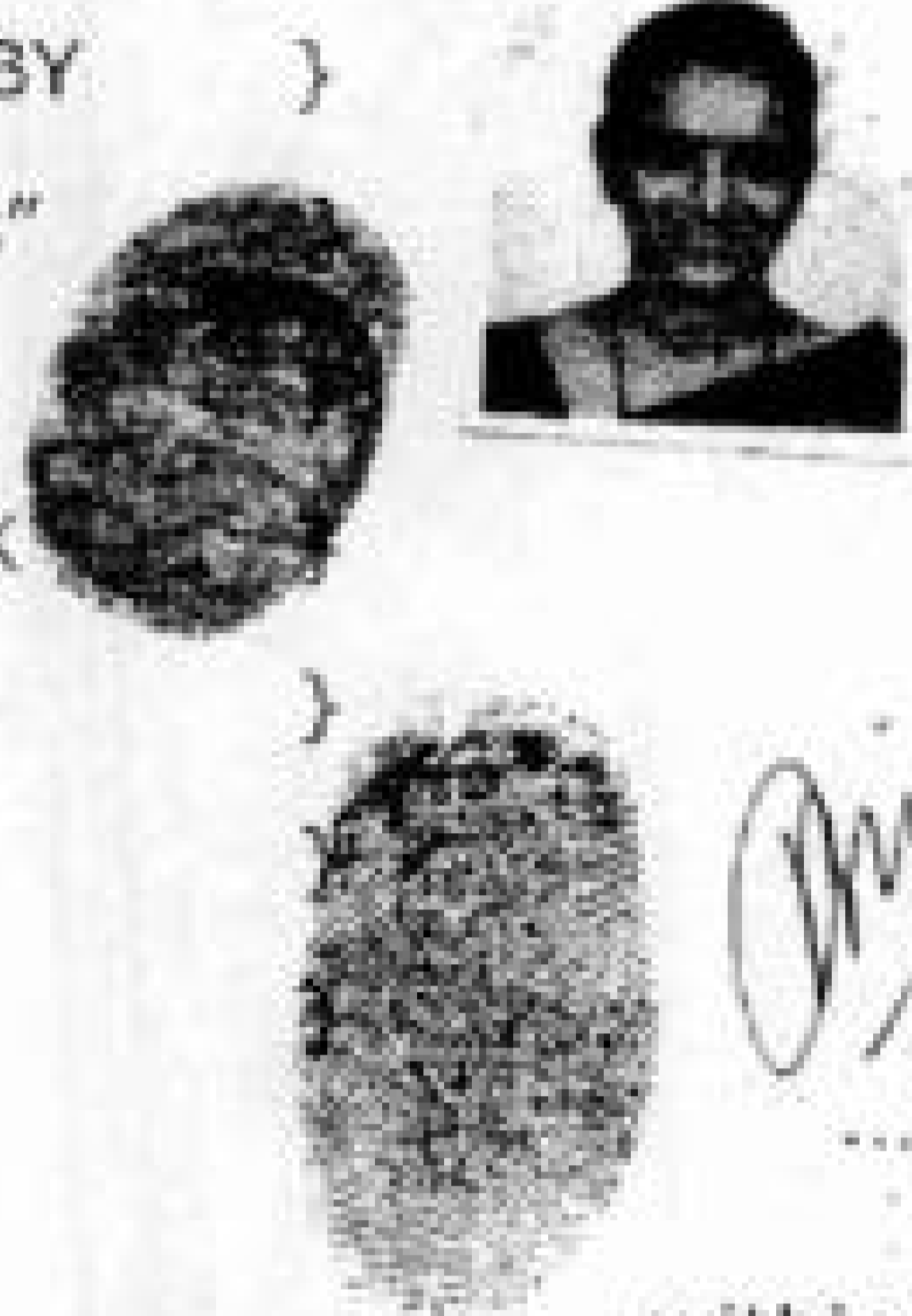
*Signature*  
Partner's

SIGNED SEALED AND DELIVERED BY

the within named "The Purchaser/s"

1. SHUBHANGI MANISH VEDAK
2. MANISH SHARAD KUMAR VEDAK
- 3.
- 4.

in presence of



*Signature*



*Signature*



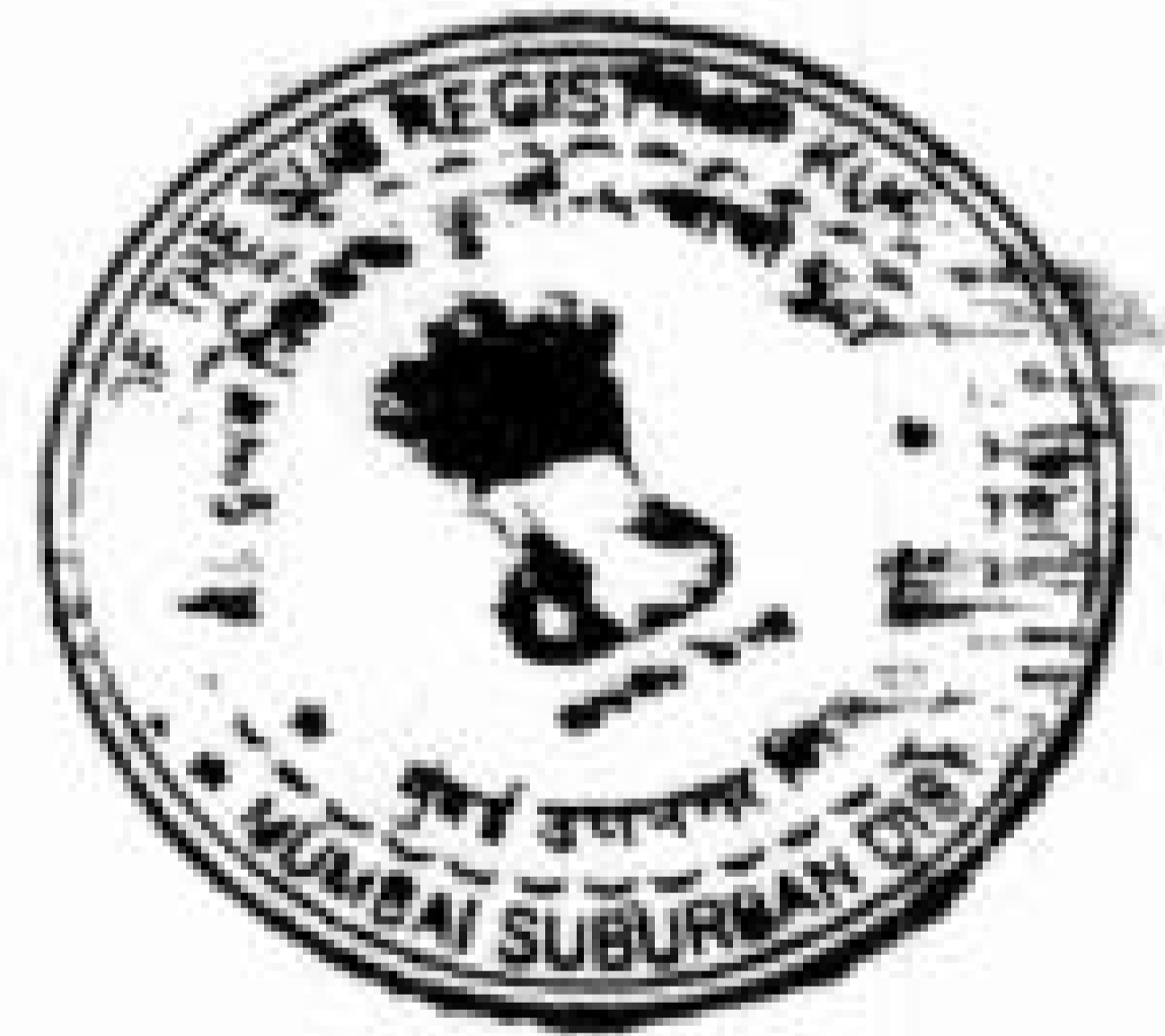
RECEIVED of and from the within named Purchaser/s a sum of Rs. **30,96,784/- (Rupees Thirty lakh ninety six thousand seven hundred eighty four only)** in cash/by cheque being the amount of earnest money paid by the Purchaser/s to us:

**Rs. 30,96,784/-**

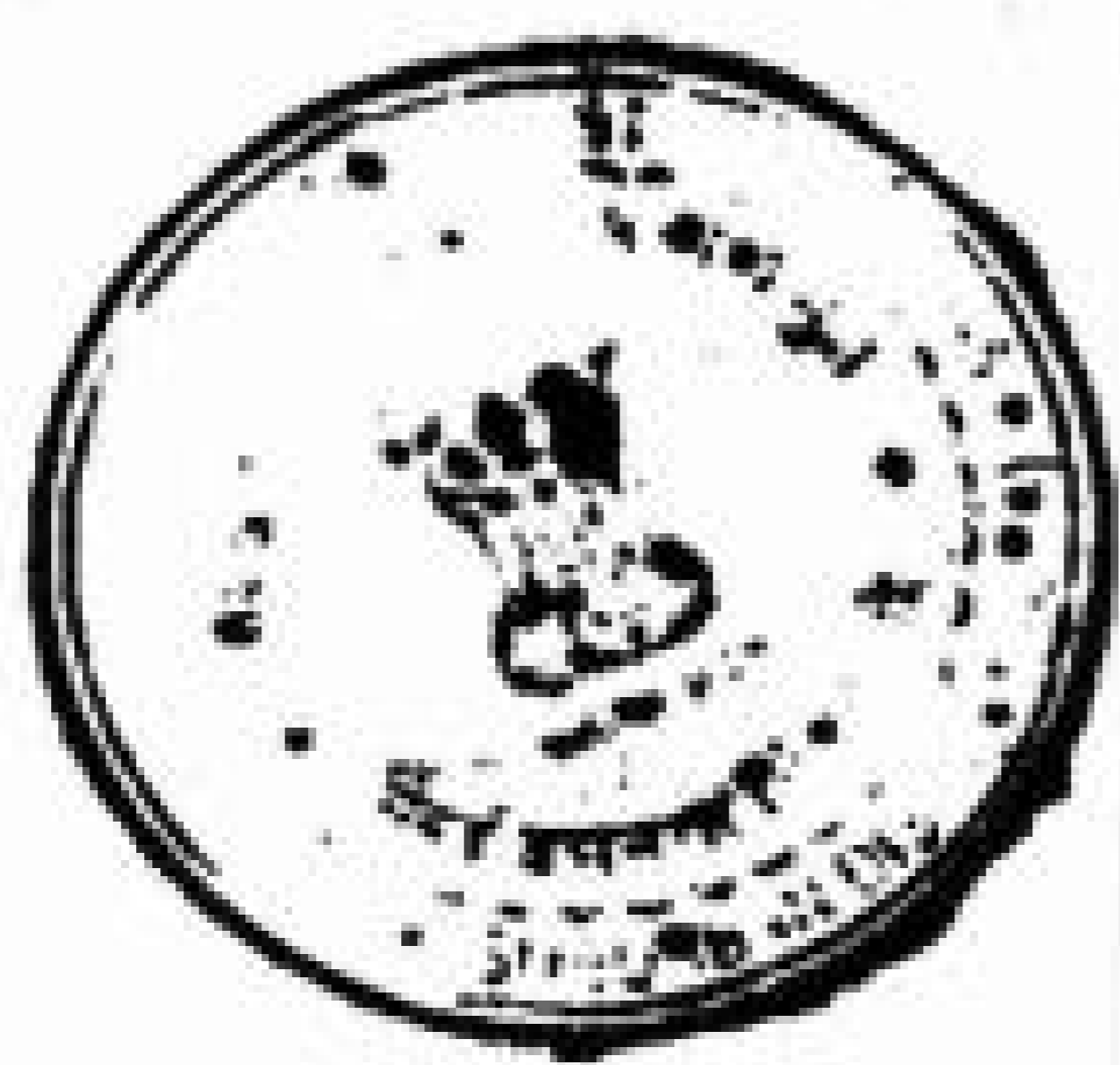
WE SAY RECEIVED

*Signature*  
Director/Authorized Signatory

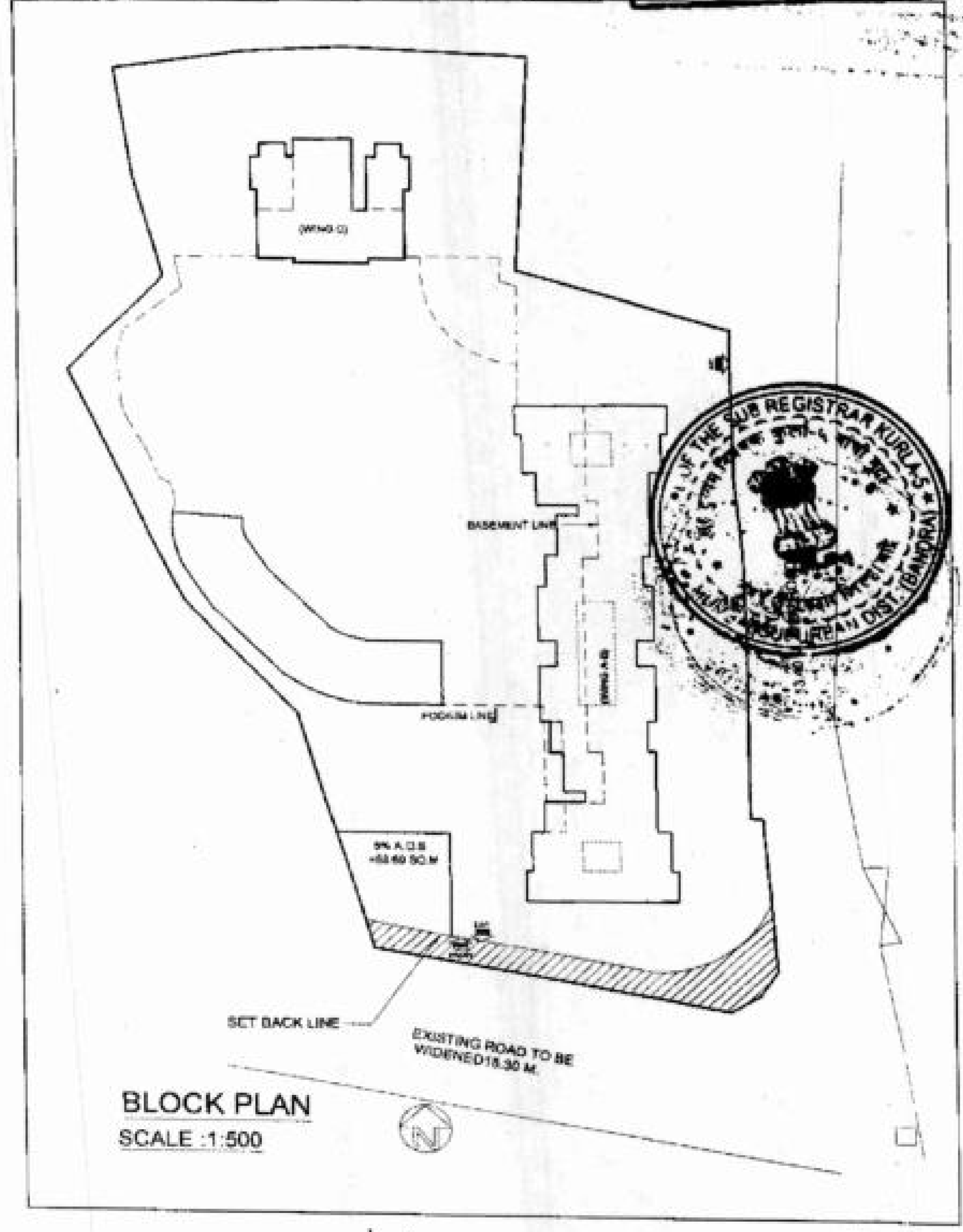
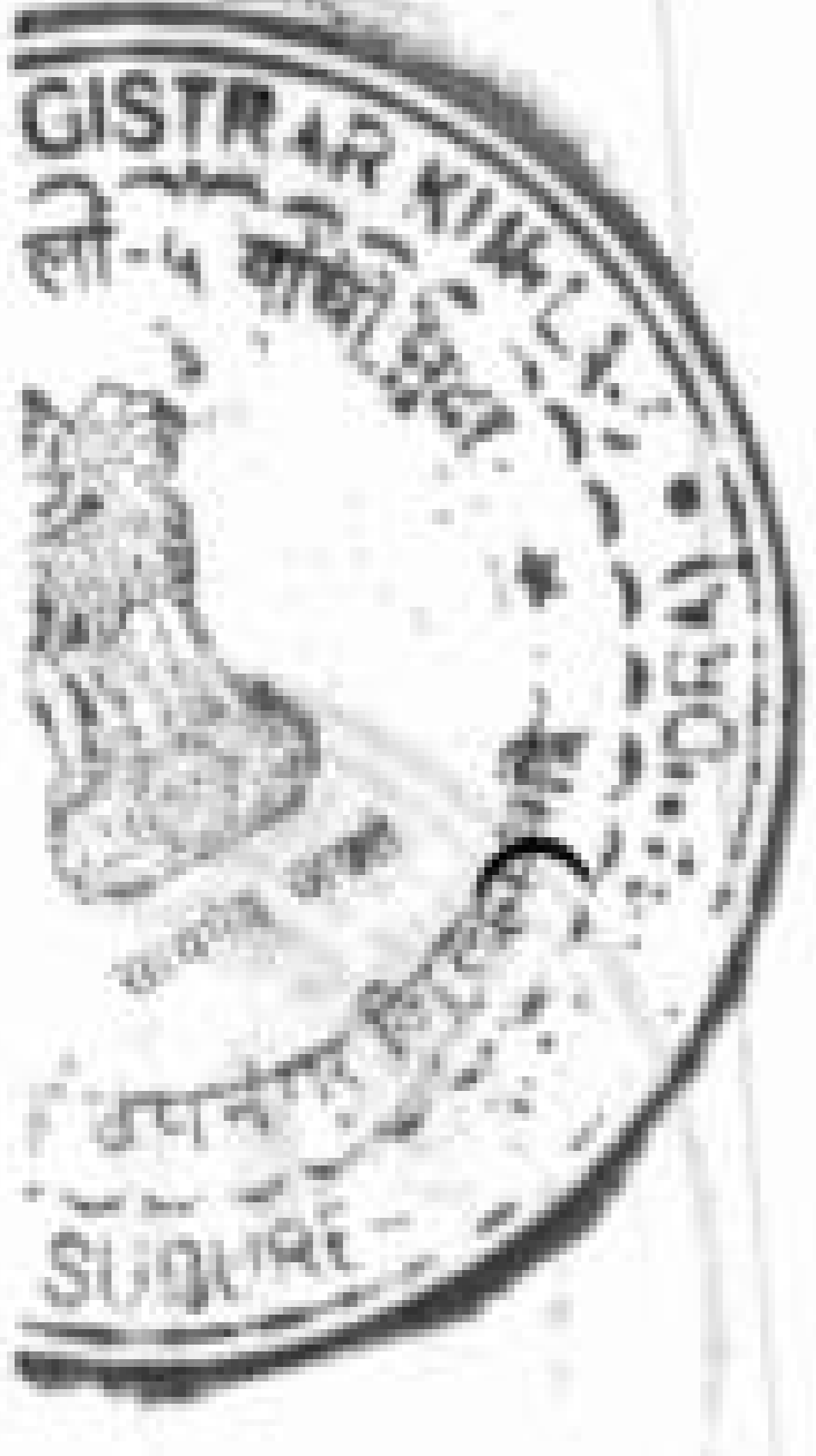
*Signature*      *Signature*



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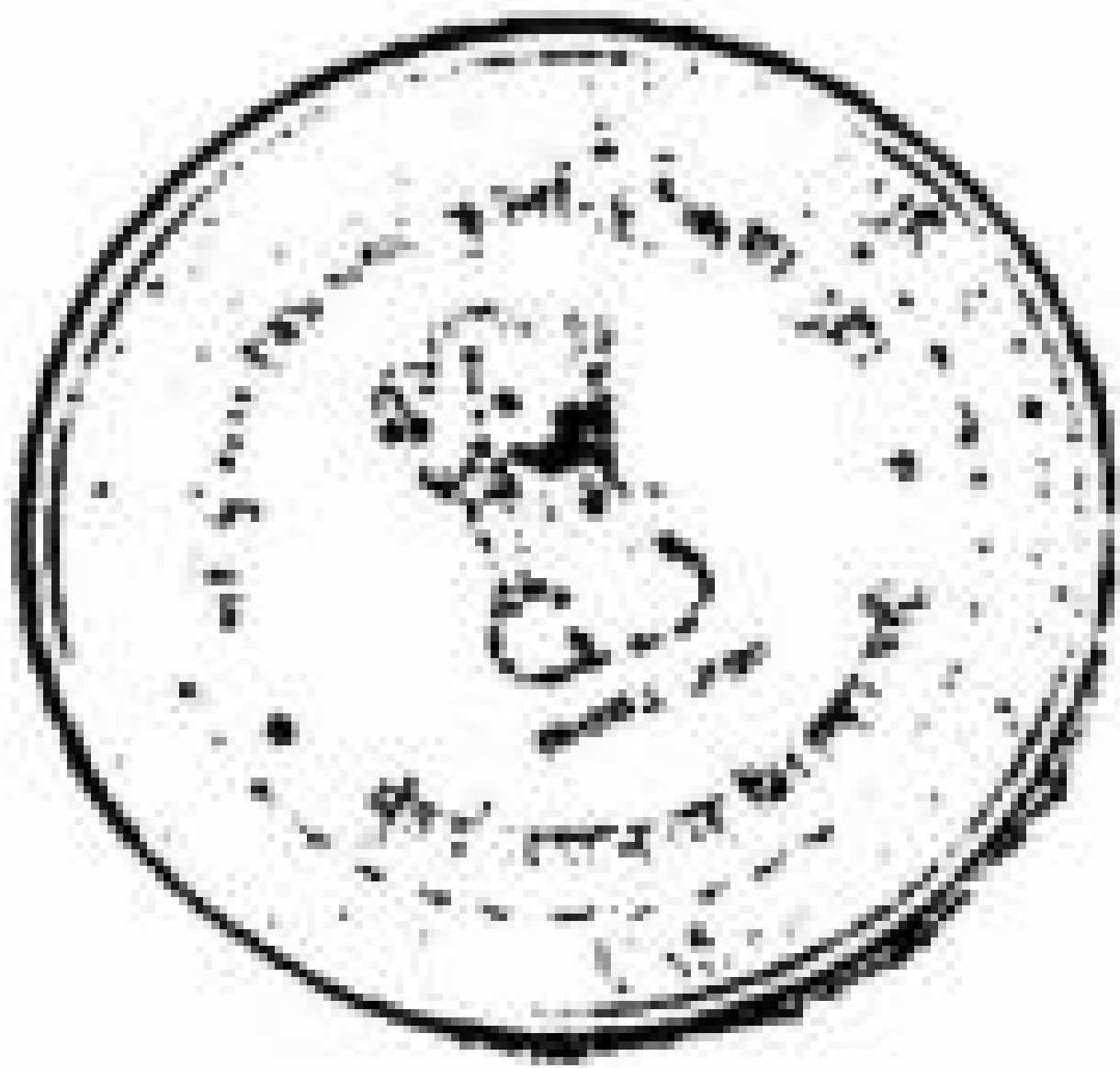
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**BLOCK PLAN**  
SCALE : 1:500

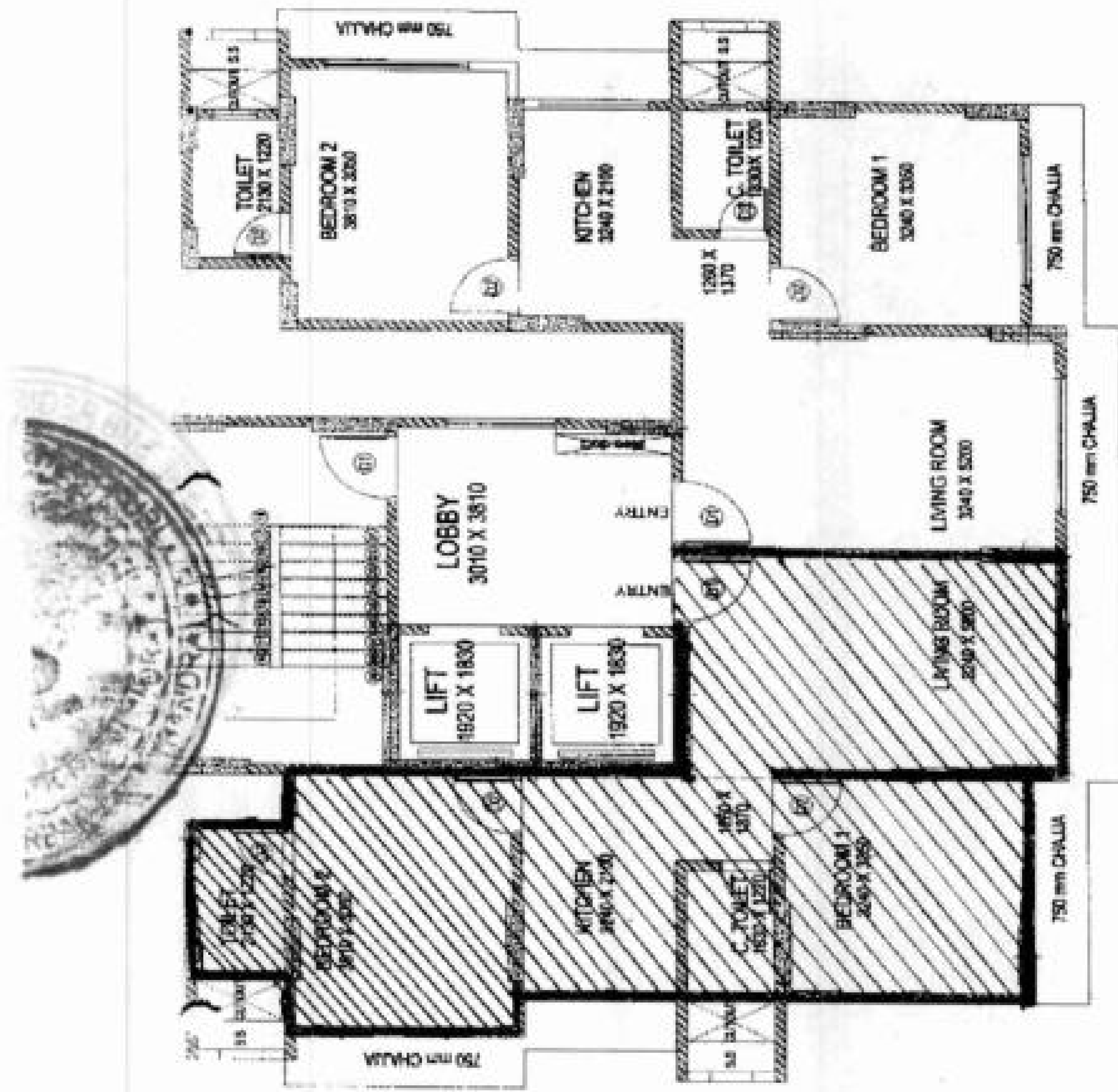
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TYPICAL FLOOR PLAN  
(2ND TO 7TH & 9TH TO 13TH)

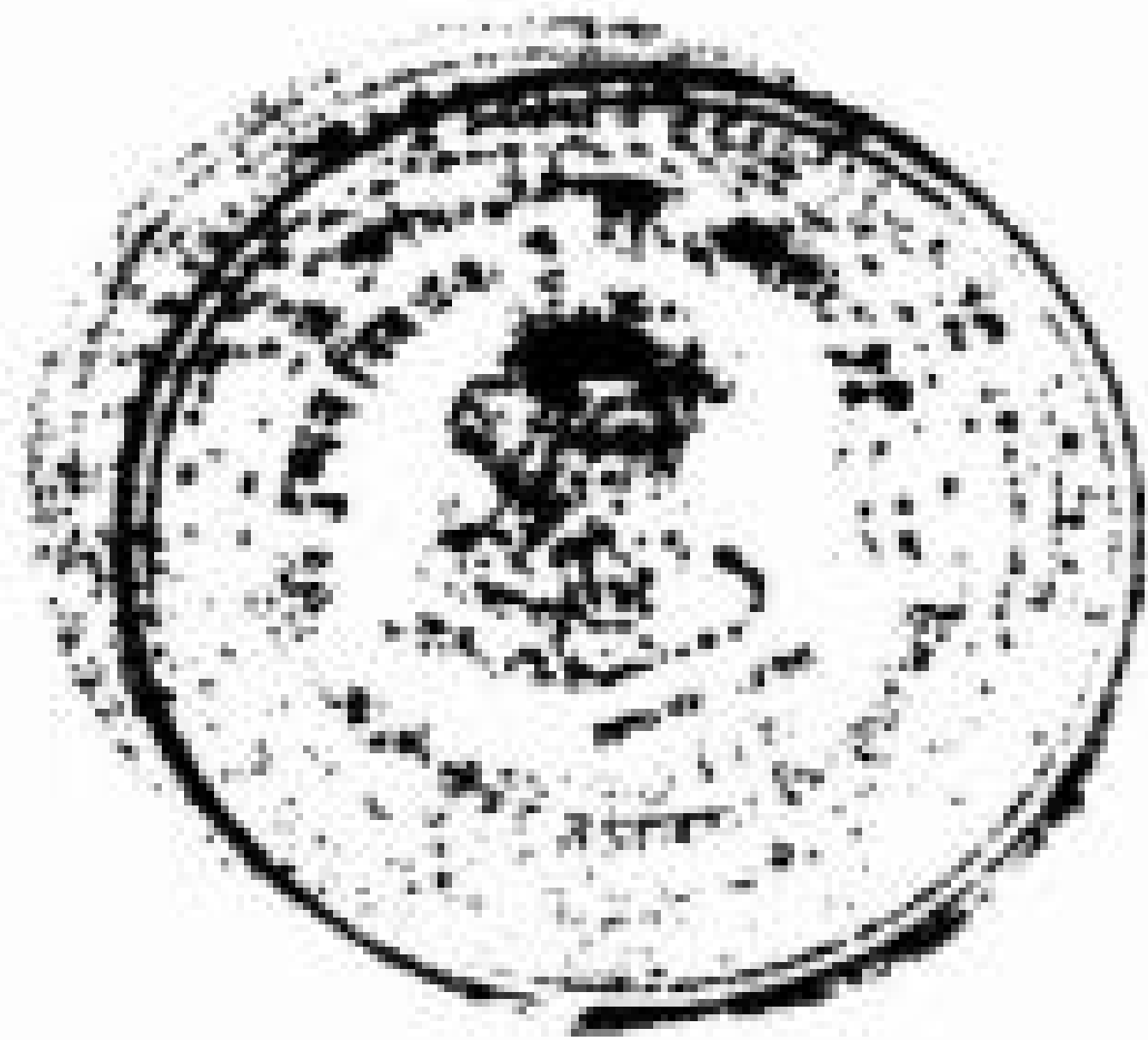
T901 ON 9<sup>th</sup> FLOOR OF C WING, AREA 575 MARKED IN RED  
 PROPOSED RESIDENTIAL BUILDING BEARING CTS NO. 393 VILLAGE  
 CHANDUP, TAL- KURLA (W), MUMBAI

करल - ५		
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*Handwritten signatures and initials.*

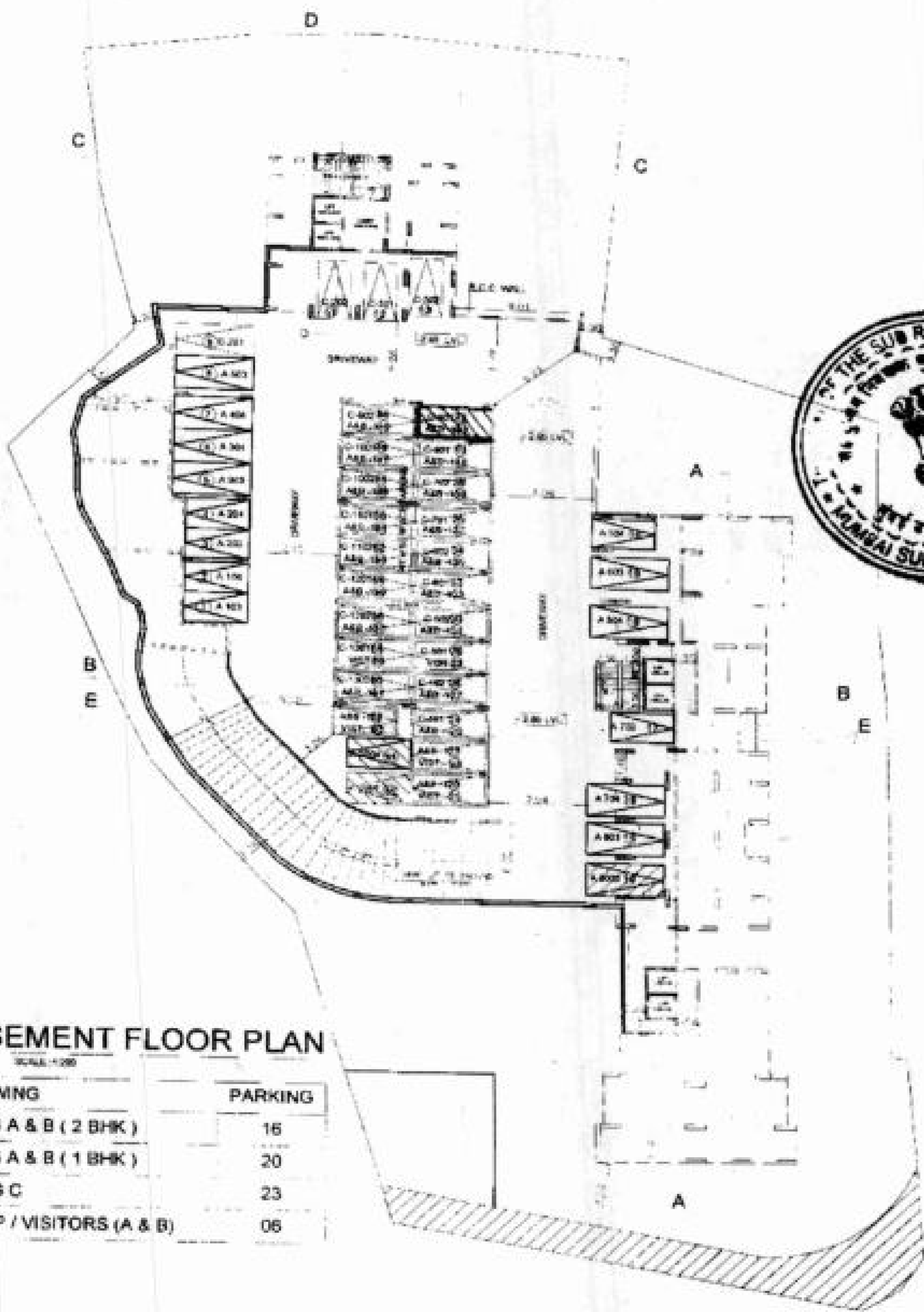
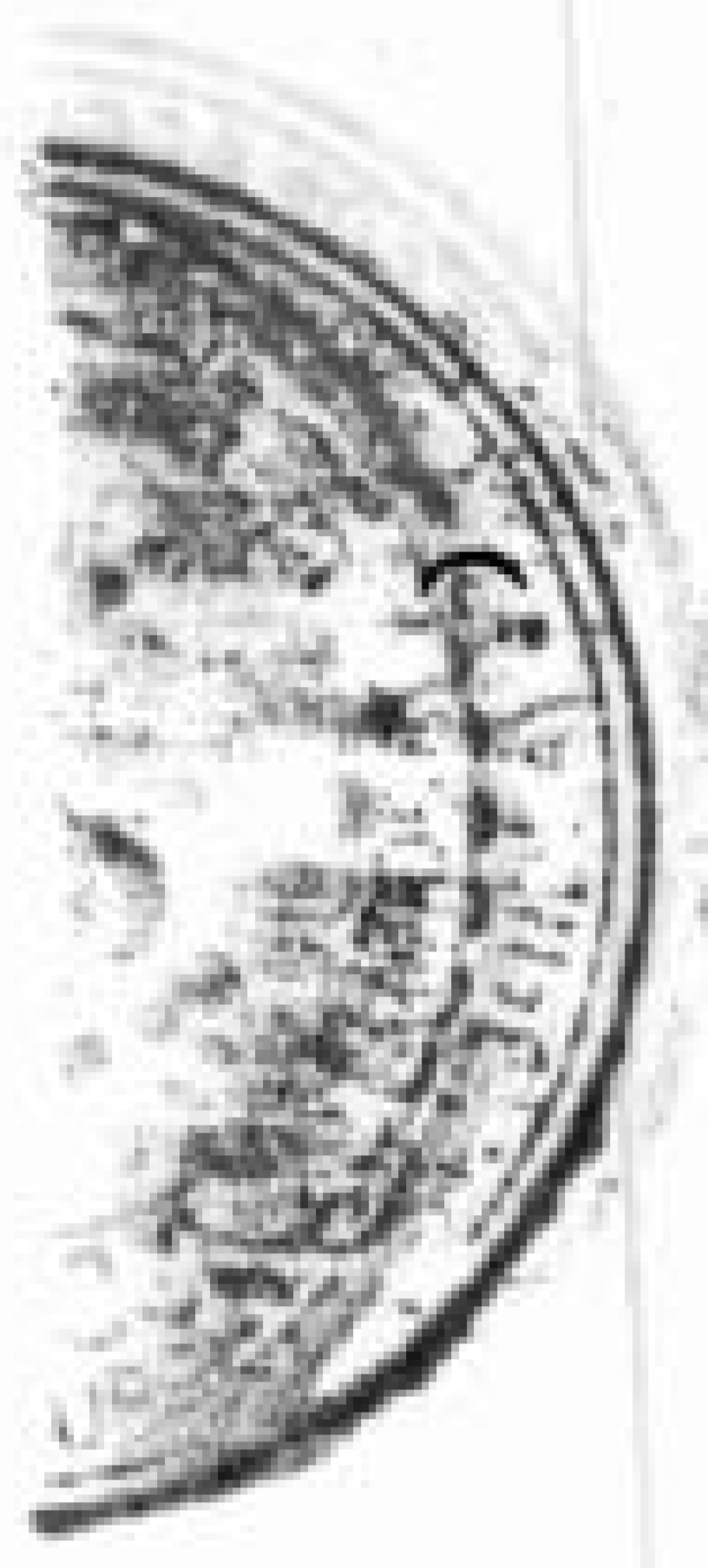


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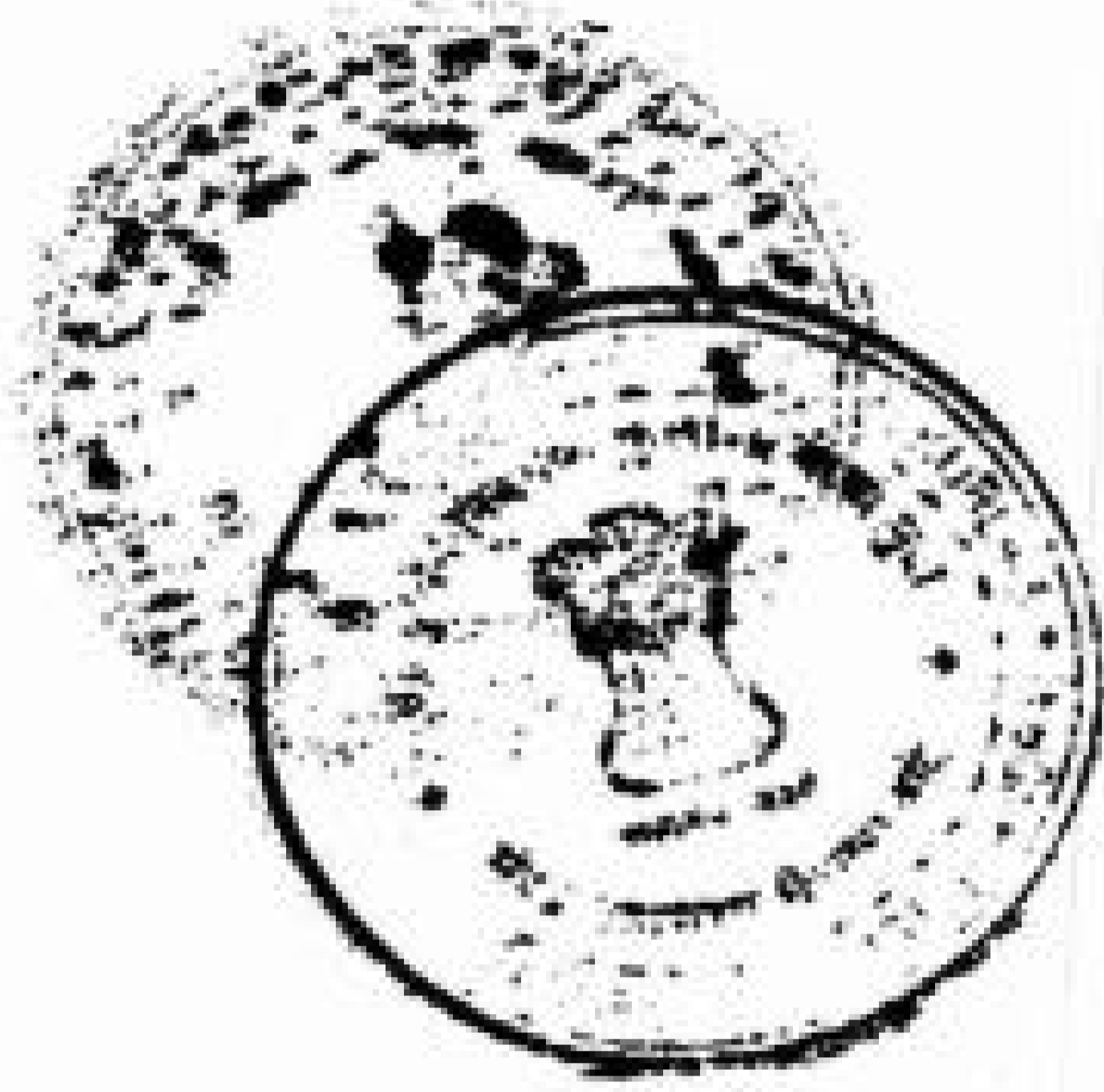
**BASEMENT FLOOR PLAN**

SCALE: 1:200

WING	PARKING
WING A & B ( 2 BHK )	16
WING A & B ( 1 BHK )	20
WING C	23
SHOP / VISITORS (A & B)	06

*Handwritten signatures and initials:*  
 [Signature] [Initials]  
 [Signature]

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**ANNEXURE**

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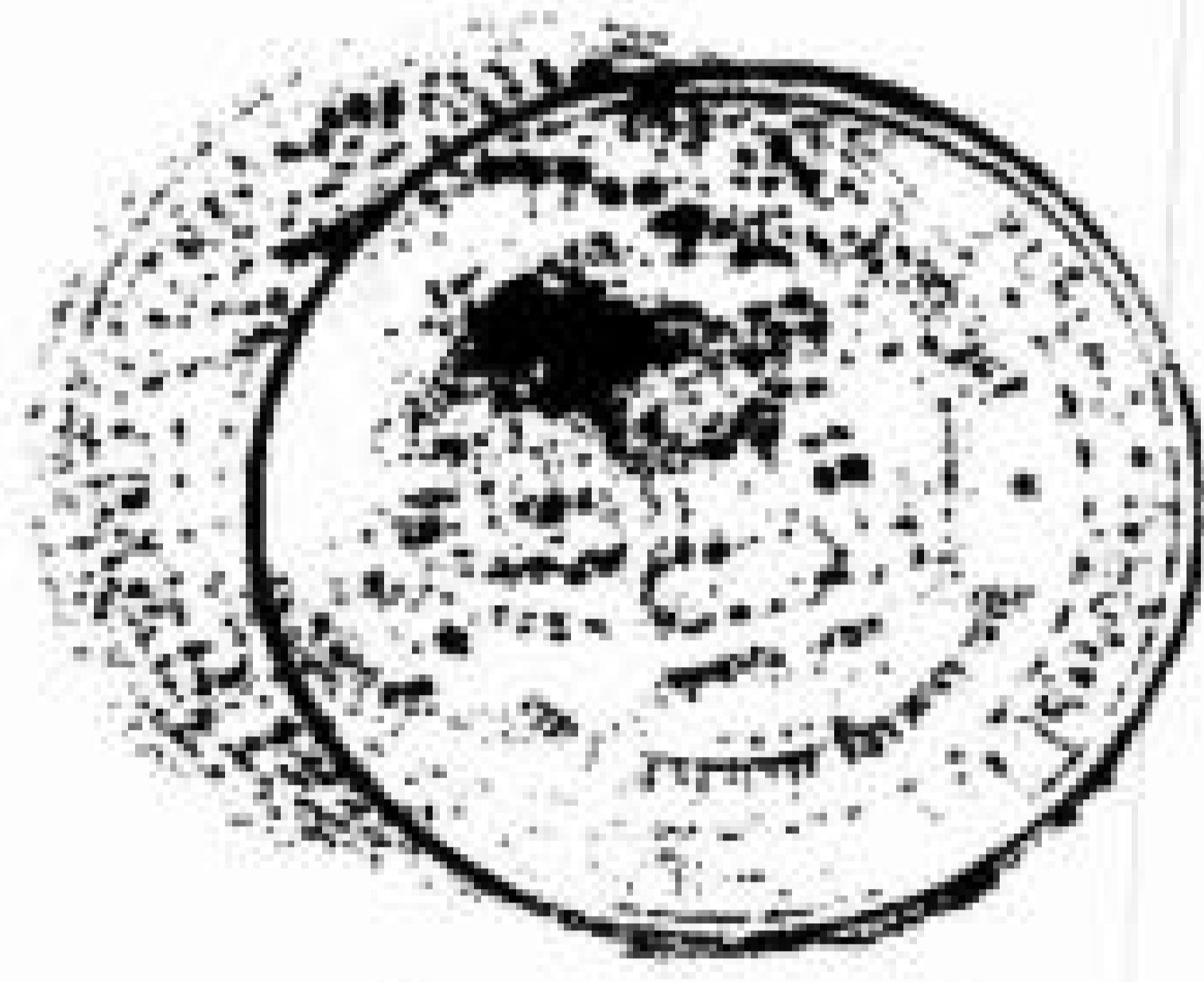
**Internal Amenities:**

1. Flooring Vitrified Tiles.
2. Granite Platform with S. S. Sink and glazed tiles / dado in kitchen.
3. Geyser points, and CP fittings of Jaguar or similar. Mirror in basin in all bathrooms, sanitary ware Hindware or similar.
4. Good quality wooden door and designer panel, laminated wooden flush doors.
5. Powder / Anodized coated aluminum sliding windows.
6. Internal wall with POP finish.
7. Provision for Telephone and Broadband in bedroom and living room.
8. TV points in bedrooms and living room. Concealed copper wiring with Roma (or similar) fixtures. Electrical safety features like MCB & ELCB's.
9. Concealed plumbing / Electrical.
10. Otis or Equivalent lift.
11. Video Door Phone.



*[Handwritten signatures]*

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करल - ५		
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**ANNEXURE**

**COMMON AMENITIES**

1. BUILDING SHALL BE OF R.C.C FRAME WORK STRUCTURE WITH DUCTILE DESIGN.
2. ALL EXTERNAL WALLS SHALL BE OF 6" TICK BRICK MASONARY. ALL INTERNAL WALL SHALL BE OF BRICK MASONARY WALL.
3. EXTERNAL PLASTER IN SAND FACE FINISH.
4. WATER TANK AS PER MCGM.
5. OTIS OR EQUIVALENT LIFT.
6. POWER BACK-UP FOR LIFT, LOBBY & STAIRCSE.



*[Handwritten signatures]*

करल - ५		
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करल - ५		
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" ANNEXURE - A "

Mr. S. J. Parekh  
Mrs. S. M. Thakkar  
Mr. M. S. Parekh  
Mrs. A. J. Jassani

**PURNANAND & CO.**  
(REGD.)  
ADVOCATES & SOLICITORS

FORT CHAMBERS 'C',  
2ND FLOOR,  
85 TAMARIND LANE,  
FORT, MUMBAI - 400 023.  
PHONE : 2265 0893 / 4017 8181  
FAX No. : (022) 2265 0940  
E-mail : purna@vsnl.com  
purnanand@airtelmail.in

TO,

M/S SKYLINE GREAT HILLS

M / -75

Sub: Land bearing C.T.S. No.393, Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Land bearing Survey No.75, Hissa No.5 admeasuring 4,264.7 square meters and situated in the village of Bhandup, Taluka Kurla



At your request we have investigated your title in respect of land bearing C.T.S. No.393 and Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Land bearing Survey No.75, Hissa No.5 admeasuring in all 4,384 square meters village of Bhandup, Taluka Kurla, (hereinafter referred to as the said property).

We have issued public notice in news papers and caused search to be taken of the records of the offices of Sub Registrar of Assurances at Mumbai, Bandra and Kurla. Search Report shows that some of the records in the office of Sub-Registrar of Assurances are in torn conditions/missing/not ready for search and Chembur office is under renovation therefore documents are not available for inspection.

We have perused copies of Title Deeds and other documents.

On the basis of documents it appears that:

1. By a Deed of Conveyance dated 17<sup>th</sup> October, 1964 duly registered with the Sub-Registrar of Bandra under Serial No. BND/2327 of 1964 on October 19, 1964, Mr. Umedmal Chaturbhuj, Mr. Devichand Ratanchand, Mr. Joharmal Khimji, Mr. Pukraj Nathaji, Mr. Kapurchand Hirachand and Mr. Gangaram Nathaji with the consent of Mr. Ganpat Laxman Jadhav sold and conveyed land bearing Survey No.40 Hissa No.1 and Survey No.75, Hissa No.7 admeasuring 2,156 square yards to Mrs. Kunjalata Diyecha at or for the consideration and on the terms and conditions contained therein.

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2. By a Deed of Conveyance dated 3<sup>rd</sup> February, 1966 duly registered with the Sub-Registrar of Bandra under Serial No. BND/240-1/11 of 1966 on 3<sup>rd</sup> February, 1966, Mrs. Krishnabai widow of Govind Joma Patil with the consent of Ganpat Barik Patil, Narayan son of Manik Bama Patil, Baburao Joma Patil, Krishna Joma Patil, Devoobal Govind Patil, Jaywant Jagannath Patil sold and conveyed land bearing Survey No. 75, Hissa No. 5, admeasuring 3,269 square yards equivalent to 2,734 square meters situate at Bhandup, Taluka Kurla, in the Registration Sub-District Bandra to the Mrs. Kunjalata Divecha for the consideration and on the terms and conditions contained therein.

3. It appears from the said Conveyance dated 3<sup>rd</sup> February, 1966 that earlier the Krishnabai Govind Patil widow of Govind Dyanoba Patil executed Lease in respect of the said land for a term of 98 years on the terms & conditions contained in the Lease Deed dated 15<sup>th</sup> December 1963, as rectified by Deed of Rectification dated 30<sup>th</sup> March, 1965. Under clause 16 Sub-Clause (d) of the said Lease Deed, the Lessee had an option to purchase the aforesaid land during the period of 10 years from commence of lease for the priced fixed therein and the said Mrs. Kunjalata R. Divecha purchased the said land and accordingly the said Conveyance dated 3<sup>rd</sup> February, 1966 was executed.

4. Thus the said Kunjalata Divecha became the absolute owner of and/or is otherwise well and sufficiently entitled to plot bearing CTS No.393, Survey No.40/1, Survey No.75/7 and Survey No. 75/5 situated at Bhandup, Taluka Kurla, in the Registration Sub-District Bandra and admeasuring 4,384 square meters as per conveyances and 4,264.7 square meters as per the property register card.

5. The said Kunjalata Divecha constructed factory building and was carrying on business there from under the name and style of Acme Mirror Works as sole proprietress thereof.

6. The said Kunjalata Divecha also created tenancy in respect of a portion of the Building/shed admeasuring about 3000 sq. ft. in favour of the Mr. Harsh Divecha, sole proprietor of Divecha Glass

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S. J. Parekh  
 Mrs. S. M. Thakkar  
 Mr. M. S. Parekh  
 Mrs. A. J. Jaisani

**PURNANAND & CO.**  
 (REGD.)  
 ADVOCATES & SOLICITORS

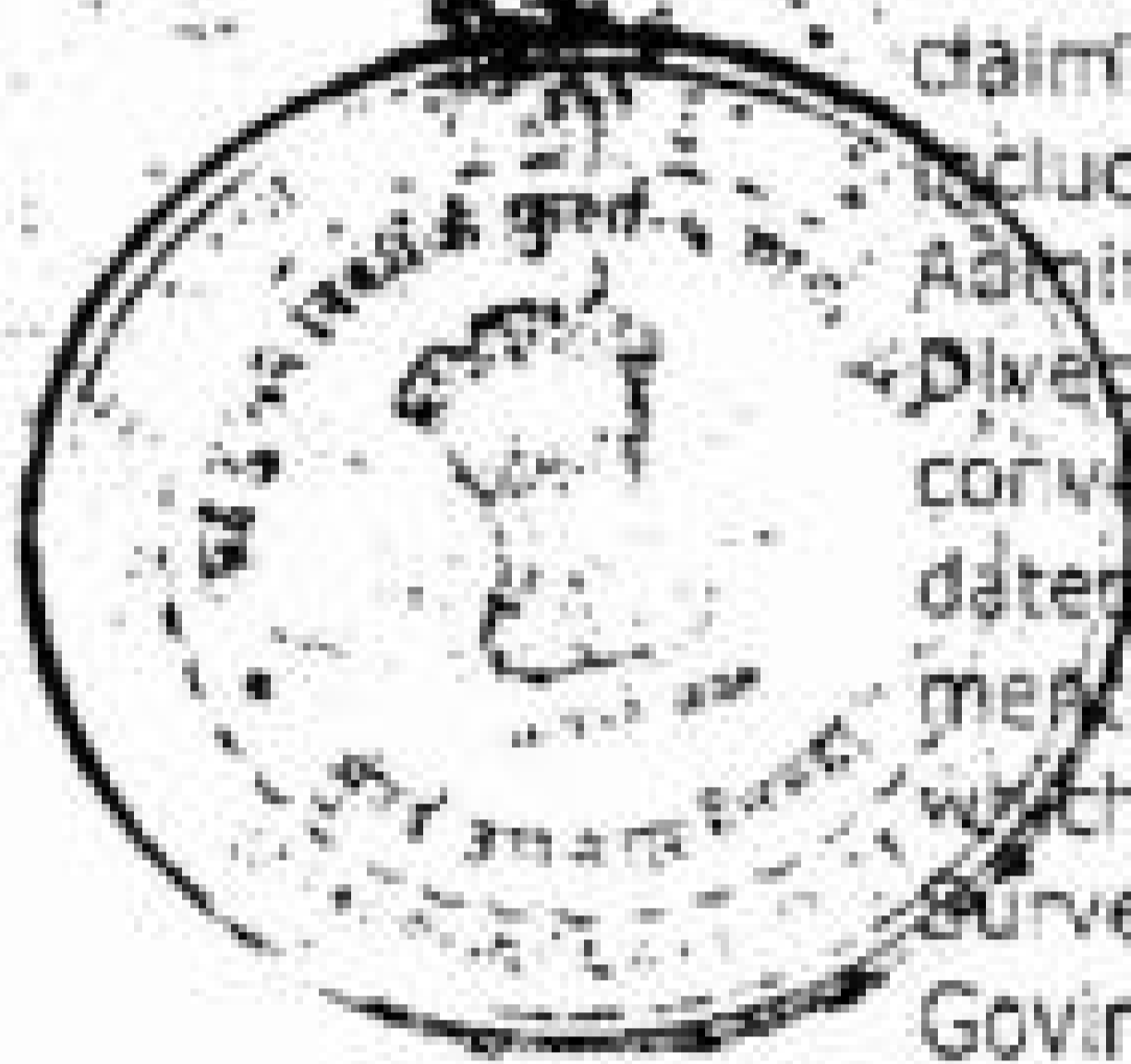
FORT CHAMBERS, 'C',  
 2ND FLOOR,  
 55 TAMARIND LANE,  
 FORT, MUMBAI - 400 023.  
 PHONE : 2265 0883 / 4017 81  
 FAX No. : (022) 2265 0940  
 E-mail : purna@vsnl.com  
 purnanand@airtelmail.in

Enterprises. The said Harsh Divecha agreed to surrender tenancy rights in respect of the said tenanted premises and hand over quiet and peaceful possession to Kunjalata Divecha.

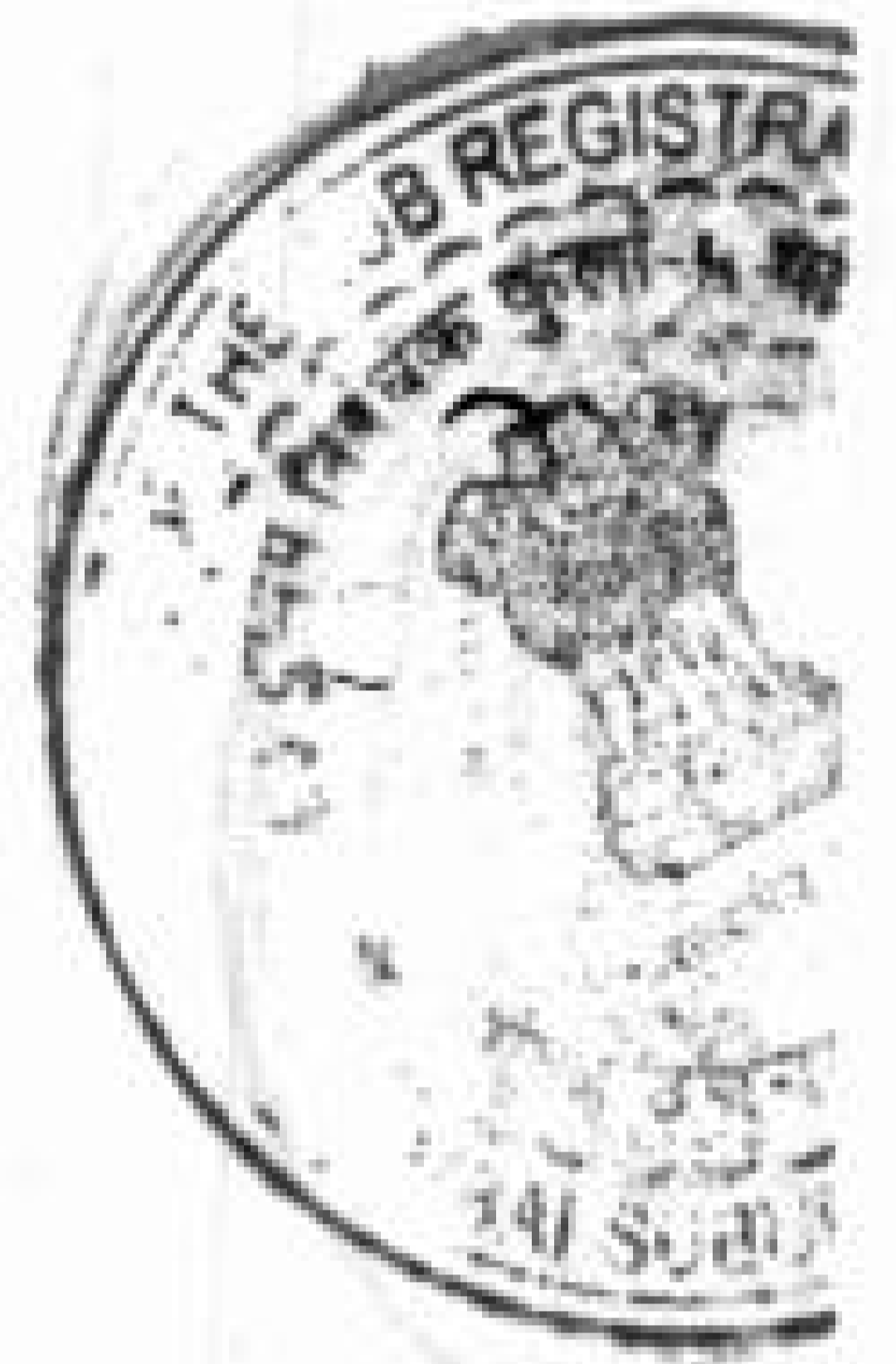
7. By a Deed of Conveyance dated 14<sup>th</sup> June, 2010 drawn with the office of Sub-Registrar at Bandra under S. No. 05694-2010, the said Kunjalata Divecha with the consent of Harsh Divecha, sole proprietor of Divecha Glass Enterprises transferred & conveyed the said Property to you at consideration and on the terms & conditions contained and handed over permission thereof to you and handed over vacant possession thereof to you.
8. By letter dated 29<sup>th</sup> October, 2010 addressed by the Labour Commissioner to Municipal Commissioner, MCGM, Labour Commissioner Conveyed their NOC to MCGM for development of the above property.
9. MCGM by its letter dated 22<sup>nd</sup> December, 2010 bearing Ref. No. CHE/4885/DPES granted permission for change in of User of the said property from Industrial to Residential purpose on the terms & conditions therein contained. In accordance with the said permission 5% of the plot area admeasuring 205.31 sq.mts. is required to be handed over to MCGM, as amenity open space.
10. You have agreed to borrow from Thane Bharat Sahakari Bank Ltd. a sum of Rs. 7 crore and as a security for repayment thereof created Mortgage over the said property along with building being constructed thereon in favour of the Thane Bharat Sahakari Bank Ltd. In accordance with the terms of the Mortgage dated 5<sup>th</sup> October, 2011, whenever you intend to sale shops/flats in the building being constructed by you on the said property you are required to obtain NOC to release the charge, which shall be granted on the condition that all the payments towards the purchase of the flats/shops has to be made in favour of the said Bank a/c M/s. Skyline Great Hills.
11. We have to inform you that pursuant to the public notice issued by us some of the persons claiming to be the heirs and legal



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representatives of Joma Mahadu Patil and Bama Mahadu Patil claimed that the land bearing Survey No.75, Hissa No.5 is ancestral property and they have undivided share therein. They claimed that Suit bearing No. 1212 of 1991 as well as counter claim filed therein, is in respect of various joint properties including the said land bearing Survey No.75, Hissa No.5. Admittedly neither you nor your predecessor, Mrs. Kunjalata Divecha are party to the said proceedings. The said land is conveyed to Mrs. Kunjalata Divecha by Deed of Conveyance dated 3<sup>rd</sup> February, 1966. Deed of Conveyance specifically mentions that the said land originally part of the joint family which has since been separated and the said land bearing Survey No. 75, Hissa No. 5 came to the share of Krishnabai Govind Patil w/o Govind J. Patil and in fact heads of other branches were Confirming Parties to the said Conveyance. Even otherwise to their knowledge since last more than 55 years i.e. from February, 1966 till execution of the Conveyance dated 14<sup>th</sup> June, 2010 the said property was transferred in favour of Mrs. Kunjalata Divecha as owner thereof and she was in use occupation and physical possession as owner thereof and after execution of conveyance in your favour, you are in actual and physical possession of the above property as owner thereof. Thus in our view they have no rights in respect of land bearing Survey No.75, Hissa No.5 and in any event remedy, if any, is now barred by law of limitation. Even otherwise neither you nor your predecessors Mrs. Kunjalata Divecha are party to the said Suit No.1212 of 1991 and/or counter claim filed therein and as such Order if any, passed therein cannot affect your rights and therefore in our view, claims made by some of the heirs and legal representative of late Joma Patil & another has no merits.



12. We are informed that necessary Application is made by you to bring your name on the Revenue Records in place of Mrs. Kunjalata Divecha, the said Application is still pending and in the Revenue Records above property still stands in the name of Mrs. Kunjalata Divecha.

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S. J. Parekh  
 Mrs. S. M. Thakkar  
 Mr. M. S. Parekh  
 Mrs. A. J. Jaxani

**PURNANAND & CO.**  
 (REGD.)  
 ADVOCATES & SOLICITORS

FORT CHAMBERS, C,  
 2ND FLOOR,  
 65 TAMARIND LANE,  
 FORT, MUMBAI - 400 023.  
 PHONE : 2265 0893 / 4017 8181  
 FAX No. : (022) 2265 0940  
 E-mail : purna@vsnl.com  
 purnanand@airtelmail.in

13. Subject to what is stated hereinabove and also subject to the Mortgage created by you in favour of Thane Bharat Sahakari Bank Ltd., your title to the above property, including 5% amenity space admeasuring 205.31 sq.mts., which is required to be to MCGM, is clear and marketable free from reasonable doubts.

Dated this 24<sup>th</sup> day of May 2013.

For M/s. Purnanand &

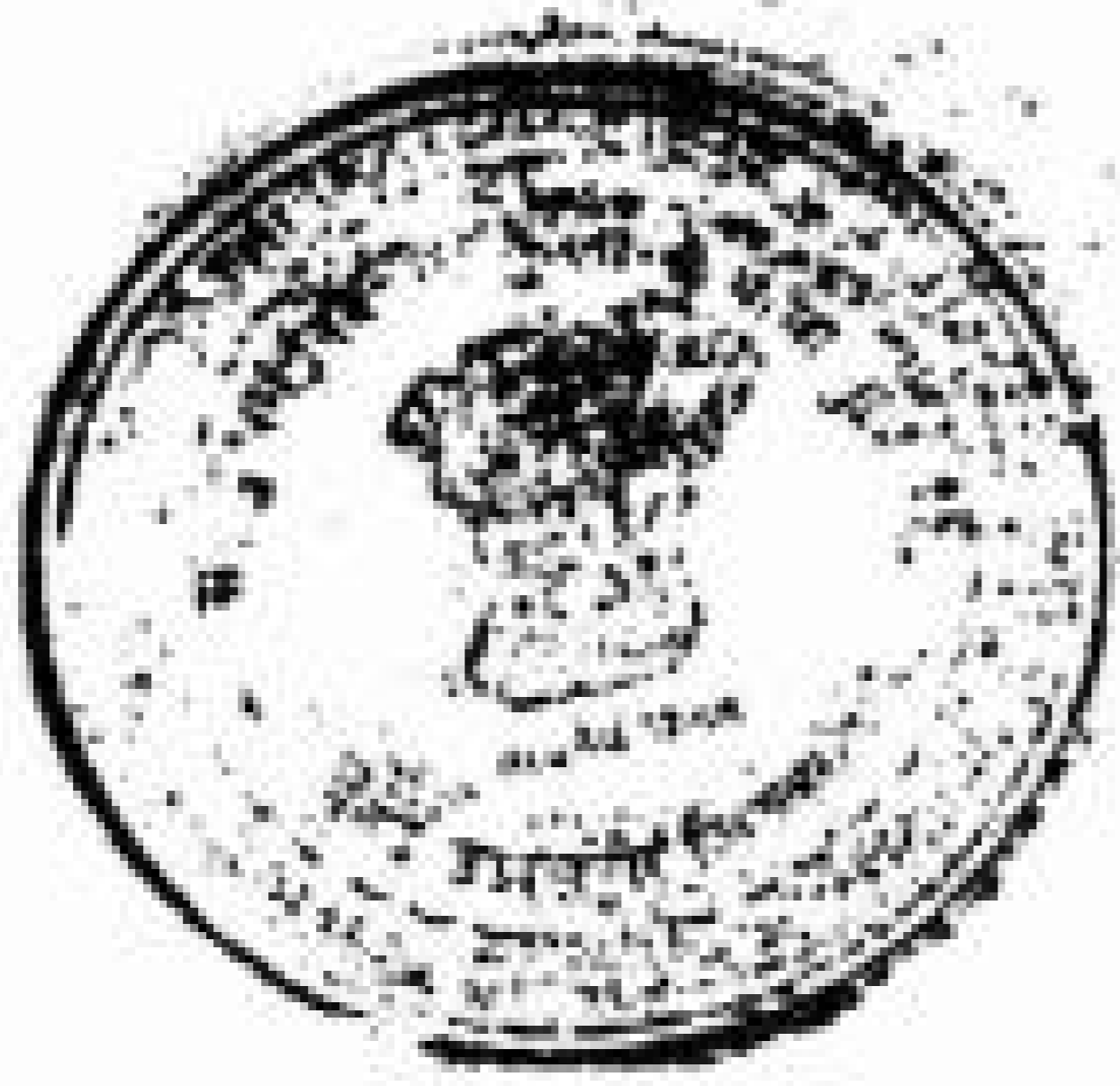
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Partner



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**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.**  
(Multi-State Scheduled Bank)

ANDHERI (EAST) BRANCH : Shop No. 08 & 108, Town Centre, Near Mittal Industrial Estate, Andheri Kurba Road, Andheri (East), Mumbai - 400 069. • Tel. 8188 0777 • Telefax : 8189 0722 • Email : andheri@bharatbank.co.in

2090	24	908
Date : 22.09.2017		

REF No. BCB/ANE/CREDIT/ 1317 /2017

To:  
**M/s. SKYLINE GREATHILLS**  
Skyline Sparkle, Opp. W.M.I. Cranes,  
Subhash Road, Bhandup Village Road,  
Nahur (West), Mumbai- 400 078.

Sir/Madam,

**Sub : NOC for Sale of Flat No. C/901 Building know as "Skyline Sparkle"**

With Reference to your Letter dated 14/09/2017 regarding NOC for sale of Flat No. C/901, which is presently mortgaged to the Bank, we write to inform you that we have No objection for sale of said flat subject to the following :-

1. 70% of Sale proceeds to be credited to RERA Account with us and proposed 30% will be adjusted in Working Capital Loan Account.
2. Copy of Agreement for Sale of above mentioned Flat should be submitted to the Bank.
3. Name of the Bank must be mentioned in the sale agreement.

Kindly acknowledge .

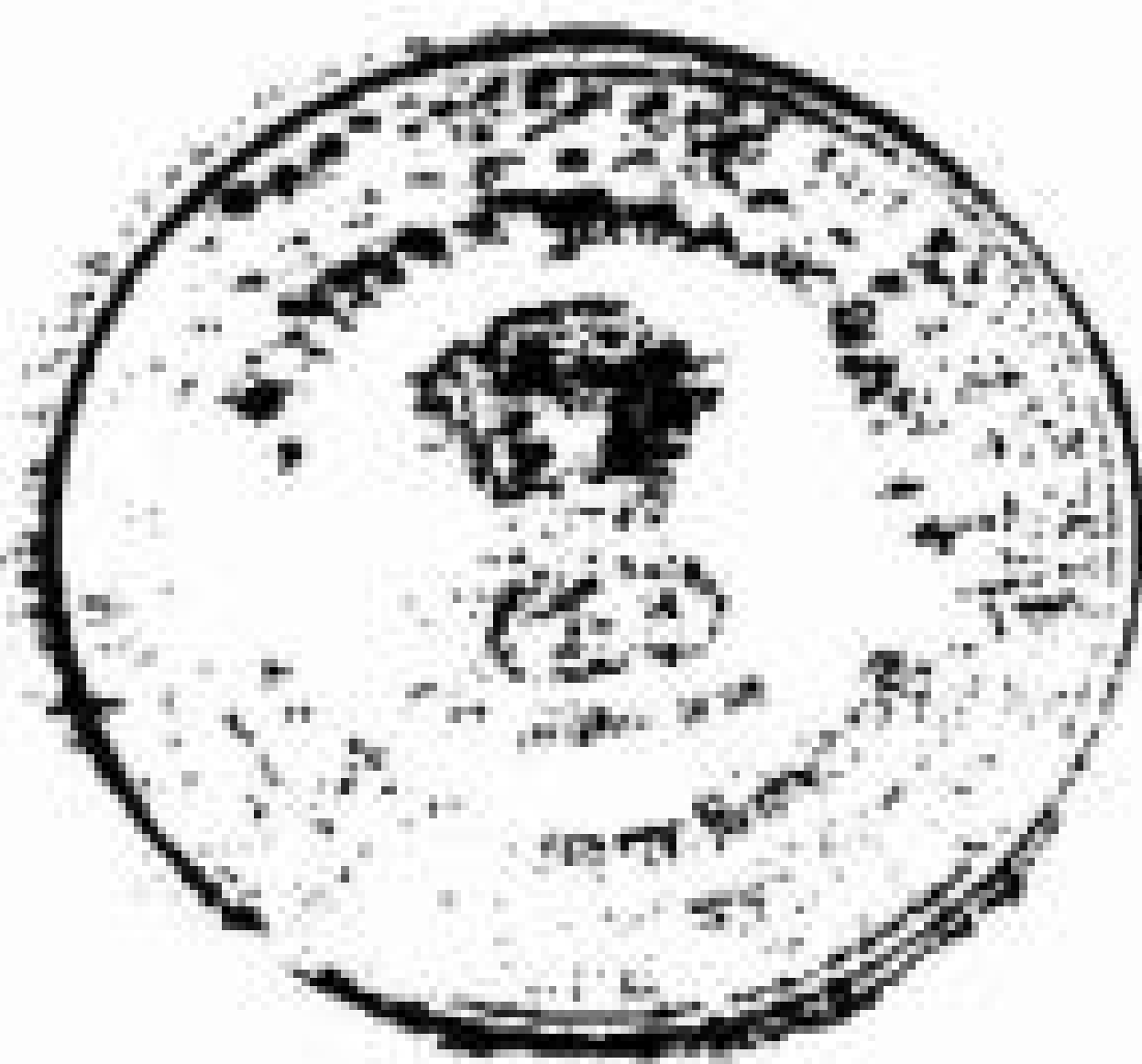
For **BHARAT CO-OP. BANK (MUMBAI) LTD.,**

**V. M. SALIAN**  
DY. GEN. MANAGER



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**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 : **P51800001500**

**Project: Skyline Sparkle Wing C , Plot Bearing / CTS / Survey / Final Plot No.:393 at Kurla, Kurla, Mumbai Suburban, 400078.**

1. **Skyline Greathills** having its registered office / principal place of business at Tehsil: **Kurla, Mumbai Suburban, Pin: 400078.**

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 Rules of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Code of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter to be maintained in a schedule bank to cover the cost of construction and the land cost to be used 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 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 **28/07/2017** and ending with **31/12/2019** 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

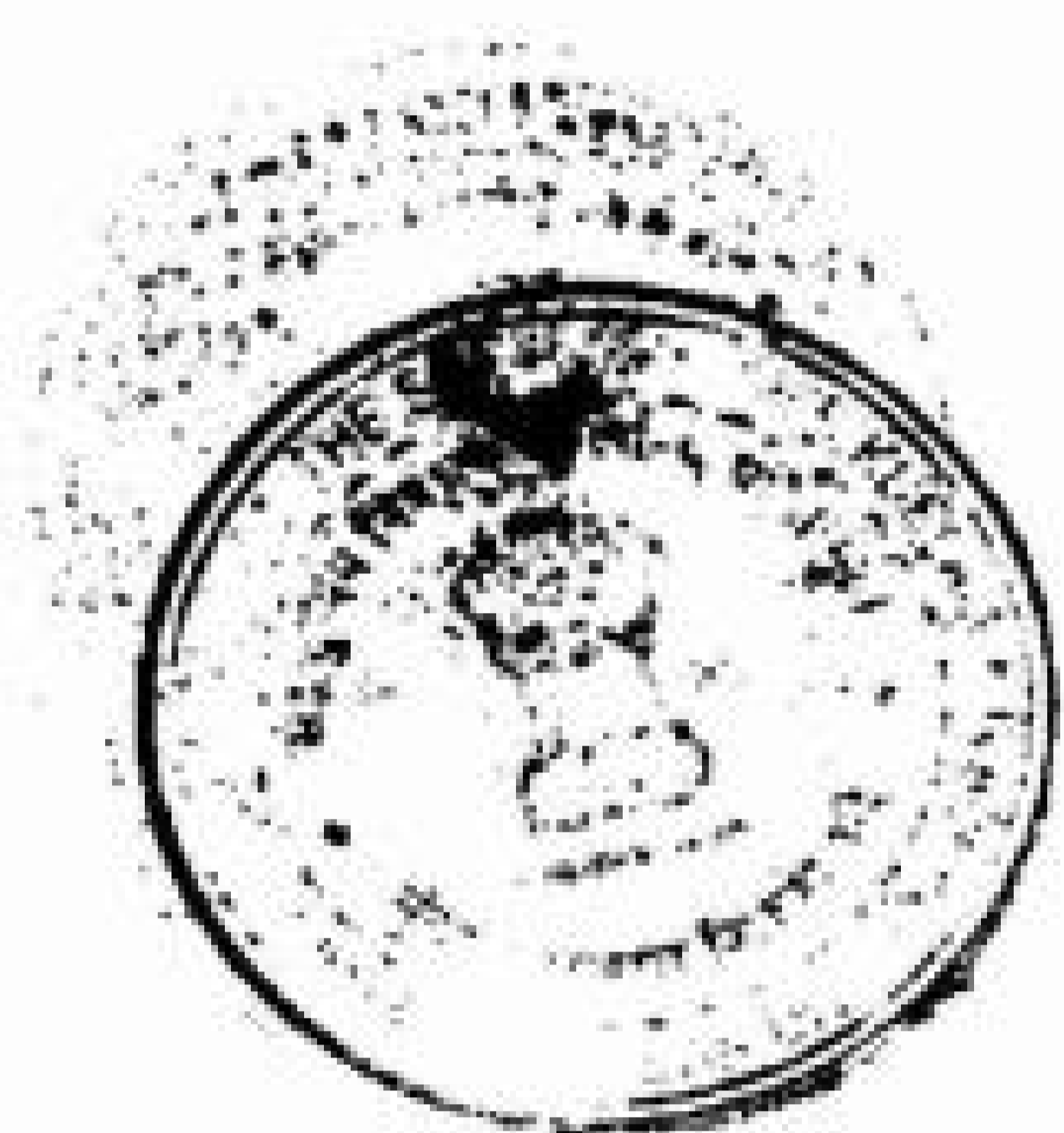
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/28/2017 1:13:51 PM

Dated: 28/07/2017  
Place: Mumbai

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

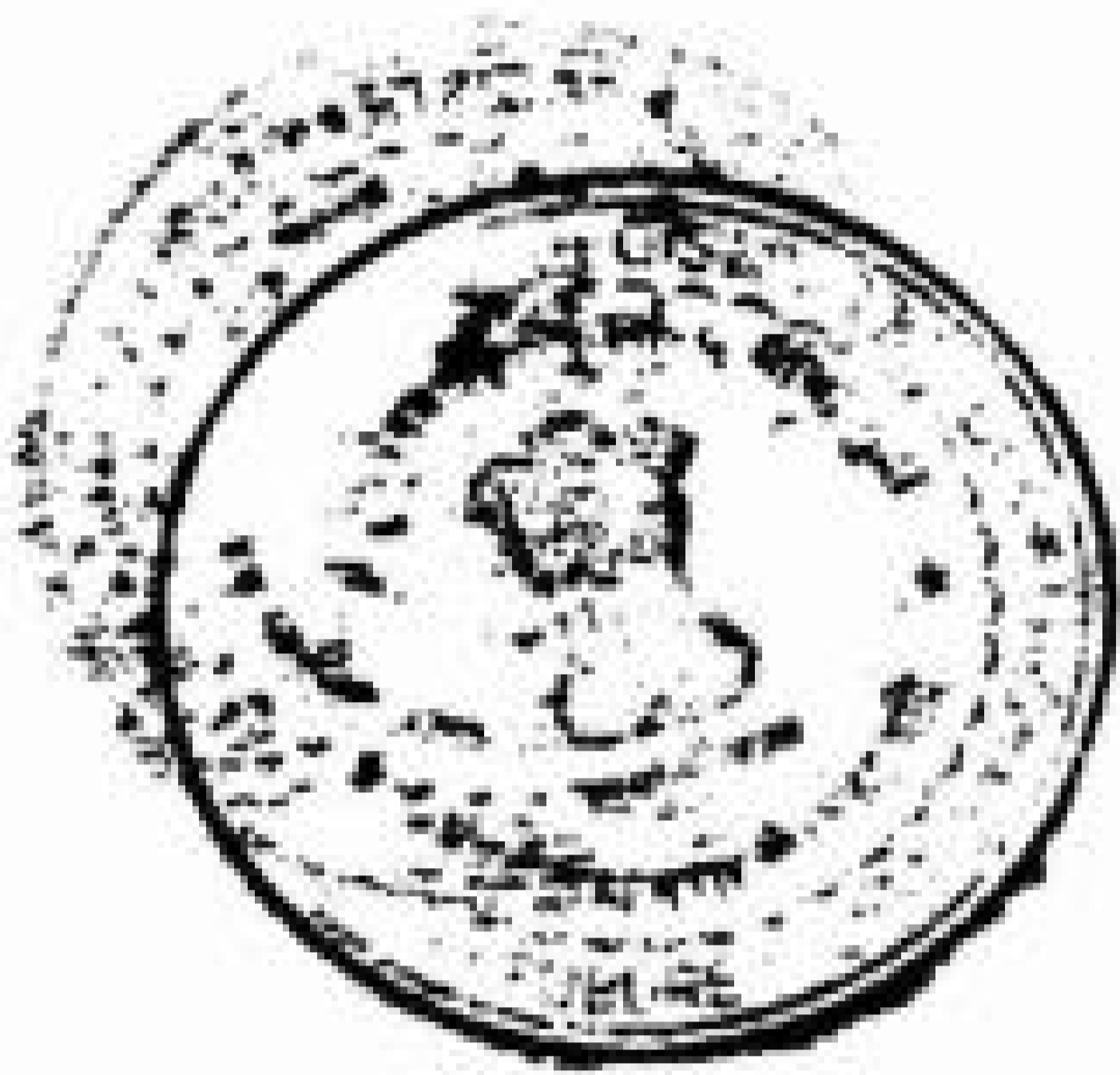
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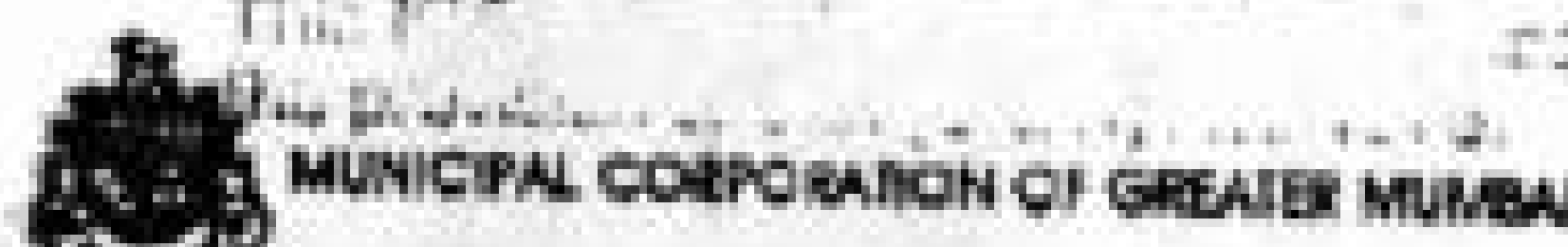


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346  
Form 68

In replying please quote No. and date of this letter.

Valid upto 1.1 JAN 2012.



**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/ESI/0475/S-T/337(NEW) of  
CE/1280/BPES/AS 2 JAN 2011

**MEMORANDUM**

To,  
Shri. Jatin V. Daisaria partners of M/s. Skyline great hills  
C-104, Parshant Apt. opp. IT main gate powai, Mumbai, 400075

Municipal  
Mumbai



With reference to your Notice, letter No. 2930 dated 16/7/11 and details of the plans, Sections Specifications and description and further particulars and details of your proposed Expanded Building on Plot bearing CT No. 399 furnished to me under your letter, dated [blank] I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

**A : CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**

- 1 That the work shall not be carried out between 7.00a.m. to 7.00p.m.
- 2 That the qualified registered site supervisor through architectural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
- 3 That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequences of settlement of floors and plinth filling etc.
- 4 That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & removal from S.G. shall not be submitted.
- 5 That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
- 6 That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
- 7 That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
- 8 That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
- 9 That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
- 10 That the N.A. permission from the Collector of Bombay shall not be submitted.
- 11 That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
- 12 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 13 That the carriage entrance shall not be provided before starting the work.
- 14 That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
- 15 That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of

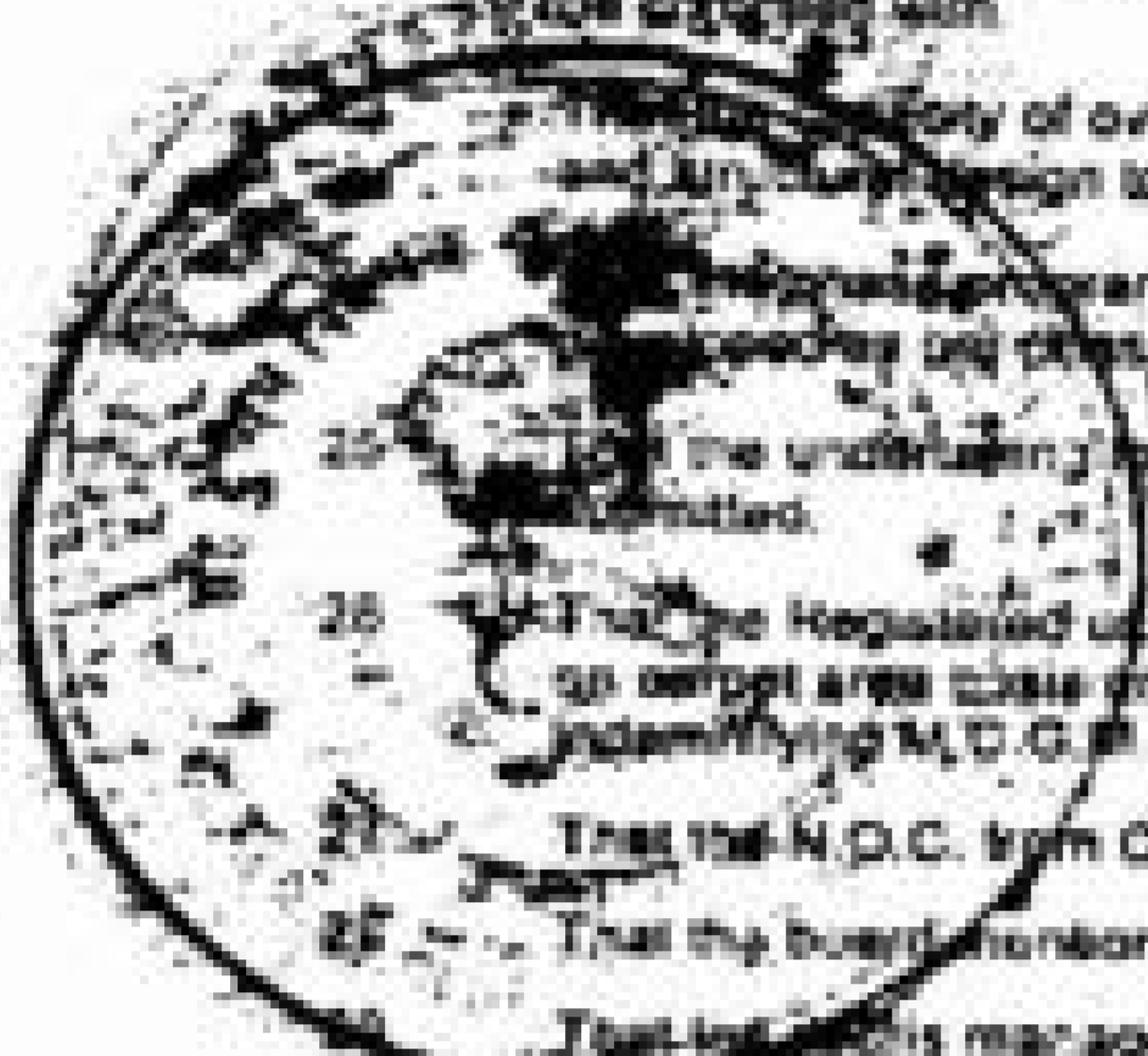
*[Handwritten signature and notes]*



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CE/ 12-8/2015/15 JAN 2011

- abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
- 15 That separate P.R. Cards for each sub-divided plots, road etc. will not be submitted.
  - 16 That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
  - 18 That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
  - 19 That the registered undertaking agreeing to form Co-op. society for commercial premises will not be submitted before starting the work.
  - 20 That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
  - 21 That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
  - 22 That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
  - 23 That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and his approval to that effect admitted before requesting to grant commencement certificate.
  - 24 That the programme for infrastructure development will not be submitted and got approved and will not be covered by these programme.
  - 25 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
  - 26 That the Registered undertaking shall not be submitted by the owner/ builders / developers to sell the tenements / flats on carpet area basis only and to abide the provisions of MOFA Act, amended up to date and indemnity bond indemnifying M.C.C. and its officers from any legal complications arising due to MOFA Act.
  - 27 That the N.O.C. from Chief Eng (M&E) for artificial ventilation shall not be submitted.
  - 28 That the board mentioning the name of Architect/Driver shall not be displayed on site.
  - 29 That the site's management plan shall not be submitted to S.W.M. Department.
  - 30 That the necessary remarks for laying of final construction of S.W.D. will not be obtained from Dy.Ch.E (S.W.D.) City & Central cell, before final C.C. and compliance of said remarks will not be insisted before granting final C.C. for the building.
  - 31 That the requirements as per circular no. GS/PO/12307 of 17.3.2005 shall not be complied with during the execution of work.
  - 32 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
  - 33 That the authorized private pest control agency will not be appointed for any larval treatment.
  - 34 That the N.O.C. from Insecticide Officer shall not be submitted.
  - 35 That the consent from all occupants shall not be obtained before starting demolishing of structure which structure is / and proposed to be demolished.
  - 36 That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
  - 37 That the commencement certificate under Sec. 45(9)(1)(a) of the M.R. & T.P. Act shall not be obtained before starting the proposed work.
  - 38 That the compound wall shall not be constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
  - 39 That the low lying plot shall not be filled up to reduced level of atleast 82 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be levelled, rolled, consolidated and sloped towards road side before starting the work.
  - 40 That the specification for layout/D.P. for access road/development of setback land shall not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land shall not be developed accordingly including providing street lights and S.W.D., the completion certificate shall not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
  - 41 That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(X) will not be submitted by him.
  - 42 That the Indemnity Bond indemnifying the Corporation for any action pending on existing structure, any legal dispute of plot, ownership, accident, damage risks, no nuisance to neighbourhood and occupants etc will not be submitted.



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- 43 That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos. 456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PO/11945/1 dated 2.2.2008 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
- 44 That the regular/conditioned/ proposed lines and reservations will not be got demarcated at site through A.E. (Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.
- 45 That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
- 46 That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
- 47 That the N.O.C. from concerned electric power supply company will not be obtained and the any. will not be complied with before occupation certificate/B.C.C.
- 48 No due pending certificate from A.E.W.W. S Ward will not be submitted before C.C.

**B : CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**

- 1 That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

**C : GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

- 1 That some of the drains will not be laid internally with C.I pipes.
- 2 That the dust bin will not be provided as per C.C.'s circular No.CE/226/11 of 28.6.1978.
- 3 That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- 4 That 10 ft wide paved pathway upto staircase will not be provided.
- 5 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 6 That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
- 7 That the parking spaces shall not be provided as per D.C.Regulation No.38.
- 8 That B.C.C. will not be obtained and I.O.D and debris deposit etc.will not be claimed for refund within a period of 5 years from the date of its payment.
- 9 That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
- 10 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
- 11 That one set of plans mounted on canvas will not be submitted.
- 12 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 13 That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.



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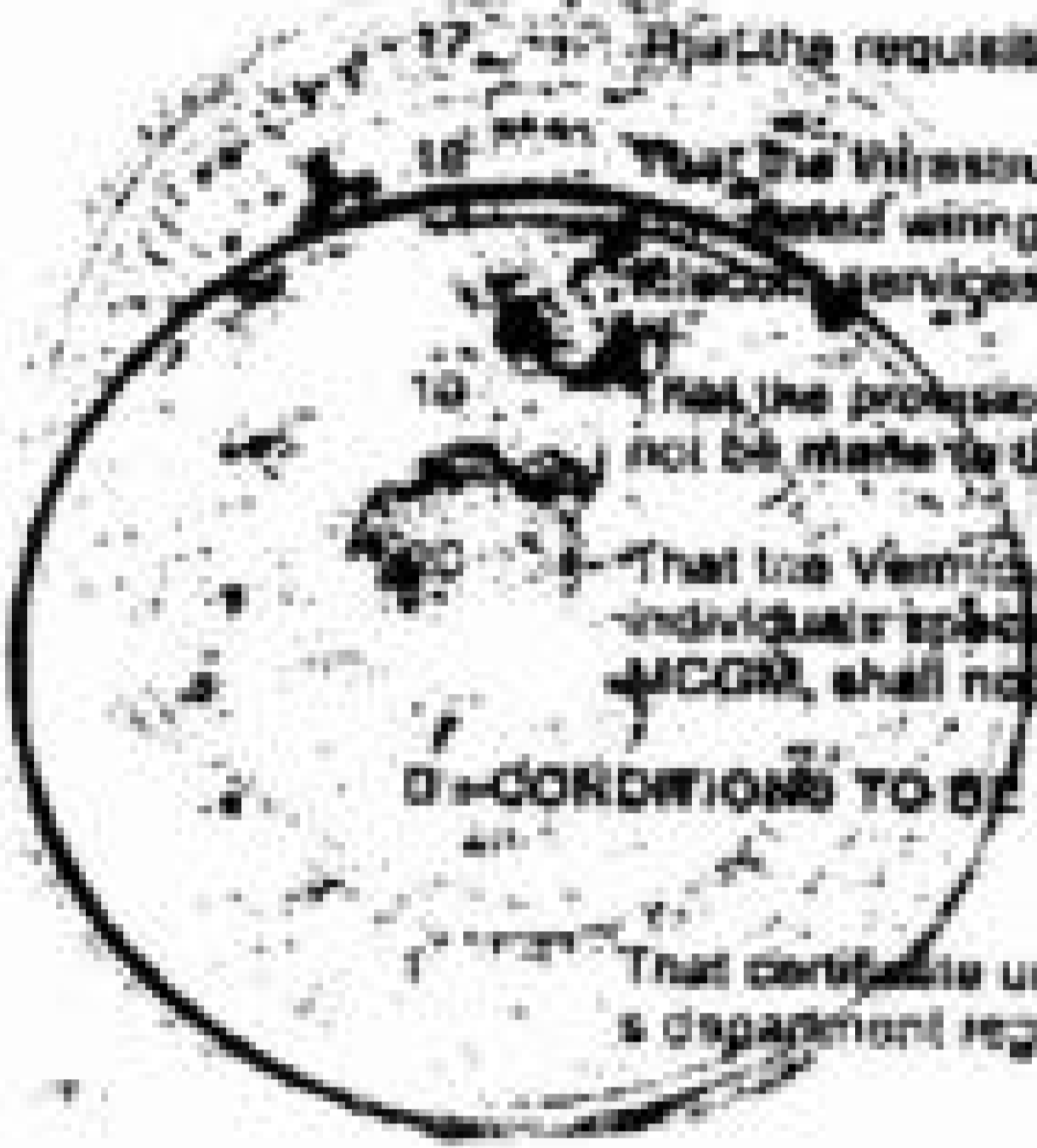
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CE/ 1280/BPES/AS 12 JAN 2011

- 14 That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor level.
- 15 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Office with a provision of temporary but safe and stable ladder etc.
- 16 That the final NOC from S.G. shall not be submitted.
- 17 That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
- 18 That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, cabling wiring inside the flat/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 19 That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 20 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

**CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**

That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply department regarding adequacy of water supply.



*[Signature]*  
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- ( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof or public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirement but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of but not so to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.  
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, <sup>sdt</sup> Building Proposals, Zone, Wards.



**SPECIAL INSTRUCTIONS**

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY
  2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
  3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth or base-
    - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
    - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (150 cms.) of such building.
    - c) Not less than 52 ft. (28.05 m) above Town Hall Datum.
  4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be re-assessed under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
  5. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.
  6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of Bombay Municipal Corporation Act.
  7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
  8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.
- Attention is drawn to the notes Accompanying this Intimation of Disapproval



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No. ER/CE/ 12-80 DEFS / 2011 12 JAN 2011

NOTES

1) The work should not be started unless objections are complied with

2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and maintained till the completion of the construction work.

3) Temporary provision on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for construction material shall be demolished before submission of building completion certificate and receipts signed by Architect submitted along with the building completion certificate.

4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers before starting the work.

5) Water connection for construction purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks metal, sand, pebbles, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc. without obtaining prior permission from the Ward Officer of the area.

8) The work should not be started unless the manner in obviating all the objection is approved by this department.

9) No work should be started unless the structural design is approved.

10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road or footpath.

12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.

13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.

16) Flow of water through adjoining building or culvert, if any should be maintained unobstructed.

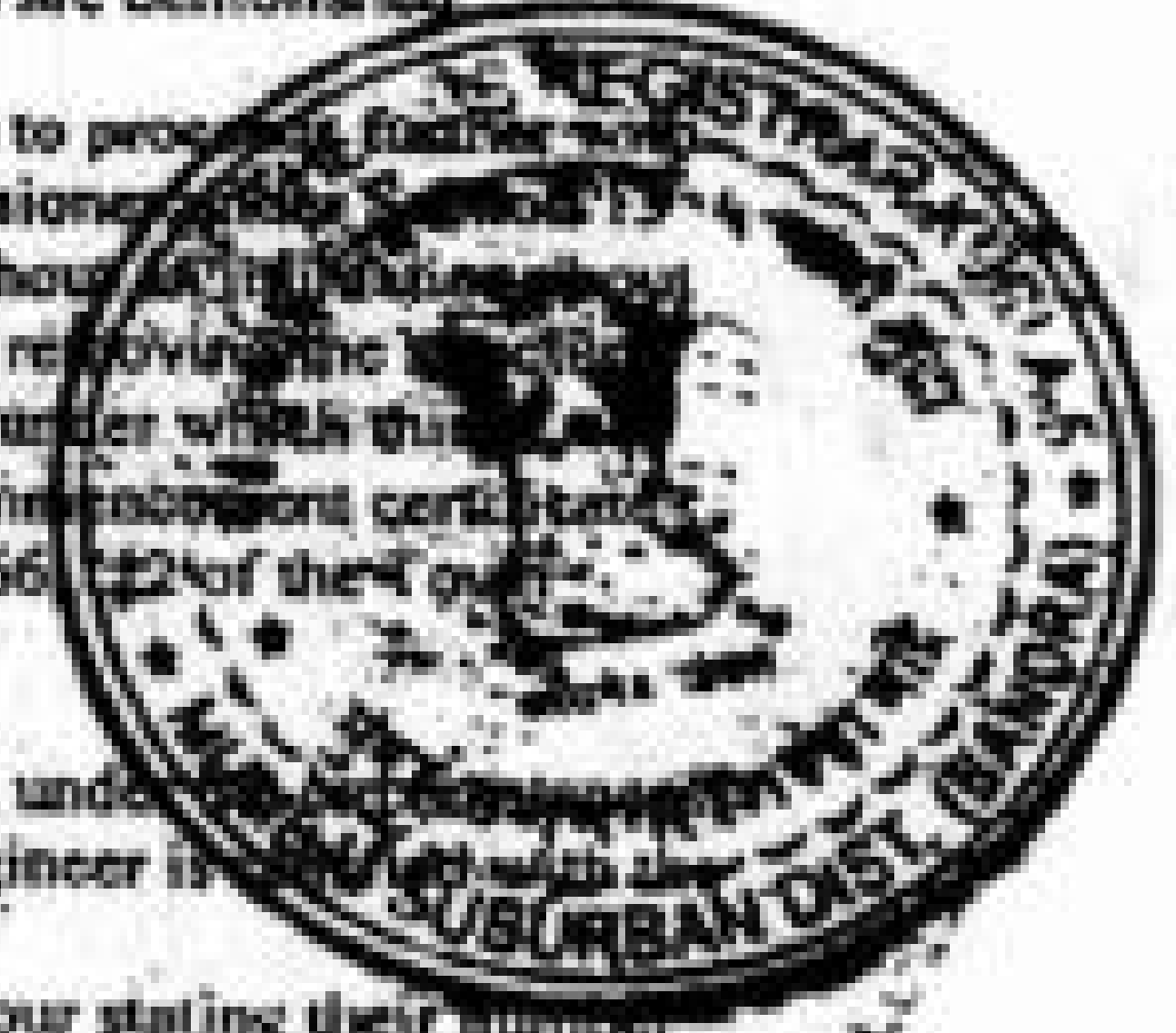
  
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- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under sub-section (h) (H) of the Rent Act and in the event of your proceeding with the work either without or with the No Objection Certificate commencing the work under Section 347(1) (a) or your starting the work without removing the structure proposed to be removed the act shall be taken as a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanctioned will be revoked and the entire No Objection Certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966 (22 of the Maharashtra Regional and Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenant, under the following conditions the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:
  - i. Specific plans in respect of existing or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the naharis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for cuping over compound wall.



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- 32) a Louvers should be provided as required by ByeLaw No. 5 (b)  
 b Lintels or Arches should be provided over Door and Windows opening  
 c The drains should be laid as require under Section 234-1(a)  
 d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.




*[Signature]*  
 12/01/11  
 Executive Engineer, Building Proposals  
 Zones ..... wards. D-1/C



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/0476/S-T/337(NEW)  
**COMMENCEMENT CERTIFICATE**

To,

Sir,

With reference to your application No. CHE/ES/0476/S-T/337(NEW) Dated. 25/1/2017. 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 34 of the said Act dated 25/1/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in the development of on plot No. - C.T.S. No. 393 Division / Village / Town Planning Scheme No. Bhandrupur, S Ward, Road / Street in S 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. Jitendra C. Siddhpura Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4/4/2012



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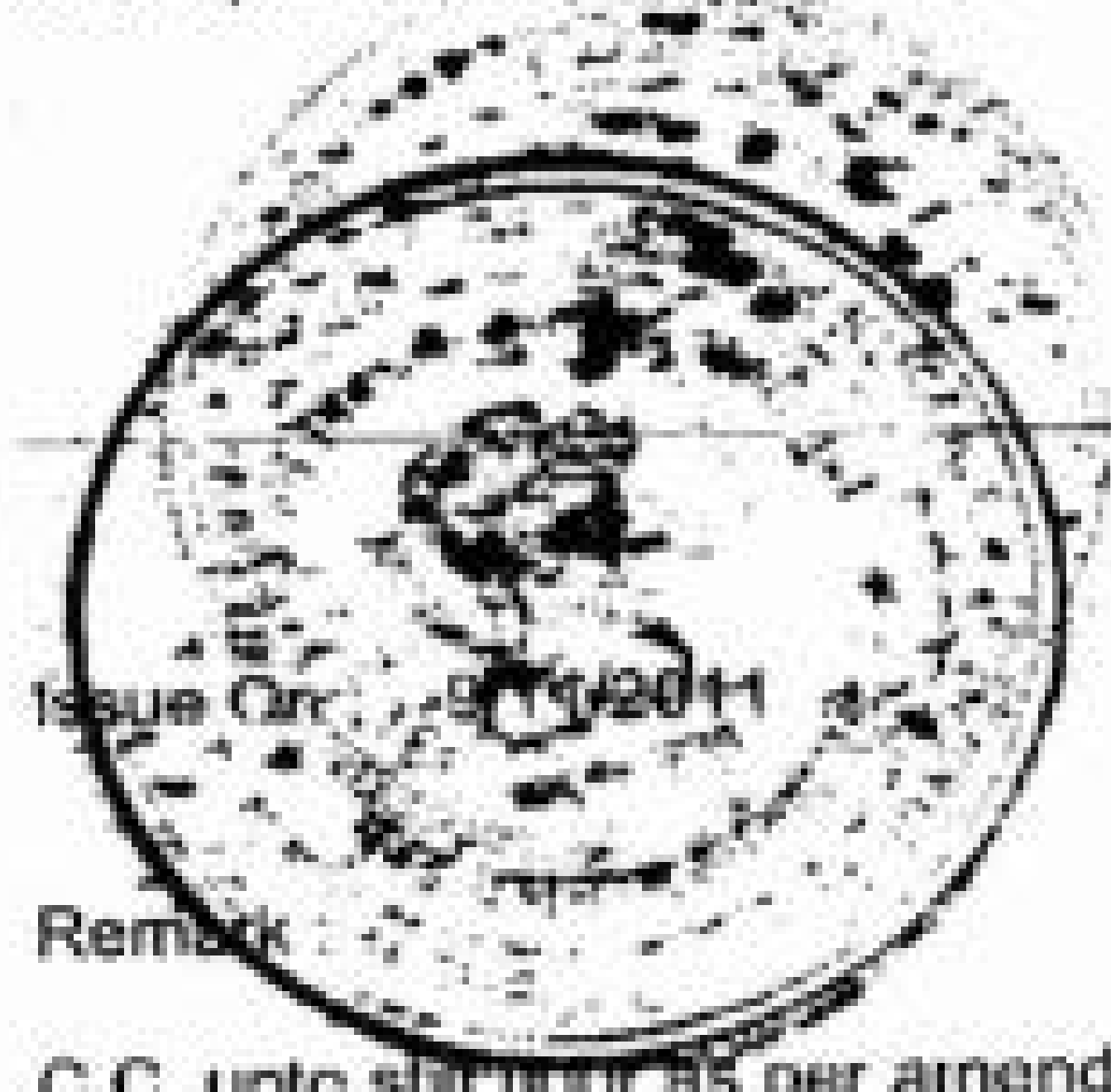
Issue On : 5/4/2011

Valid Upto : 4/4/2012

Remark :

C.C. upto still floor as per approved plans dated 12/01/2-11

Approved By  
P.P.Raut



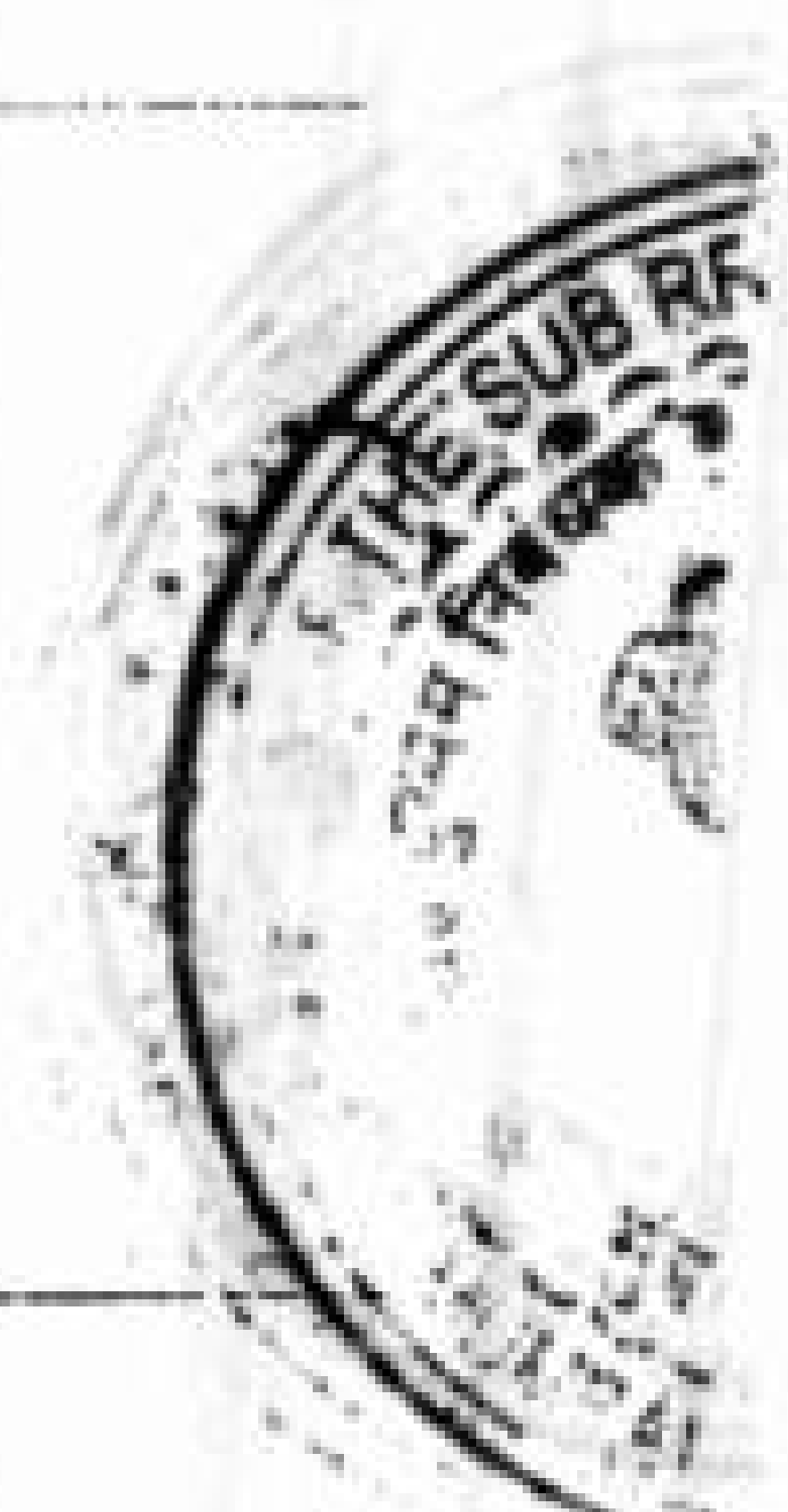
Issue On : 9/11/2011

Valid Upto :

Remark :

C.C. upto still floor as per amended approved plans dated. 26/07/2011

Approved By  
P.P.Raut  
Executive Engineer



Issue On : 24/1/2013

Valid Upto :

Remark :

- i) C.C. upto 6th upper floor for bldg. No.2 except podium as per approved amended plans dated.07/12.2012
- ii) C.C. upto plinth for extension of shop at ground floor level for bldg. No.2 as per approved amended plans dated.07/12/2012

Approved By  
J.H.Talreja  
Executive Engineer

Issue On : 15/2/2013

Valid Upto :

Remark :

C.C. upto basement top with connecting bldg. No.2 as per approved amended plans dated,07/12/2012

Approved By

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J.H.Talreja  
Executive Engineer

Issue On : 29/6/2013 Valid Upto :

Remark :

C.C. upto 11th floor for wing 'A' and 'B' as per approved plans dated.20/05/2013



Issue On : 14/11/2014 Valid Upto : 13/11/2015

Remark :

C.C. upto top of 20th floors of wing A and B. as per approved amended plans dated 29.05.2014 by restricting C.C. of wing C.

Approved By  
A.C.Wade  
Executive Engineer

Issue On : 9/9/2016 Valid Upto : 8/9/2017

Remark :

C.C. upto top of 5th floor of wing C as per approved amended plan dated 29.05.2014

Approved By  
J.C. Siddhapura  
Assistant Engineer (BP)

Issue On : 26/1/2017 Valid Upto : 25/1/2018

Remark :

Approved By



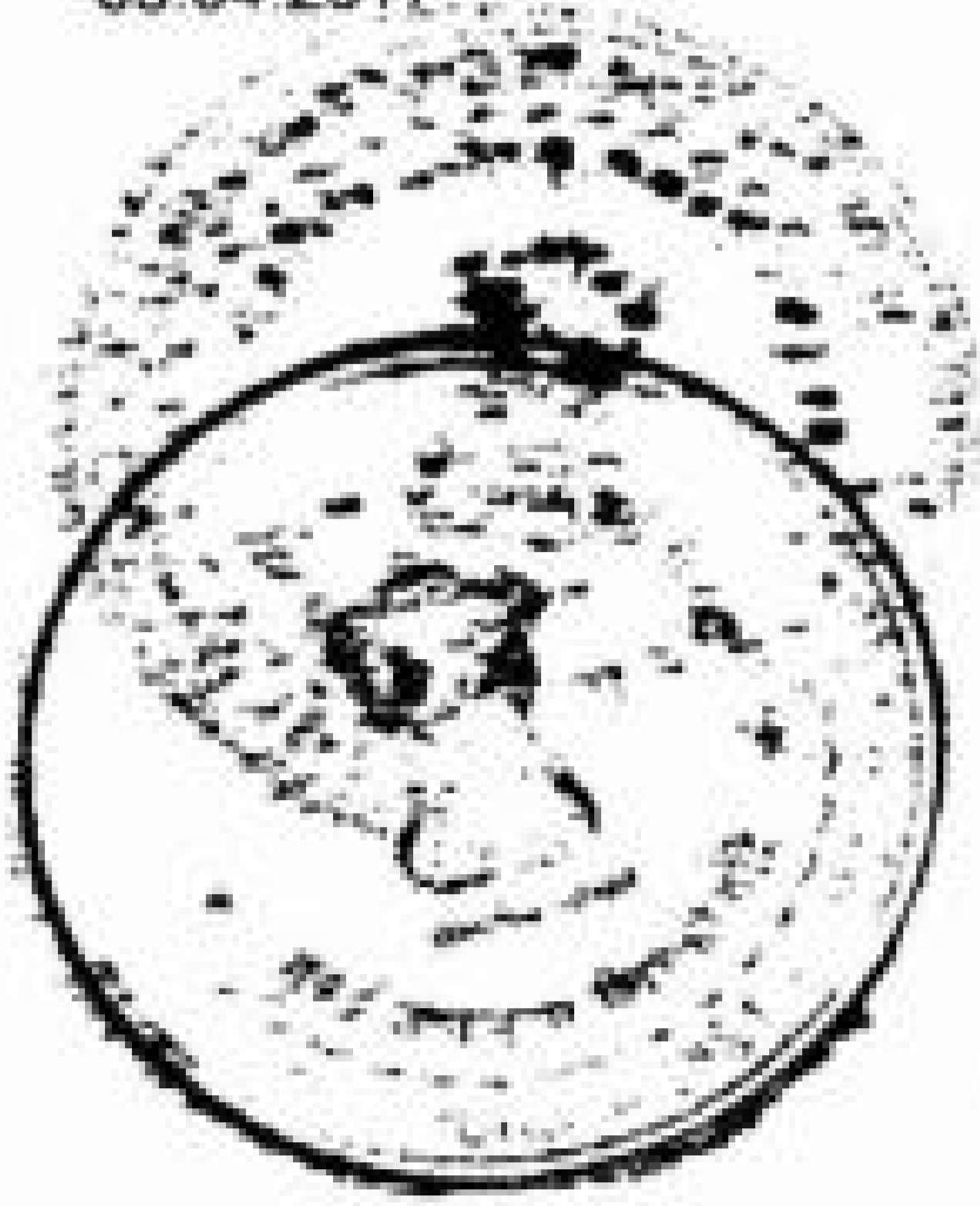
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Issue On : 19/5/2017

Valid Upto : 4/4/2018

Remark :

Further CC for Wing-C upto 14 th(pt) floor i.o. excluding flat no.1 as per approved amended plans dated 03.04.2017.



Name : Milindra Chhaganlal  
Siddhpura  
Designation : Assistant  
Engineer  
Organization : Personal  
Date : 19-May-2017 20:  
41:36



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

Assistant Engineer - Building Proposal  
Eastern Suburb S Ward Ward

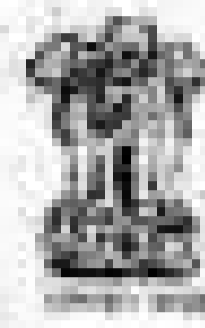
Cc to :

1. Architect
2. Collector Mumbai Suburban /Mumbai District

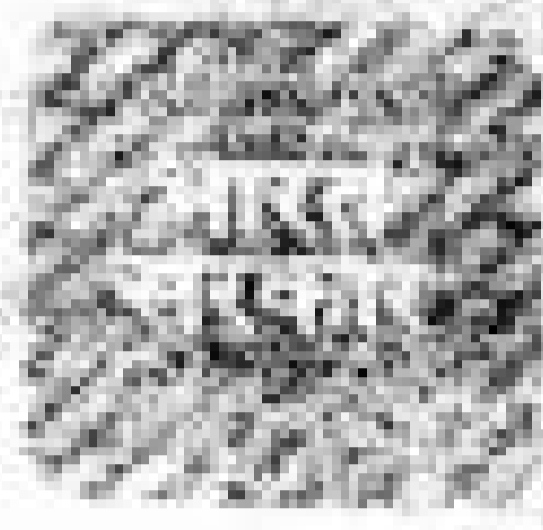


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आयकर विभाग  
INCOME TAX DEPARTMENT  
SKYLINE GREATHILLS



भारत सरकार  
GOVT. OF INDIA



08/04/2004

Permanent Account Number

ABAFS1107R

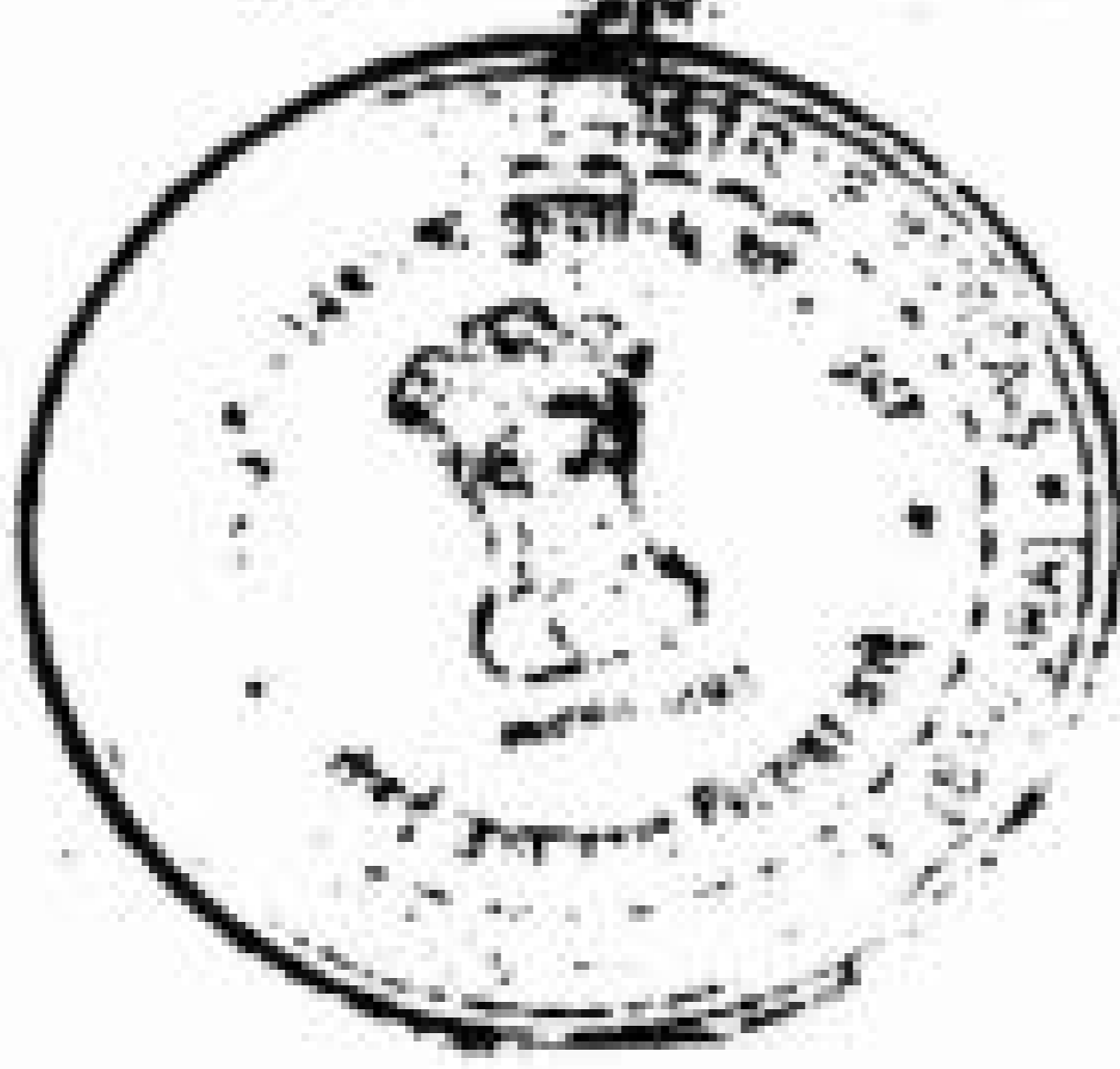
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इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित  
आयकर देन सेवा इकाई, एनएसडी एन  
5 वीं मंजिल, मात्री स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8  
मॉडल कॉलोनी, दीप बंगला चौक, पुणे  
पुणे - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
5th floor, Maatri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: timinfo@nsdl.co.in

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पावती

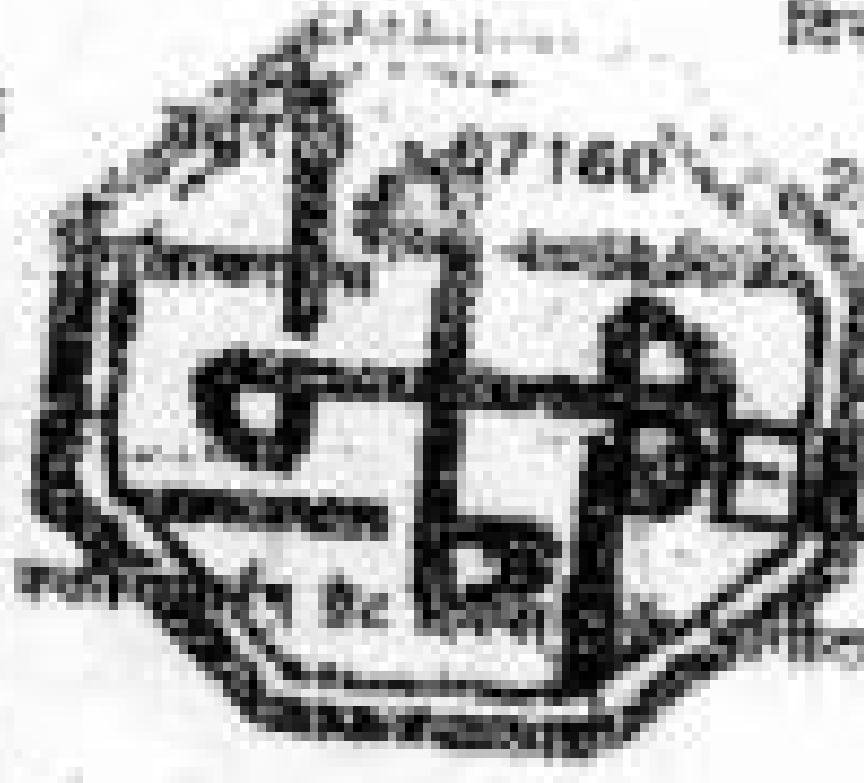
पत्राची नाम धर्त

पावती क्र. : 7176

दस्तावेजाचा अनुक्रमणिका

दिनांक 29/07/2010

दस्तावेजाचा प्रकार



पावती प्राप्त झाल्याची नोंद घेतली आहे. (१) (२) (३) (४) (५) (६) (७) (८) (९) (१०) (११) (१२) (१३) (१४) (१५) (१६) (१७) (१८) (१९) (२०) (२१) (२२) (२३) (२४) (२५) (२६) (२७) (२८) (२९) (३०) (३१) (३२) (३३) (३४) (३५) (३६) (३७) (३८) (३९) (४०) (४१) (४२) (४३) (४४) (४५) (४६) (४७) (४८) (४९) (५०) (५१) (५२) (५३) (५४) (५५) (५६) (५७) (५८) (५९) (६०) (६१) (६२) (६३) (६४) (६५) (६६) (६७) (६८) (६९) (७०) (७१) (७२) (७३) (७४) (७५) (७६) (७७) (७८) (७९) (८०) (८१) (८२) (८३) (८४) (८५) (८६) (८७) (८८) (८९) (९०) (९१) (९२) (९३) (९४) (९५) (९६) (९७) (९८) (९९) (१००)

नोंदणी फी

100.00

पत्रव्यय (अ. ११(१)), पुस्तकाचाही नक्कास (अ. १३(२)),

100.00

कलकाल (अ. १२) व प्रकाशितपत्र (अ. १३) -> एकूण फी (९)

280.00

(P.)

एकूण रु.

आपल्यास हा दस्तऐवज 5:30PM वा वेळेस मिळेल

वि.प.  
 मुख्य निदेशक  
 सहाय्यक निदेशक

वाटपत मुल्य: 0 रु.

पोस्टल: 0 रु.

भारतेले मुद्रांक मुल्य: 500 रु.

सहाय्यक निदेशक कुर्की अ. १  
 धर्त उपनगर विभाग





करल - ५		
93339	14	90E
2096		

The said agreements are required to be lodged for registration with the Sub-Registrar of Assurances.

3. It is not possible for the Partner/s to appear before the sub-registrar of Assurances and MCGM to admit the execution of various agreements of M/s. Skyline Great Hills and MCGM documents respectively.

4. We are therefore appointing 1) Mr. Rohit C. Trivedi son of Shri Chandrakant Trivedi or 2) Mr. Ferambodh B. Jain son of Shri. Bhikanchand Kothari and one to appear before the sub-registrar and to admit execution of the company of the agreement of sale units on ownership basis to various purchasers / confirming party or on lease agreements or leave and license agreement entered and executed by the M/s. Skyline Great Hills.



NOW KNOW YE ALL AND THESE PRESENTS WITNESS that we M/s. Skyline Great Hills do hereby nominate, constitute and appoint 1) Mr. Rohit C. Trivedi son of Shri Chandrakant Trivedi having address at Skyline Oasis, Acme Compound, Premier Road, Wdyavihar, Ghatkopar (W) Mumbai-400086, or 2) Mr. Ferambodh B. Jain son of Shri. Bhikanchand Kothari having address at Skyline Oasis, Acme Compound, Premier Road, Wdyavihar, Ghatkopar (W) Mumbai-400086 (hereinafter referred to as "Our Attorney") to do on our behalf all and several act, deeds and things and hereinafter appearing that is to say:

1. TO APPEAR before the concerned Sub-registrar of Assurances and to lodge and/or submit the execution of the Agreement for sale of units/offices on ownership basis or on lease or on Leave and license or on mortgage deed and undertaking of MCGM and other documents that may be executed by the firm as owners/ Confirming Party.

AND GENERALLY to do all such other matters, acts and things as may be necessary for the purpose of registering the said documents as fully and effectually as if it were done by the firm.

3. AND WE HEREBY AGREE to ratify and confirm all and whatever acts by said Attorney shall lawfully do execute to perform or cause to be done, executed or performed in connection with the powers conferred hereunder in respect lodgments of Agreement and admitting execution thereof by the Firm under and by virtue of this Power of Attorney.

*[Signature]*

*[Signature]*

*[Signatures]*

*[Signature]*

करल - ५  
 १३३३९  
 २०१७

subscribed their respective shares in the public company in this certificate  
 signed, sealed and delivered by

M/s. Skyline Great Mills through its Partners

1. Lavrottem Sharma



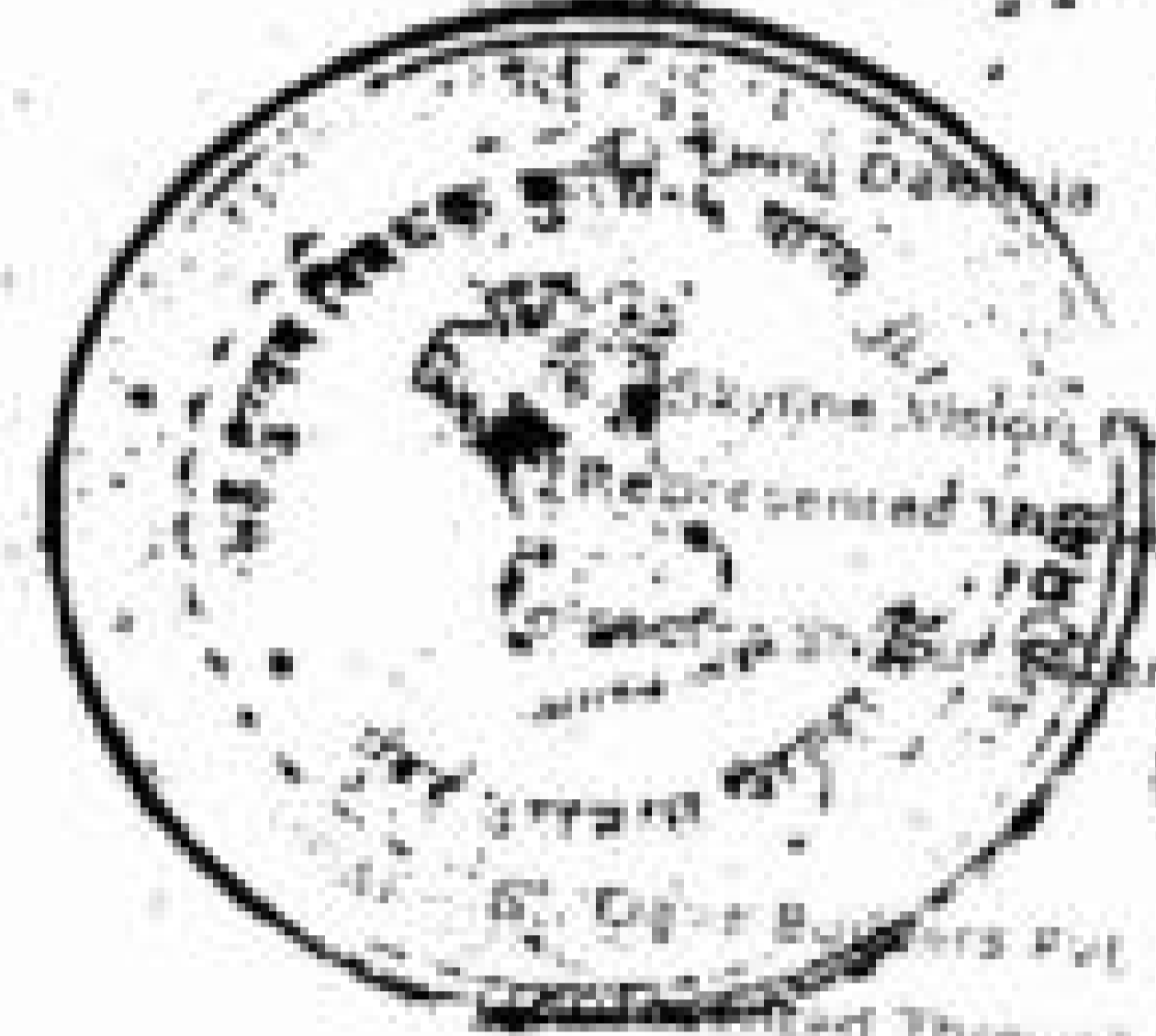
2. ... Sharma



3. ...



4. ...



5. ...

6. Dave Builders Pvt. Ltd

represented through its

partnered through its

director Neelke Dave

*[Handwritten signature]*

*[Handwritten signature]*  
 Director

DAVE BUILDERS PVT. LTD.

Director

*[Handwritten signature]*



Signed, sealed and delivered by

1) Pankaj C. Trivedi

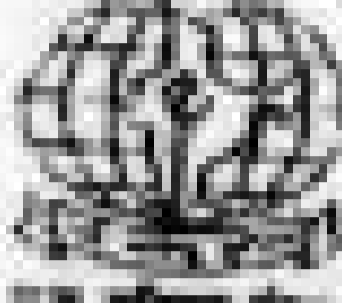
*[Handwritten signature]*



2) Parambodi B. Jain



करल - ५		
१३३३	८२	१०६
२०१७		

  
 ALL INDIA HUMAN RIGHTS & CITIZEN'S FORUM  
 Name : MR. RAJNIKANT K. SHAH  
 Post : ACT MEMBER  
 GHATKOPAR TALUKA COMMITTEE  
 P.O. : 53, No. 14/1, Telephone : 2485101  
 Address : S. PRASHANT APPT, JOSHIMANE, TRAFALGAR,  
 GHATKOPAR (E), MUMBAI - 400 077.  
 Authority Signature: \_\_\_\_\_  
 Signature of Gen. Secretary: \_\_\_\_\_



२०१७  
 ०१६०  
 १०



INCOME TAX DEPARTMENT  
 CHARLES ANANDA C. DYRE  
 ALLAHABAD BARRACKS CHOWK  
 22/1/1990  
 भारत सरकार  
 GOVT. OF INDIA

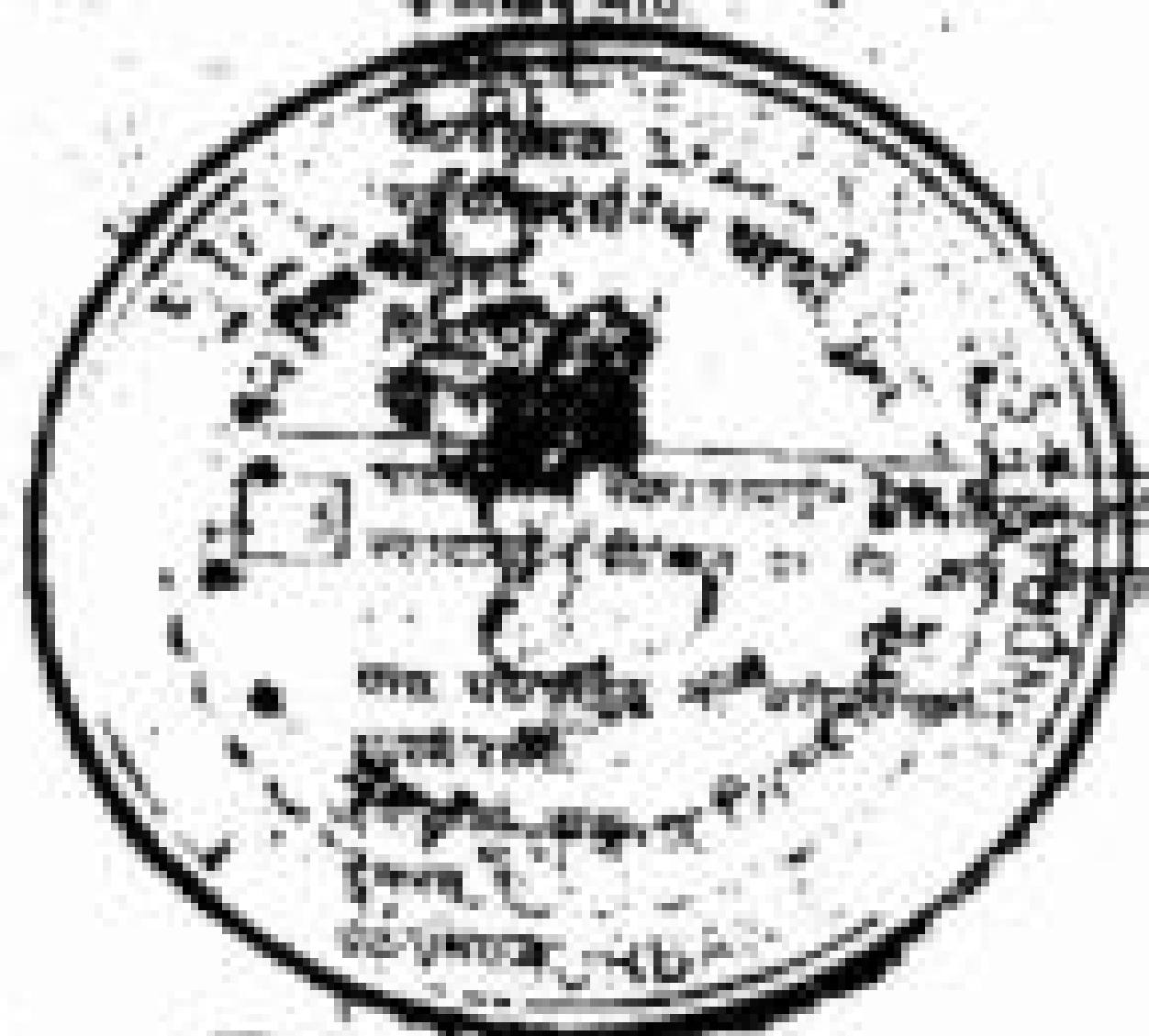
**करल - 4**

79333/2009

2099

160/291

पंजीकरण संख्या	पंजीकरण प्रकार	पंजीकरण तिथि	पंजीकरण स्थान	पंजीकरण स्थिति	पंजीकरण स्थिति
1	पंजीकरण संख्या 100/2009	2009	पंजीकरण स्थान	पंजीकरण स्थिति	पंजीकरण स्थिति
2	पंजीकरण संख्या 100/2009	2009	पंजीकरण स्थान	पंजीकरण स्थिति	पंजीकरण स्थिति
3	पंजीकरण संख्या 100/2009	2009	पंजीकरण स्थान	पंजीकरण स्थिति	पंजीकरण स्थिति
4	पंजीकरण संख्या 100/2009	2009	पंजीकरण स्थान	पंजीकरण स्थिति	पंजीकरण स्थिति



पंजीकरण संख्या 100/2009

पंजीकरण प्रकार

पंजीकरण तिथि

पंजीकरण स्थान

पंजीकरण स्थिति

पंजीकरण संख्या 100/2009

पंजीकरण प्रकार

पंजीकरण तिथि

पंजीकरण स्थान

पंजीकरण स्थिति

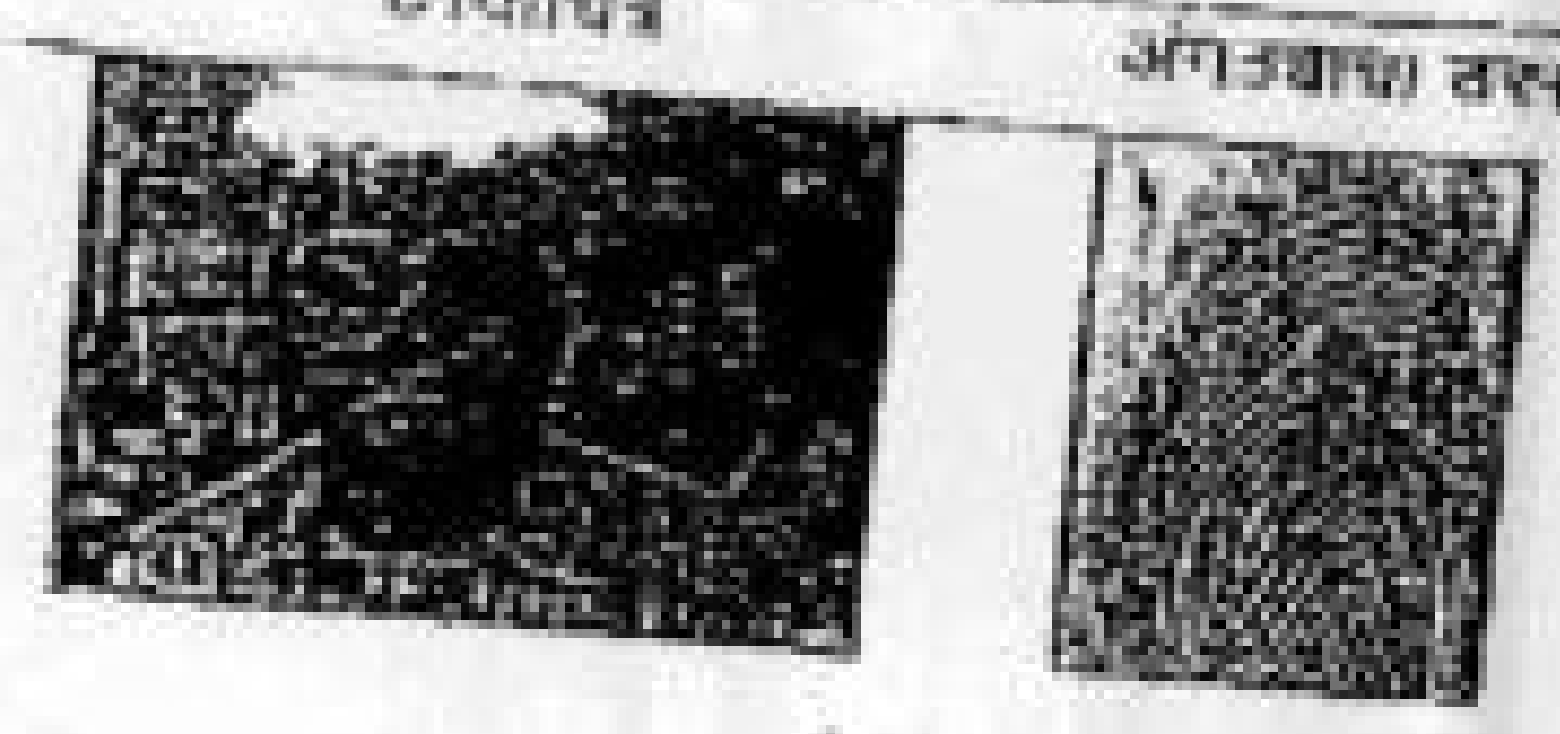




<b>കരള - 4</b>		<b>കരള ഗോപകാലി ഭാഗ - 1</b>	<b>കരള നം "160/2018"</b>
<b>9333</b>	<b>20918</b>	<b>2018</b>	<b>18</b>

പേര്: **...**  
 വയസ്സ്: **...**  
 ജന്മനാമം: **...**  
 വില: **...**  
 മറ്റേതെങ്കിലും: **...**

**...**



**...**  
**...**  
**...**



**...**



**करस - ५**

१३३३१

२०१७

दस्तावेज संख्या: १६०/२०१७

पदाधारिता प्रकार: सिट्टन टैका

प्राप्ति: ४३

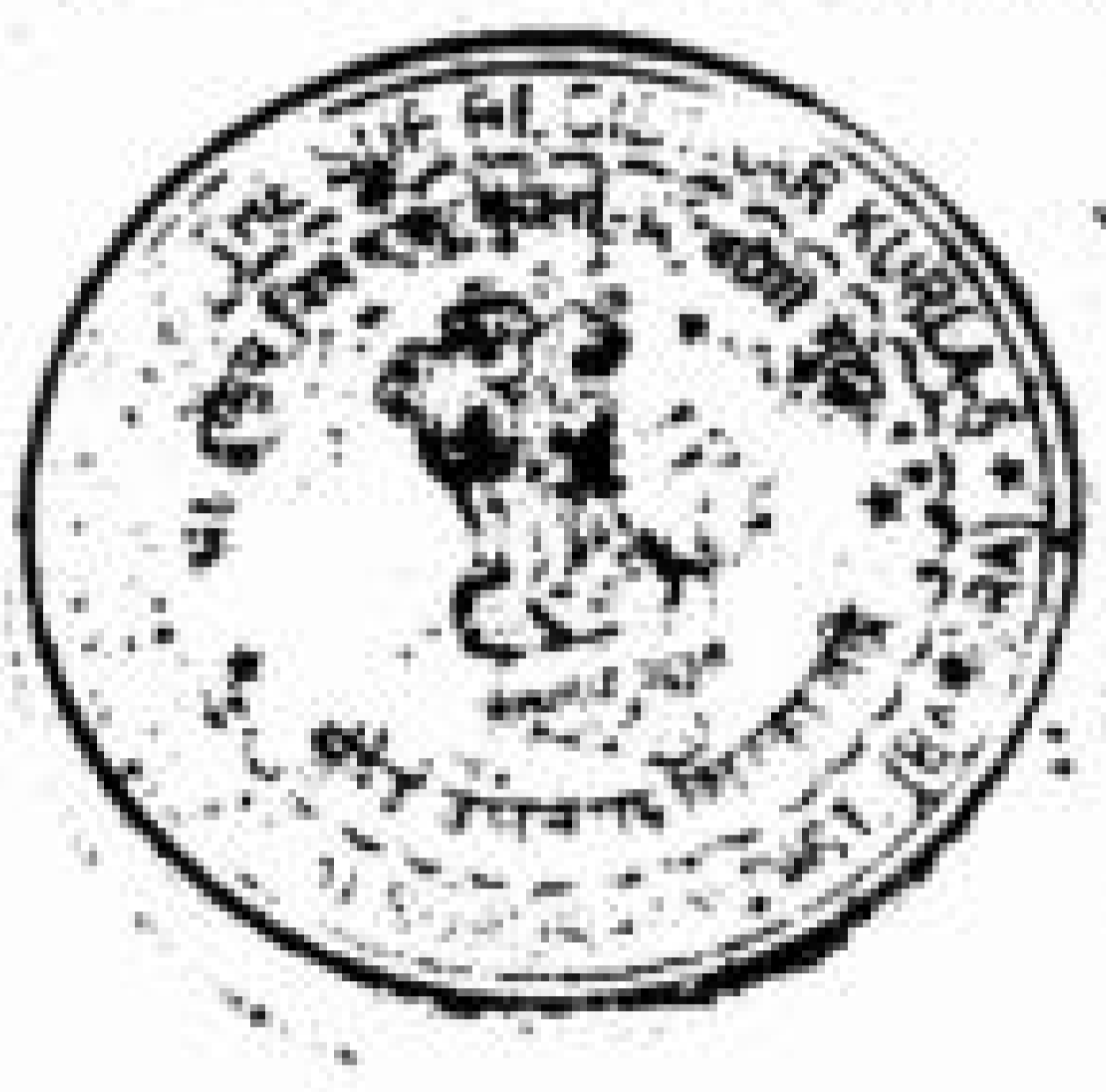
अंगठनामा डरा: *Shivania*

नया पत्रिका प्रकाशना हेतु किंवा नवे कायदा करी  
 बदलविका  
 पत्रिका/पत्रिका नं. प्रकाशना  
 प्रकाशना नं.  
 पत्रिका/पत्रिका  
 प्रकाशना नं.  
 प्रकाशना नं.  
 दिनांक  
 दिनांक

खालील १ पदाधारिता कडुली उपलब्ध नाही.

अनु क्र. पदाधारिता नाव

१. पदाधारिता नं. किंवा नवे कायदा करी









करल - ५		
१३३३९	८८	१०६
२०१७		





करल - ५		
१३३३९	१०६	२०१७
२०१७		

## घोषणापत्र

मी रीहित त्रिवेदी इच्छारे घोषित करतो की, दुय्यम

निबंधक कुलमुख्त्यारपत्र यांच्या कार्यालयात कुलमुख्त्यारपत्र या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. जेसस काब्रालासन वेर दिव्यातले भादिर यांनी

दि. २९/३/१० रोजी मला दिलेल्या मला दिलेल्या कुलमुख्त्यारपत्राच्या आधारे मी, सादर दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुख्त्यारपत्राच्या आधारे मी

कुलमुख्त्यारपत्र रद्द केलेले नाही किंवा कुलमुख्त्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मला दिलेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुख्त्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुख्त्यारपत्र पूर्णपणे अस्त

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोवेंबर १९०८ चे

कलम ८२ अन्वये शिर्षस मी पात्र राहिन याची मला जाणीव आहे.

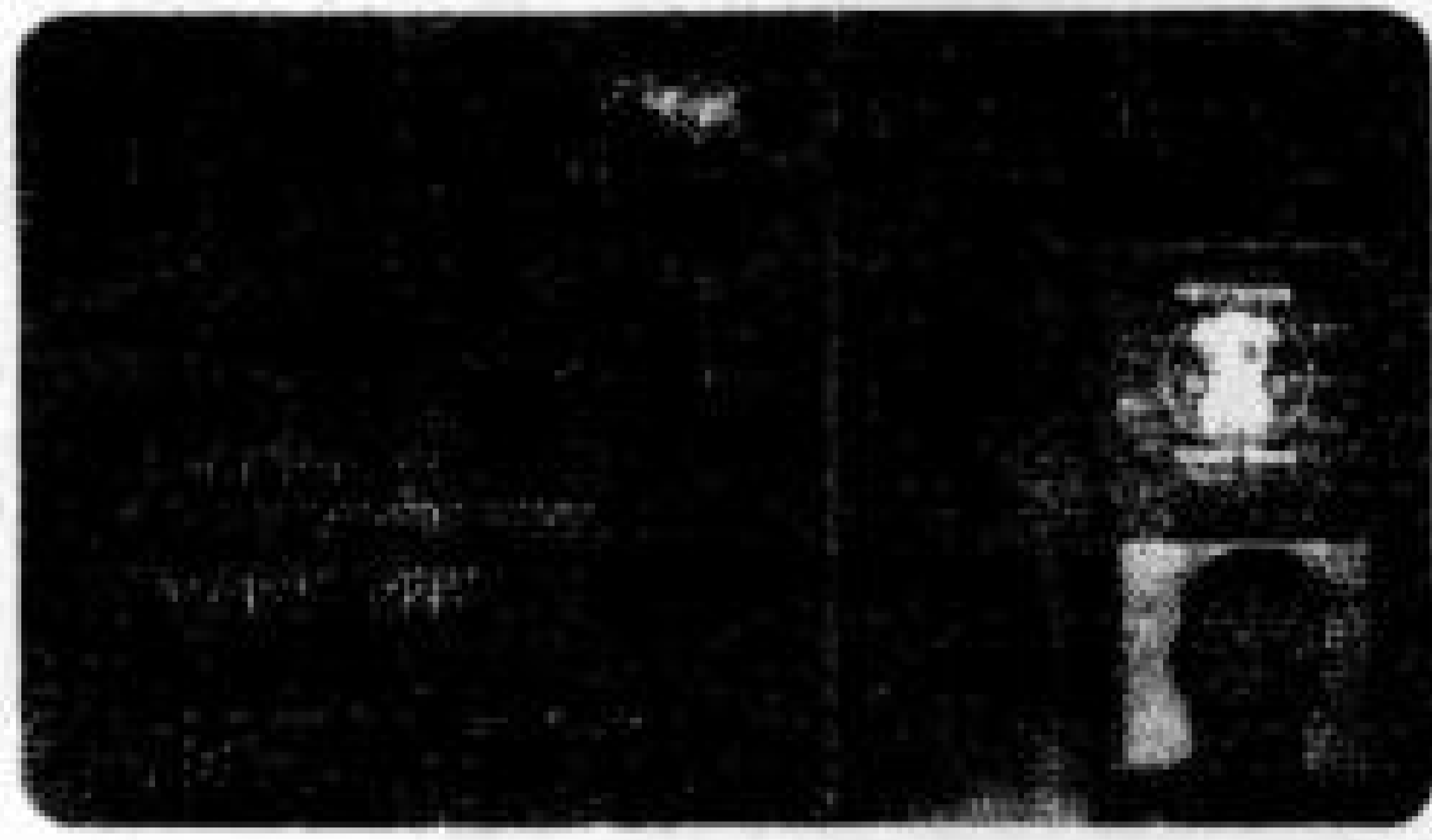
दिनांक : १५/११/१७

*Rohit*  
कुलमुख्त्यारपत्रधारकाचे नाव  
व सही



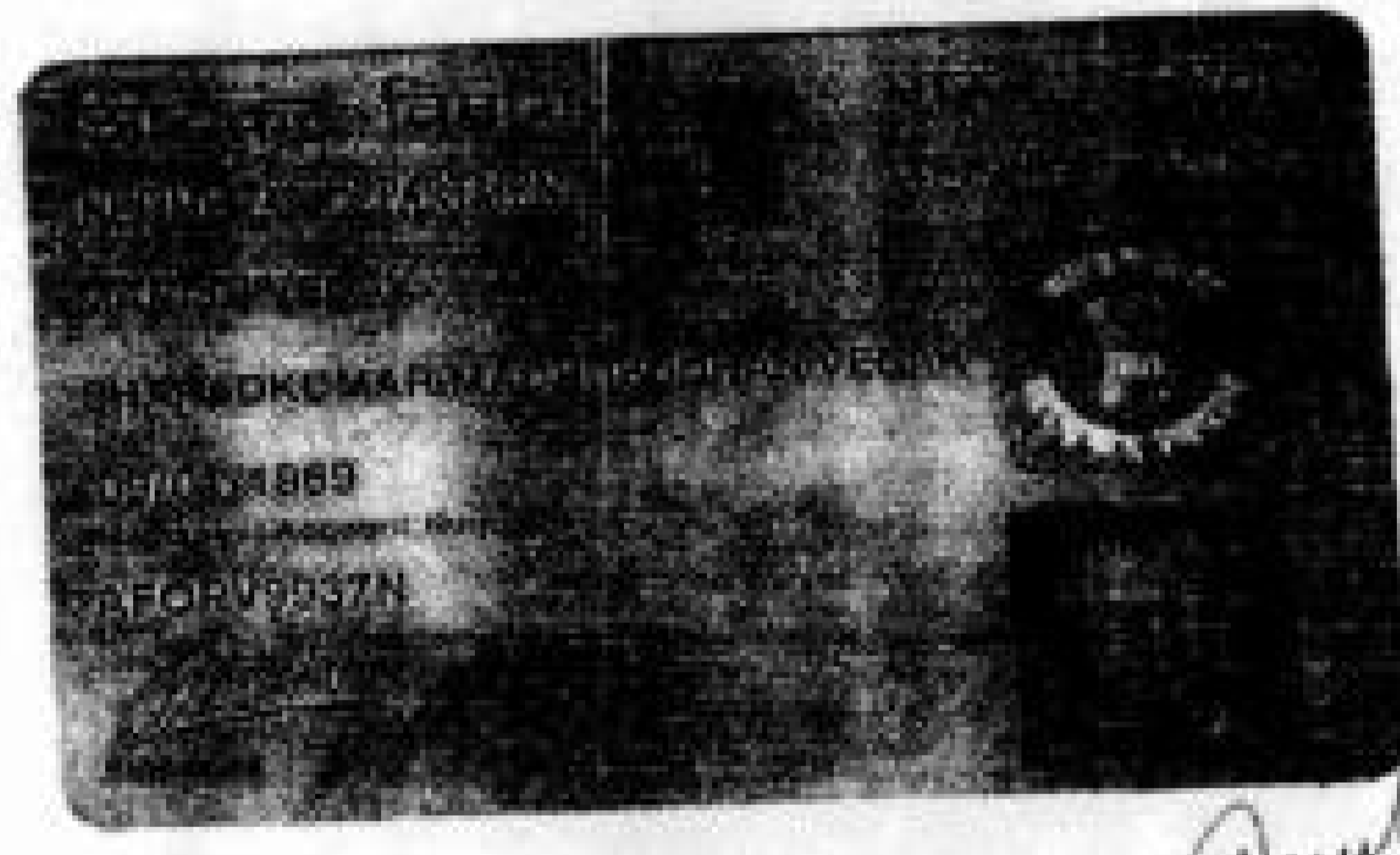
करल - ५	
१३३३१	१००१०६
२०१७	





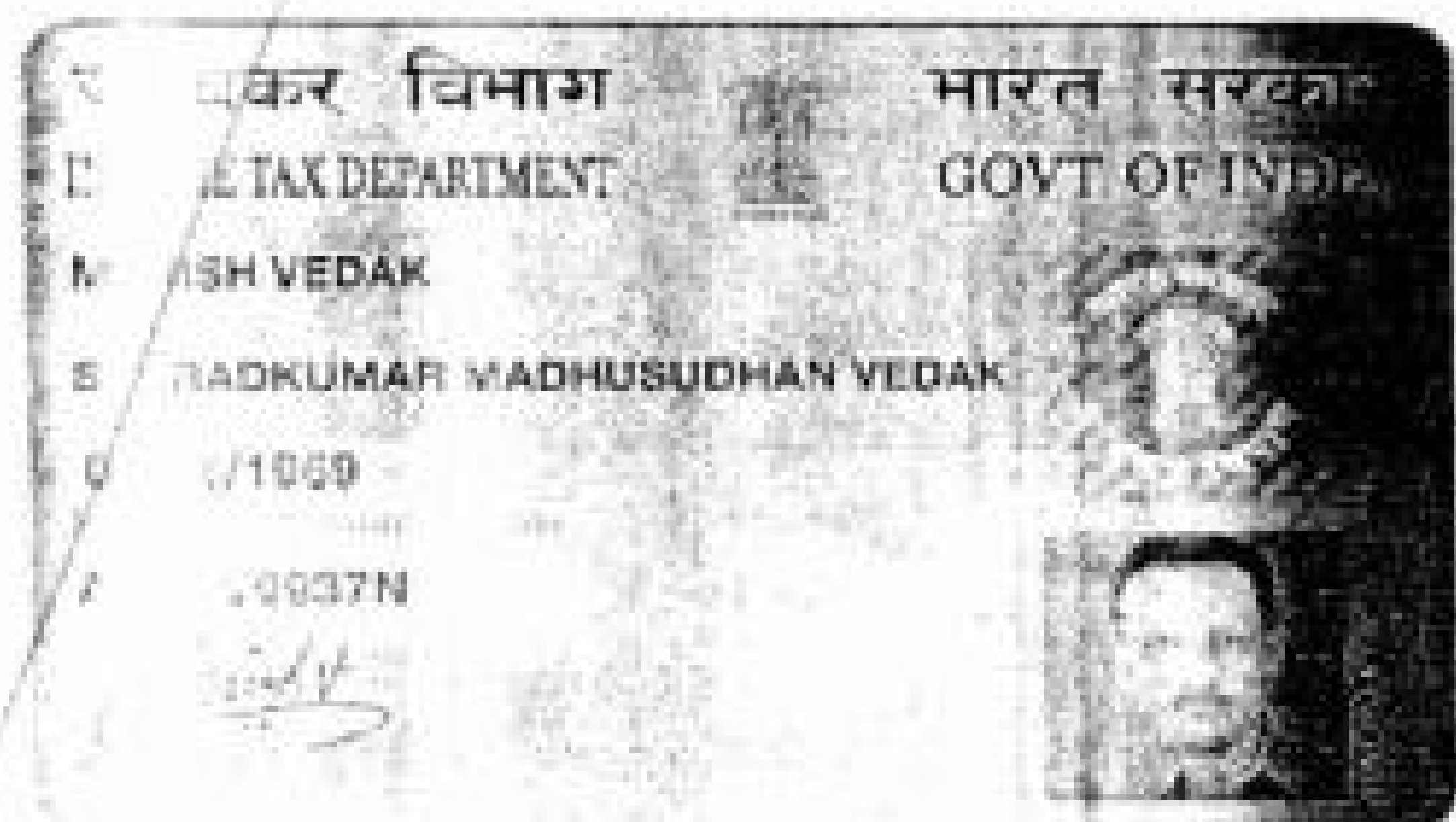
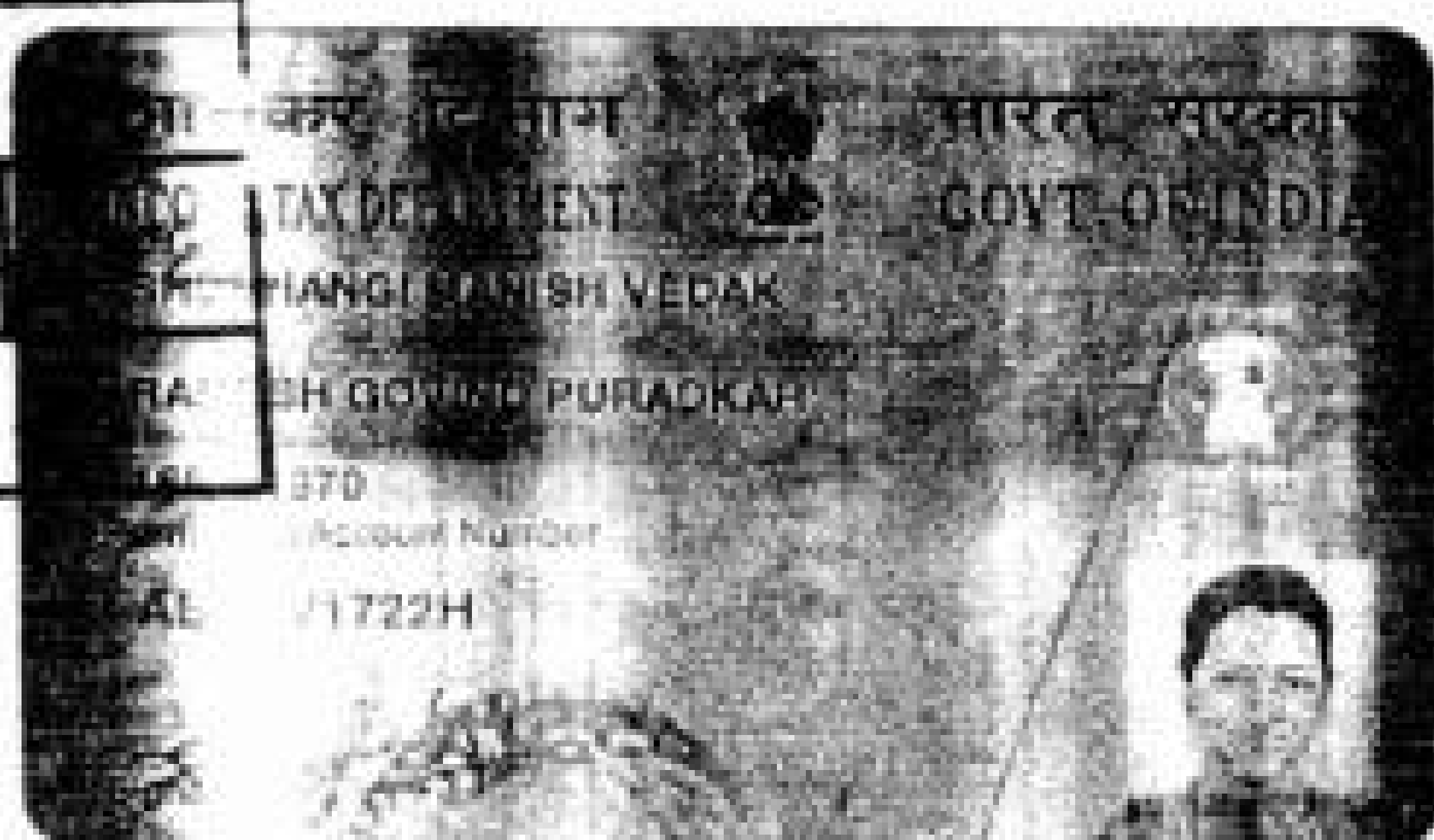
करल - ५		
१३३३१	१०९	१०९
२०१७		

✓  
*Shinde*  
**Self Attested**  
 (सामयिक)



✓  
*Shinde V.*  
**Self Attested**  
 (सामयिक)

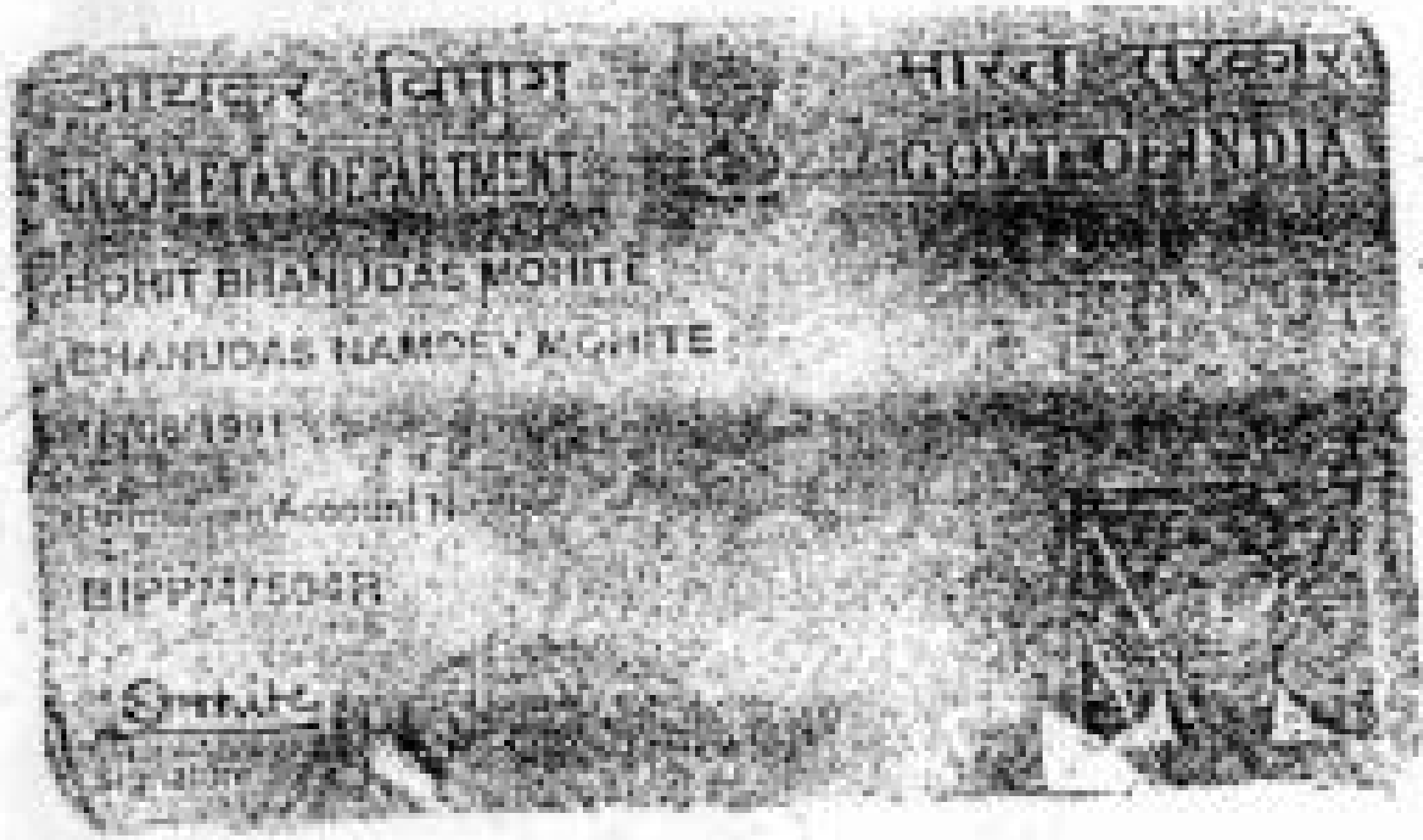
करल - ५	
१२३३५	१०२
२०१७	



करल - ५		
१२३४	१०३	१०६
२०२५		

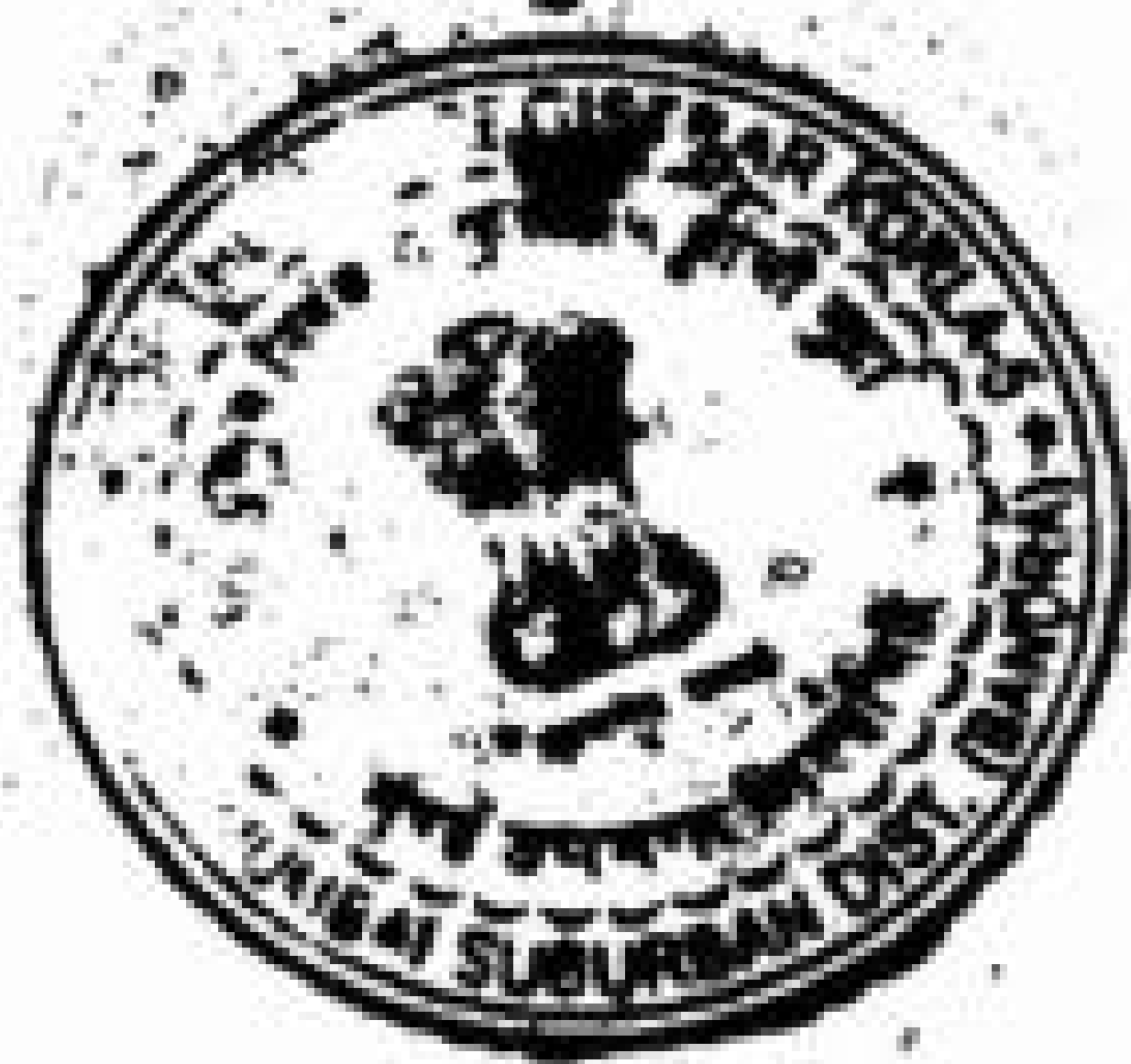


*Anand*  
Self Attested  
(साक्षात्कृत)



Self Attested  
(साक्षात्कृत)

करल - ५		
७३३३९	९१०	९०६
२०१७		







14/11/2017 11:06:58 AM  
 13339/2017  
 कर्नाटका प्रमाण - कर्नाटका

दस्त गोपवारा भाग-2

कर्नाटका  
 कर्नाटका प्रमाण - 13339/2017

**कर्नाट - ५**  
 १३३३९ / २०१७  
 २०१७ वर्ष अंतर्गतचा दस्त

- | क्र.सं. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                    |
|---------|---|--------------------------------------|
| 1       | नाम: सुभाषी सवीय बेडन<br>पत्ता: सी-702, उपा कॉम्प्लेक्स, भांडुप पश्चिम,<br>मंडोव्यान मार्ग, भांडुप ईस्ट, मम्बई,<br>MAHARASHTRA, MUMBAI, Non-Government<br>पिन नंबर: ABAPV1722H  | विहून देणार<br>वय -47<br>स्वाक्षरी - |
| 2       | नाम: सवीय भांडुप बेडन<br>पत्ता: सी-702, उपा कॉम्प्लेक्स, भांडुप पश्चिम,<br>मंडोव्यान मार्ग, भांडुप ईस्ट, मम्बई,<br>MAHARASHTRA, MUMBAI, Non-Government<br>पिन नंबर: AFOPV9937N  | विहून देणार<br>वय -48<br>स्वाक्षरी - |
| 3       | नाम: मेघम स्वराजराजन रेट हिल्स तर्फे भागिदार नरोत्तम<br>अर्जा तर्फे मुश्कळार रोहित शिंदेरी<br>पत्ता: प्लॉट नं: अश्विन, भाऊ नं: इमारतीचे नाव:<br>स्वराजराजन स्पॉर्ल्स, ब्लॉक नं: इन्फ्लुएन्स अर्जा कन्स<br>लिमिटेडच्या समोर भांडुप ब्लॉक, नाहूर पश्चिम, गेट नं:<br>मुम्बई रोड, महाराष्ट्र, मुम्बई.<br>पिन नंबर: ABAFS1107R | विहून देणार<br>वय -62<br>स्वाक्षरी - |



वरील दस्तारकर्ता कर्नाट देणार तक्रारकर्ता - कर्नाटका या दस्त गोपवारा कर्नाट विधानाचे कर्नाट कर्नाट  
 दिनांक 3 नोव्हेंबर 14 / 11 / 2017 10 : 52 : 05 AM

शेवटचा-

पार्श्वीय दस्त असे निवेदीक करणारा की ते दस्तारकर्ता कर्नाट देणार-दारांनी व्यक्तीस- शेवटचा, व त्यांनी शेवटचा गटबिनात

- | क्र.सं. | पक्षकाराचे नाव व पत्ता  |
|---------|---|
| 1       | नाम: रोहित वी. मोहिते<br>वय: 25<br>पत्ता: 422, सेन्ट, पाटकोपर पूर्व, मुंबई<br>पिन कोड: 400077 |
| 2       | नाम: शैलेश ए. शोरे<br>वय: 26<br>पत्ता: 422, सेन्ट, पाटकोपर पूर्व, मुंबई<br>पिन कोड: 400077    |



शेवटचा क्र.4 ची वेळ: 14 / 11 / 2017 10 : 52 : 55 AM

शेवटचा क्र.5 ची वेळ: 14 / 11 / 2017 10 : 53 : 26 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक  
 कुर्ला-५ (वर्ग-२)



Defacement Number  
 0003993505201718

प्रमाणित करण्यात येते कि या दस्तामध्ये  
 एकूण.....३२.६.....पाने आहेत.  
 कर्नाट - ५ / १३३३९ / २०१७  
 पुस्तक क्रमांक १ कर्नाटकर नोंदणी  
 दिनांक : १४/११/२०१७

सह. दुय्यम निबंधक, कुर्ला-५  
 मुंबई उपनगर जिल्हा

13339/2017

संगणक प्रत :-  
 मी वाचला  
 मी रुजगात घेतला



सह. दुय्यम निबंधक  
 कुर्ला-५ (वर्ग-२)



श्री यु.ग. शिंदे  
 पाना त्यांचे ता. २१/१२/१७ (१६/५५)  
 अर्जानुसार नवकर दिली  
 दि. ११/११/१८  
 सह. दुय्यम निबंधक, कुर्ला-५  
 मुंबई उपनगर जिल्हा

खरी घेत  
 सह. दुय्यम निबंधक, कुर्ला-५  
 मुंबई उपनगर जिल्हा



## DEMAND CUM INVOICE

Date 09/01/2018

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Dear Sir / Madam,

**Subject :** Allotment/Agreement dated 15 September 2015' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. 'SP-IL-0342' namely 'Completion of walls of said Flat' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	9901;0901;	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	3,39,856.00	Interest	14,01,352.00	Booking Date	15/09/2015
Total Installment Due Till Date	78,16,704.00	Grace Days	0.0	Installment Date	24/12/2017
Current Due Percentage	3.0 %	Due Plus Grace	24/12/2017	Due Date	24/12/2017
Till Date Due Percentage	69.00 %	GSTIN No.	27ABAFS1107R1	Service Tax	0.000 %

Voucher Type	Due Amount (1)	Service Tax Due (2)	Total Due (3)=(1)+(2)	Received Amount (4)	Service Tax Received (5)	Total Received (6)=(4)+(5)	Total Balance (7)=(3)-(6)
Installment (A)	78,16,704.00	2,14,557.00	80,31,261.00	71,36,985.00	2,14,557.00	73,51,542.00	6,79,719.00
GST (G)	3,39,858.00	0.00	3,39,858.00	2,58,291.00	0.00	2,58,291.00	81,567.00
VAT (C)	48,314.00	0.00	48,314.00	48,314.00	0.00	48,314.00	0.00
<b>Total (T)</b>	<b>82,04,876.00</b>	<b>2,14,557.00</b>	<b>84,19,433.00</b>	<b>74,43,590.00</b>	<b>2,14,557.00</b>	<b>76,58,147.00</b>	<b>7,61,286.00</b>

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

**Amount:** Twenty One Lakhs Sixty Two Thousand Six Hundred and Thirty Eight Only

We request you to release the Payable Amount immediately.

We solicit your co-operation in completing the project in time.

Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE



Authorized Signatory

**Please Note :**

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS.
- 6) Feel free to mail your queries on [Email ID].

Release Payment of 6,79,719/- by  
Debit to Home Loan A/c 37370378464  
and Margin Ac. *Preep* by Debit  
to SB A/c /Paid directly.

801, Skyline Epitome,  
Kirod Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086

E : admin@daisaria.com  
O : 022 6111 0504  
F : 022 6111 0531  
www.daisaria.com



Ref.: 782/BH/2015/1648

December 15, 2017

**TO WHOM SO EVER IT MAY CONCERN**

**Sub: Proposed building on plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla.**

This is to certify that wing 'C' of the building known as "Skyline Sparkle" on plot bearing C.T.S. No. 393 of Village Bhandup, Tal.Kurla comprising of Basement + Stilt + 2 level podium + 2<sup>nd</sup> to 14<sup>th</sup> upper floors as per last approved amended plan dated 03.04.2017 is under progress and work completed so far is as under :-

Nature of work	Work completed upto
R.C.C. work	14th slab
Brick work	10 <sup>th</sup> floor

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
( Authorized Signatory )



# SKYLINE GREAT HILLS

Date: 25/09/2017.

3539

Mrs. Shubhangi Manish Vedak,  
Mr. Manish Sharadkumar Vedak,

**Re :** Sub: Receipts of Flat No. 901 on the 9<sup>th</sup> Floor in C - Wing of "Skyline Sparkle", being constructed on the property bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393 situated in village Bhandup, Taluka Kurla.

Received with thanks from Mrs. Shubhangi Manish Vedak and Mr. Manish Sharadkumar Vedak of Rupees 33,59,655/- (Rupees Thirthy three lakh fifty nine thousand six hundred fifty five only) for booking of the above said flat. The details of the receipts as follows:

Old Receipt No.	Amount Received	Cheque No.	Dated	Bank drawn on	Branch
SGSSP/029	10,000.00	412480	14/02/2016	CANARA BANK ✓	GHATKOPAR
SGSSP/030	90,000.00	198616	19/02/2016	B O M ✓	GHATKOPAR
SGSSP/033	19,96,784.00	198620	04/04/2016	B O M ✓	GHATKOPAR
SGSSP/034	1,03,216.00	198619	04/04/2016	B O M ✓	GHATKOPAR
SGSSP/078	5,00,000.00	233090 ✓	03/02/2017	B O M	GHATKOPAR
SGSSP/079	5,00,000.00	233091 ✓	12/02/2017	B O M	GHATKOPAR
SGSSP/089	1,11,341.00	261846	15/06/2017	B O M ✓	GHATKOPAR
SGSSP/090	48,314.00	261845	15/06/2017	B O M ✓	GHATKOPAR

This receipt is issued in lieu of the above old receipts.

Thanking You,  
For SKYLINE GREATHILLS,

Authorised Signatory



## DEMAND CUM INVOICE

Date 04/06/2018

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Dear Sir / Madam,

**Subject :** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. 'SP-IL-044' namely 'Completion of external plaster of said flat' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	0901..0901..	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	3,39,856.00	Interest	14,06,455.00	Booking Date	15/09/2015
Total Installment Due Till Date	81,56,560.00	Grace Days	0 0	Installment Date	05/06/2018
Current Due Percentage	3.0 %	Due Plus Grace	21/05/2018	Due Date	21/05/2018
Till Date Due Percentage	72.00 %	GSTIN No.	27ABAFS1107R1	Service Tax	0.000 %

Voucher Type	Due Amount (1)	Service Tax Due (2)	Total Due (3)=(1)+(2)	Received Amount (4)	Service Tax Received (5)	Total Received (6) =(4)+(5)	Total Balance (7) =(3)-(6)
Installment (A)	81,56,560.00	2,14,557.00	83,71,117.00	78,16,704.00	2,14,557.00	80,31,261.00	3,39,856.00
GST (G)	3,67,046.00	0.00	3,67,046.00	3,40,357.00	0.00	3,40,357.00	27,189.00
VAT (C)	48,314.00	0.00	48,314.00	48,314.00	0.00	48,314.00	0.00
Total (T)	85,71,920.00	2,14,557.00	87,86,477.00	82,05,375.00	2,14,557.00	84,19,932.00	3,66,545.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

PRINCIPLE OUTSTANDING: Rupees Three lakh thirty nine thousand eight hundred fifty six only  
GST OUTSTANDING : Rupees Twenty seven thousand one hundred eighty nine only.

We request you to release the Payable Amount immediately.  
We solicit your co-operation in completing the project in time.  
Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

  
Authorized Signatory

Release Payment of Rs. 33,25,644  
Debit to Home Loan A/c. 33,25,644  
and Margin Rs. / Paid directly.  
to SB A/c  
as per builder's Demand Letter, Customer's  
copy is on record

#### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].

SKYLINE GREATHILLS

Office : Skyline 'Sparkle', Opp. W M I Cranes, Subhash Road, Bhandup Village Road, Nahur (W), Mumbai - 400 078.

Tel.: 2579 2506 / 2578 5470 • Tel. (Site): 2566 7161

801, Skyline Epitome,  
Kiroi Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086

E : admin@daisaria.com  
O : 022 6111 0504  
F : 022 6111 0531



Ref.: 782/BH/2015/854

May 21, 2018

**TO WHOM SO EVER IT MAY CONCERN**

**Sub: Proposed building on plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla.**

In continuation of the last work progress certificate issued on 21.03.2018 for the proposed work of building known as "Skyline Sparkle" being constructed on the plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla, this is to state that the same is under construction and its work has been completed as below :-

Nature of work	Work completed upto
R.C.C. work	14 <sup>th</sup> slab
Brick work	11 <sup>th</sup> floor
Internal Plaster work	11 <sup>th</sup> floor
External Plaster work	11 <sup>th</sup> floor

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
(Manoj V. Daisaria)

## DEMAND CUM INVOICE

To,  
Shubhangi Manish Vedak / Ms

G 702, USHA COMPLEX  
BHANDUP WEST, MUMB

Dear Sir / Madam,

**Subject:** Allotment/Agreement dated 25/09/2017 for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. 'SP-IL-063' namely 'Completion of Lift well upto to floor level of said flat and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-	Unit No		Total Unit	1,13,28,548.0
Current Particular Due Amount	3,39,856.	Interest		Booking Date	15/09/201
Total Installment Due Till Date	64,96,411.	Grace Days	0.0	Installment Date	20/11/201
Current Due Percentage	3.0 %	Due Plus Grace		Due Date	05/12/201
Till Date Due Percentage	75.00	GSTIN No.		Service Tax	0.000

Voucher Type	Total Due (D)=(1)+(2)	Received Amount	Total Balance (T)=(D)-(E)
Installment (A)		81,56,560.	
GST (G) FOR CURRENT DUE		3,67,546.	
Total (T)			

### Bank Details for

Name of the	SKYLINE	Name of Bank	BHARAT BANK
Beneficiary account	0008121000547	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for

Name of the	SKYLINE	Name of Bank	HDFC BANK
Beneficiary account	011820000119	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

\*PRINCIPLE OUTSTANDING: Rupees Three lakh thirty nine thousand eight hundred fifty one only  
\*GST OUTSTANDING : Rupees Twenty seven thousand one hundred eighty nine only.

We request you to release the Payable Amount immediately.  
We solicit your co-operation in completing the project in time.  
Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

Authorized Signatory

**Please Note:**

- 1) Government Dues like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due in installment.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Dues.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].

Release Payment of Rs. 3,67,546/-  
Debit to Home Loan A/c. 3,33,303/-  
and Margin Rs. 34,243/-  
to SB A/c. by self  
as per builder's Demand Letter, Customer's  
Consent is on record.



10 DEC 2018

801, Skyline Epitome,  
Kirod Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086.

• admin@daisaria.com  
☎ 022 6111 0504  
☎ 022 6111 0531  
www.daisaria.com



Ref.: 782/BH/2015/1578

November 17, 2018

**TO WHOM SO EVER IT MAY CONCERN**

**Sub: Proposed building on plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla.**

In continuation of the last work progress certificate issued on 21.05.2018 for the proposed work of building known as "Skyline Sparkle" being constructed on the plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla, this is to state that the building comprising of Basement + Stilt + 2 Level Podium + 2<sup>nd</sup> to 17<sup>th</sup> upper floors is approved on 04.07.2018 under no.CE/1280/BPES/AS (Auto DCR File No.CHE/ES/0476/S-T/337(NEW) and the same is under construction. Its work has been completed as below :-

<b>Nature of work</b>	<b>Work completed upto</b>
R.C.C. work including lift well	17 <sup>th</sup> slab
Brick work	11 <sup>th</sup> floor
Internal Plaster work	11 <sup>th</sup> floor
External Plaster work	11 <sup>th</sup> floor

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
(Manoj V. Daisaria)

Ajb.

Date : 01/08/2019

To,

Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Sir,

With reference to the demand letter dated 30/07/2019. There was an error in the GST calculation. Please find the new demand letter attached overleaf. We request you to kindly ignore the same.

Regards

For SKYLINE GREATHILLS,



Authorised signatory





## DEMAND CUM INVOICE

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Date 01/08/2019

Dear Sir / Madam,

**Subject :** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. '19-20-016' namely 'Completion of Internal Plaster, Flooring, Doors and Windows of the said flat' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	2,26,571.00	Interest	.00	Booking Date	15/09/2015
Total Installment Due Till Date	89,49,553.00	Grace Days	0.0	Installment Date	01/08/2019
Current Due Percentage	2.0 %	Due Plus Grace		Due Date	10/08/2019
Till Date Due Percentage	79.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount	Total Balance
Installment (A)	89,49,553.00	87,50,677.00	1,98,876.00
GST (G) FOR CURRENT DUE 2% = 18,126.00	4,24,190.00	4,30,987.00	18,126.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

PRINCIPLE OUTSTANDING: Rupees One lakh ninety eight thousand eight hundred seventy six only  
 Interest OUTSTANDING : Rupees Eighteen thousand One hundred Twenty Six only.

We request you to release the Payable Amount immediately.  
 We solicit your co-operation in completing the project in time.  
 Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

  
 Authorized Signatory



### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].

801, Skyline Epitome,  
Kiroli Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086.

admin@daisaria.com  
022 6111 0504  
022 6111 0531  
www.daisaria.com

Ref: 782/BH/2015/818

July 29, 2019

**TO WHOM SO EVER IT MAY CONCERN**

**Sub: Proposed Wing 'C' of building on plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla.**

In continuation of the last work progress certificate issued on 17/11/2018 for the proposed work of wing 'C' of the building known as "SKYLINE SPARKLE" being constructed on the plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla, this is to state that the building comprising of Basement + Stilt + 2 level Podium + 2<sup>nd</sup> to 20<sup>th</sup> upper floors is approved under No. CE/1280/BPES/AS (Auto DCR File No. CHE/ES/0476/S-T/337(NEW) and the same is under construction. Its work has been completed as below:-

Nature of Work	Work Completed upto
R.C.C. work	19 <sup>th</sup> Slab (18 <sup>th</sup> floor top slab)
Lift wall	19 <sup>th</sup> Floor
Brick work	11 <sup>th</sup> Floor
Internal and External Plaster work ✓	11 <sup>th</sup> Floor
Doors and Windows	11 <sup>th</sup> Floor ✓

The quality of construction of the said building is good.

For DAISARIA ASSOCIATES

  
(Manoj V. Daisaria)

Ajb.



## SKYLINE GREATHILLS- SPARKLE

Skyline Sparkle, Subhash Rd., Bhandup Village rd., Nahur (West), Mumbai-400078

### RECEIPT

Member Code : C-16-03-002

Date : 23/12/2018

Receipt No. SGSSP/384

Received with thanks from Mr./Mrs./Ms. **Shubhangi Manish Vedak and MANISH SHARAD KUMAR VEDAK** a sum of (Rupees Two Lakhs Twenty Six Thousand Five Hundred and Seventy One Only) by Cheque No./RTGS/NEFT **357261** Dated **16/12/2018** drawn on **BANK OF MAHARASHTRA** Branch **GHATKOPAR** towards Flat No- **0901**, Floor- **09**, Building- **WING C, SKYLINE SPARKLE**

Remark :WING C FLAT NO 0901 FOR CONSIDERATION OF Rs. 11,328,548/- IN THE NAME OF SHUBHANGI MANISH VEDAK and Mr. MANISH S. VEDAK

Towards Flat :

Rs. 2,26,571.00



For SKYLINE GREATHILLS- SPARKLE

Authorized Signatory

(Subject to realization of Cheque)

Rs. 2,26,571.00

# SKYLINE GREAT HILLS

## DEMAND CUM INVOICE

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Date 01/08/2019

Dear Sir / Madam,

**Subject :** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. '19-20-038' namely 'Completion of Terrace Slab of the said building' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	2,26,571.00	Interest	00	Booking Date	15/09/2015
Total Installment Due Till Date	91,76,124.00	Grace Days	0.0	Installment Date	22/10/2019
Current Due Percentage	2.0 %	Due Plus Grace		Due Date	10/11/2019
Till Date Due Percentage	81.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount	Total Balance
Installment (A)			
GST (G) FOR CURRENT DUE 2% = 18,126.00	91,76,124.00	89,49,553.00	2,26,571.00
	4,49,113.00	4,30,987.00	18,126.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

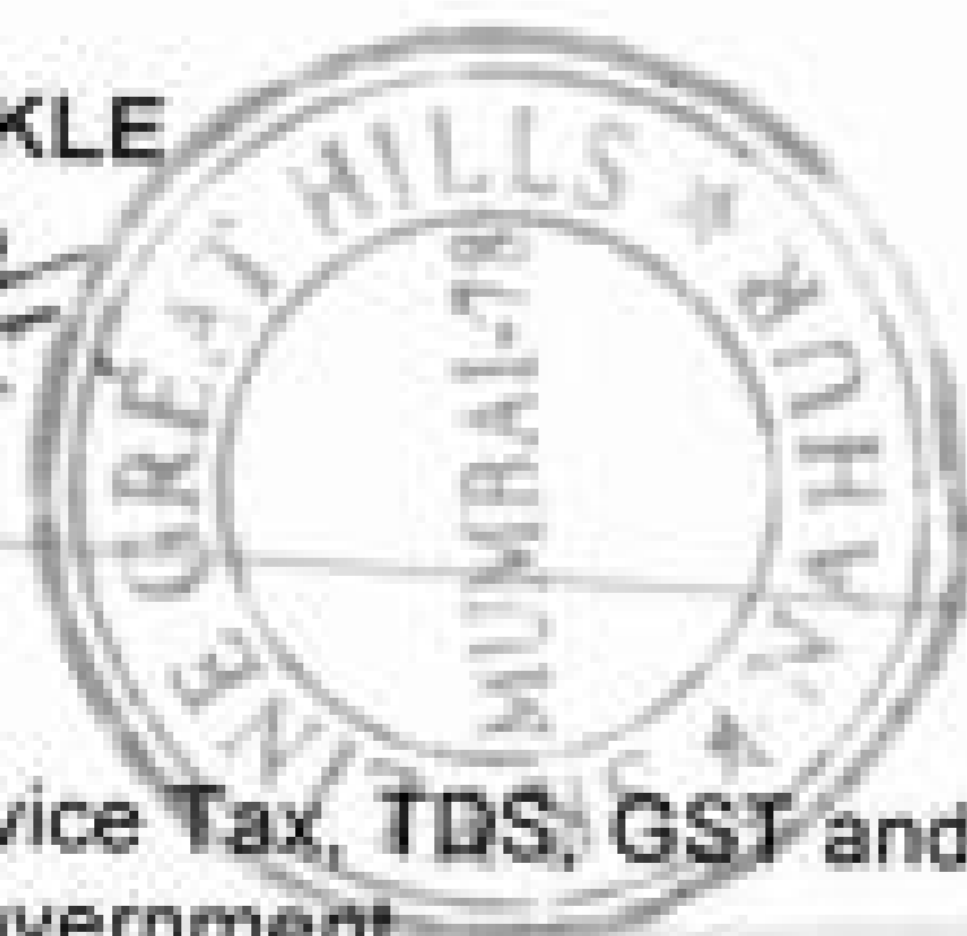
PRINCIPLE OUTSTANDING: Rupees Two lakh Twenty Six thousand Five hundred Seventy One only  
\* OUTSTANDING : Rupees Eighteen thousand One hundred Twenty Six only.

We request you to release the Payable Amount immediately.  
We solicit your co-operation in completing the project in time.  
Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

Authorized Signatory



### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments .
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].accounts.skylinegreathills@gmail.com

### SKYLINE GREATHILLS

Office : Skyline 'Sparkle', Opp. W M I Cranes, Subhash Road, Bhandup Village Road, Nahur (W), Mumbai - 400 078.

Tel.: 2579 2506 / 2578 5470 • Tel. (Site): 2566 7161

.801, Skyline Epitome,  
Kiroi Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086.

admin@daisaria.com  
022 6111 0504  
022 6111 0531  
www.daisaria.com

 **DAISARIA**<sup>®</sup>  
ASSOCIATES  
ARCHITECTURE | URBAN DESIGN | PROJECT MANAGEMENT | INTERIORS  
an ISO 9001 : 2015 certified company

Ref: 782/BH/2019/1166

October 19, 2019

**TO WHOM SO EVER IT MAY CONCERN**

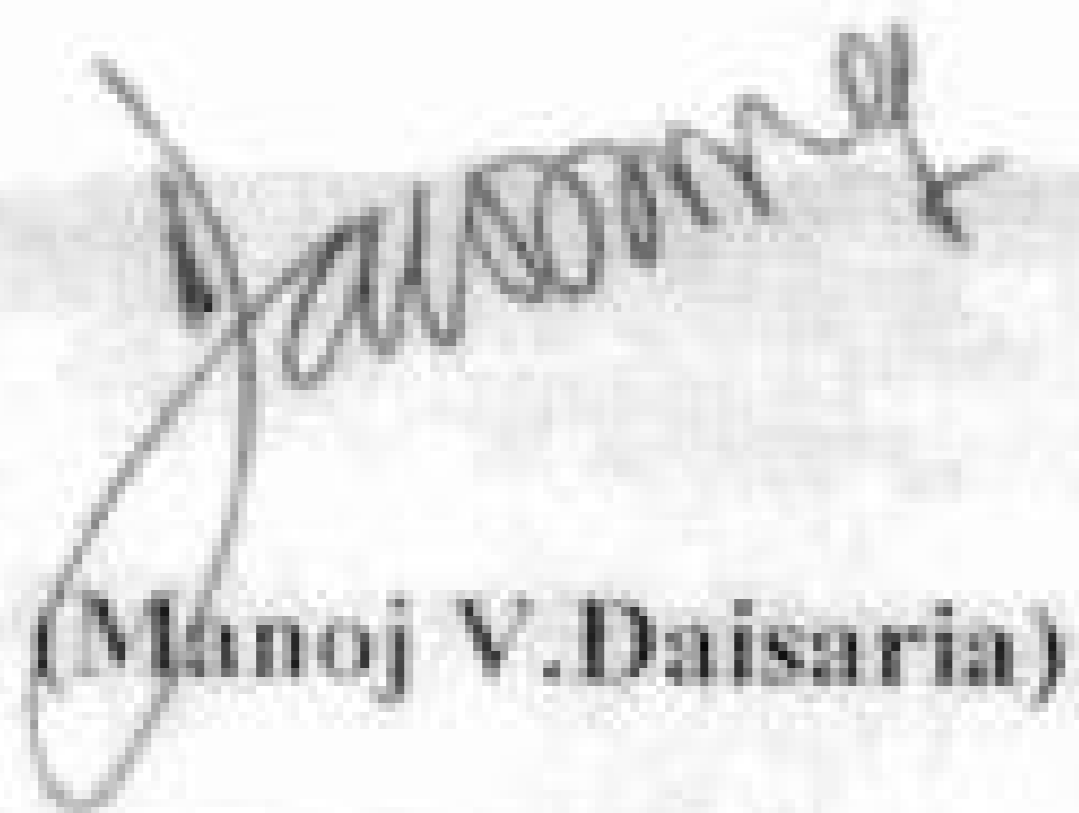
**Sub: Proposed Wing 'C' of building on plot bearing C.T.S. No. 393 of Village Bhandup,  
Taluka Kurla.**

In continuation of the last work progress certificate issued on 29/07/2019 for the proposed work of wing 'C' of the building known as "SKYLINE SPARKLE" being constructed on the plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla, this is to state that the building comprising of Basement + Stilt + 2 level Podium + 2<sup>nd</sup> to 22<sup>nd</sup> upper floors is approved under No. CE/1280/BPES/AS (Auto DCR File No.CHE/ES/0476/S-T/337(NEW) and the same is under construction. Its work has been completed as below:-

Nature of Work	Work Completed upto
R.C.C. work	Terrace slab (part) as per approved plan
Lift wall	Terrace level
Brick work	18 <sup>th</sup> floor
Internal and External Plaster work	11 <sup>th</sup> floor
Doors and Windows	11 <sup>th</sup> floor

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
(Manoj V. Daisaria)

To,

Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Date 11/01/2020

Dear Sir / Madam,

**Subject :** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. '19-20-117A' namely 'Completion of Lift and Water Pump of the said building' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	6,79,713.00	Interest	.00	Booking Date	15/09/2015
Total Installment Due Till Date	10,082,407.00	Grace Days	0.0	Installment Date	11/01/2020
Current Due Percentage	6.0 %	Due Plus Grace		Due Date	20/01/2020
Till Date Due Percentage	89.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount Incl TDS	Total Balance
Installment (A)	10,082,407.00	94,02,694.00	679,713.00
GST (G) FOR CURRENT DUE	5,21,616.00	4,30,987.00	90,629.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

**PRINCIPLE OUTSTANDING:** Rupees Six lakh Seventy Nine thousand Seven hundred Thirteen only  
**OUTSTANDING :** Rupees Ninety thousand Six hundred Twenty Nine only.

We request you to release the Payable Amount immediately.  
 We solicit your co-operation in completing the project in time.  
 Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

  
 Authorized Signatory



**Please Note :**

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].accounts.skylinegreathills@gmail.com

Ref: 782/BH/2020/27

January 04, 2020

**TO WHOM SO EVER IT MAY CONCERN**


**Sub: Proposed Wing 'C' of building on plot bearing C.T.S. No.393 of Village Bhandup, Taluka Kurla.**

In continuation of the last work progress certificate issued on 19/10/2019 for the proposed work of wing 'C' of the building known as "SKYLINE SPARKLE" being constructed on the plot bearing C.T.S. No.393 of Village Bhandup, Taluka Kurla, this is to state that the building comprising of Basement + Stilt + 2 level Podium + 2<sup>nd</sup> to 22<sup>nd</sup> upper floors is approved under No.CE/1280/BPES/AS (Auto DCR File No.CHE/ES/0476/S-T/337(NEW) and the same is under construction. Its work has been completed as below:-

<b>Nature of Work</b>	<b>Work Completed upto</b>
R.C.C. work	Terrace slab (part) as per approved plan
Lift wall	Terrace level
Brick work	22 <sup>nd</sup> floor (as per approved plan 19 <sup>th</sup> to 22 <sup>nd</sup> Part)
Internal and External Plaster work	22 <sup>nd</sup> floor (as per approved plan 19 <sup>th</sup> to 22 <sup>nd</sup> Part)
Doors, Windows & flooring	18 <sup>th</sup> floor
Staircase & lobby	22 <sup>nd</sup> floor
Installation of lift	Completed
Installation of water pumps	Completed

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
(Manoj V.Daisaria)

## DEMAND CUM INVOICE

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI – 400078.

Date 08/06/2020

Dear Sir / Madam,

**Subject:** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are pleased to inform you that we have received Occupation Certificate from MCGM. The said flat is now ready for your possession and therefore you are intimated to visit our site for inspection of your above mentioned flat. On satisfying yourself with respect to the completion of the flat you are request to approach site office for the necessary formalities of the handing over of the flat for possession by paying the balance outstanding as follows:

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	595,037.00	Interest	.00	Booking Date	15/09/2015
Total Installment Due Till Date	11,328,548.00	Grace Days	0.0	Installment Date	08/06/2020
Current Due Percentage	5.0 %	Due Plus Grace		Due Date	
Till Date Due Percentage	100.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount Incl TDS	Total Balance
Installment (A)	11,328,548.00	10,082,407.00	1,246,141.00
GST (G) FOR CURRENT DUE	621,308.00	521,616.00	99,692.00
Dev. & Other Charges including 18 Months Maintenance	233,400.00	00.00	233,400.00
GST on Dev. & Other Charges	17,100.00	00.00	17,100.00
Total to be Paid			1,596,333.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

PRINCIPLE OUTSTANDING: Rupees Twelve lakh Forty Six thousand One hundred Forty One only

GST OUTSTANDING : Rupees Ninety Nine thousand Six hundred Ninety Two only.

Dev. & Other Charges O.S. : Rupees Two lakh Thirty Three thousand Four hundred only.

GST on Dev. & Other Charges: Rupees Seventeen thousand one hundred only.

We request you to release the Payable Amount immediately.

We solicit your co-operation in completing the project in time.

Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

Authorized Signatory

### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].accounts.skylinegreathills@gmail.com





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**

[CHE/ES/0476/S-T/337(NEW)/OCC/1/New of 08 June 2020]

To,  
**Shri. Jatin V. Daisaria partners of M/s. Skyline great hills.**  
**C-104, Parshant Apt. opp. IIT main gate powai. Mumbai. 400076.**

Dear Applicant/Owners,

The **Part 2** development work of **Residential** building comprising of **Basement + Stilt+ 1st podium + 2nd + 3rd to 18th +19th (pt) to 22nd (pt) floor i.e. (except flat nos.1901, 2001, 2101 & 2201)** on plot bearing C.S.No./CTS No. **393** of village **BHANDUP-W** at - is completed under the supervision of Shri. **MANOJ VALJIBHAI DAISARIA , Architect** , Lic. No. **CA/82/7254** , Shri. **Dilip P. Parekh** , RCC Consultant, Lic. No. **STR/P/59** and Shri. **Mandar M. Kasle** , Site supervisor, Lic.No. **K/321/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/ES/0476/N/337(NEW)** dated **01 February 2020**.

**Copy To :**

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, MANOJ VALJIBHAI DAISARIA, 801 Skyline Epitome, Kiroi Road, Near Jolly Gymkhana, Vidyavihar West, Mumbai - 400086
- For information please

Name : LOTAN SUKADEO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 08-Jun-2020 17: 57:39

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
S Ward

## DEMAND CUM INVOICE

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI - 400078.

Date 08/06/2020

Dear Sir / Madam,

**Subject:** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are pleased to inform you that we have received Occupation Certificate from MCGM. The said flat is now ready for your possession and therefore you are intimated to visit our site for inspection of your above mentioned flat. On satisfying yourself with respect to the completion of the flat you are request to approach site office for the necessary formalities of the handing over of the flat for possession by paying the balance outstanding as follows:

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	595,037.00	Interest	.00	Booking Date	15/09/2015
Total Installment Due Till Date	11,328,548.00	Grace Days	0.0	Installment Date	08/06/2020
Current Due Percentage	5.0 %	Due Plus Grace		Due Date	
Till Date Due Percentage	100.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount Incl TDS	Total Balance
Installment (A)	11,328,548.00	10,082,407.00	1,246,141.00
GST (G) FOR CURRENT DUE	621,308.00	521,616.00	99,692.00
Dev. & Other Charges including 18 Months Maintenance	233,400.00	00.00	233,400.00
GST on Dev. & Other Charges	17,100.00	00.00	17,100.00
Total to be Paid			1,596,333.00

### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

PRINCIPLE OUTSTANDING: Rupees Twelve lakh Forty Six thousand One hundred Forty One only

GST OUTSTANDING : Rupees Ninety Nine thousand Six hundred Ninety Two only.

Dev. & Other Charges O.S. : Rupees Two lakh Thirty Three thousand Four hundred only.

GST on Dev. & Other Charges: Rupees Seventeen thousand one hundred only.

We request you to release the Payable Amount immediately.

We solicit your co-operation in completing the project in time.

Thanking you.

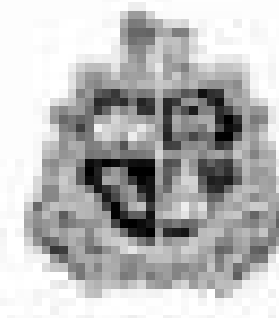
Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

Authorized Signatory

### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
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- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID] accounts.skylinegreathills@gmail.com



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**  
[CHE/ES/0476/S-T/337(NEW)/OCC/1/New of 08 June 2020]

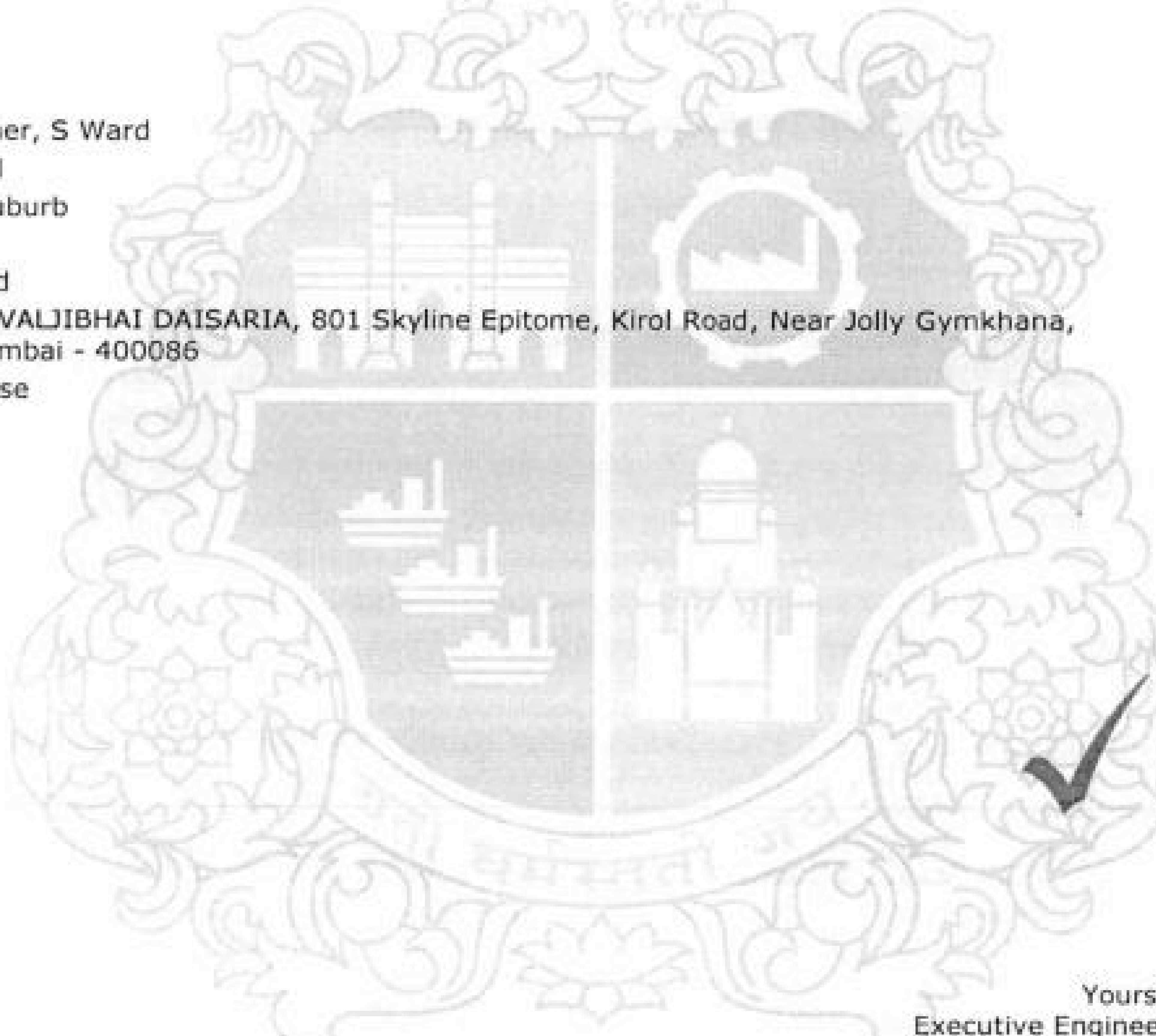
To,  
**Shri. Jatin V. Daisaria partners of M/s. Skyline great hills,**  
**C-104, Parshant Apt. opp. IIT main gate powai. Mumbai. 400076.**

Dear Applicant/Owners,

The **Part 2** development work of **Residential** building comprising of **Basement + Stilt+ 1st podium + 2nd + 3rd to 18th +19th (pt) to 22nd (pt) floor i.e. (except flat nos.1901, 2001, 2101 & 2201)** on plot bearing C.S.No./CTS No. **393** of village **BHANDUP-W** at - is completed under the supervision of Shri. **MANOJ VALJIBHAI DAISARIA , Architect , Lic. No. CA/82/7254 ,** Shri. **Dilip P. Parekh ,** RCC Consultant, Lic. No. **STR/P/59** and Shri. **Mandar M. Kasle ,** Site supervisor, Lic.No. **K/321/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/ES/0476/N/337(NEW)** dated **01 February 2020.**

**Copy To :**

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, **MANOJ VALJIBHAI DAISARIA, 801 Skyline Epitome, Kiroi Road, Near Jolly Gymkhana, Vidyavihar West, Mumbai - 400086**
- For information please



Name : LOTAN SUKADEO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 08-Jun-2020 17: 57:39

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
S Ward

To,  
Shubhangi Manish Vedak / Manish Sharadkumar Vedak,  
G 702, USHA COMPLEX KHANDELWAL MARG,  
BHANDUP WEST, MUMBAI – 400078.

3539

Date 26/02/2020

Dear Sir / Madam,

**Subject:** Allotment/Agreement dated '25/09/2017' for Flat No. '0901' in the Building 'WING C' of our Project 'SKYLINE SPARKLE'

We are glad to inform you we have completed work till the Installment No. '19-20-151' namely **Completion of External Plumbing, Elevation Terraces with water proofing Electrical fittings, Electromechanical and Environmental requirement, Paving and Sanitary Fittings** of the said building' and now as per our payment schedule the Installment has become due, details of the payment including previous outstanding Amount if any, are given as under.

Member Code	C-16-03-002	Unit No	0901	Total Unit Amount	1,13,28,548.00
Current Particular Due Amount	6,79,713.00	Interest	.00	Booking Date	15/09/2015
Total Installment Due Till Date	10,762,120.00	Grace Days	0.0	Installment Date	26/02/2020
Current Due Percentage	6.0 %	Due Plus Grace		Due Date	10/03/2020
Till Date Due Percentage	95.00 %	GSTIN No.	27ABAFS1107R1ZZ	Service Tax	0.000 %

Voucher Type	Total Due	Received Amount Incl TDS	Total Balance
Installment (A)	10,762,120.00	10,082,407.00	679,713.00
GST (G) FOR CURRENT DUE	575,993.00	521,616.00	54,377.00

#### Bank Details for Installment

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	BHARAT BANK
Beneficiary account no.	000812100054722	IFSC Code	BCBM0000009
Address of Bank			ANDHERI EAST

#### Bank Details for Tax

Name of the Beneficiary	SKYLINE GREATHILLS	Name of Bank	HDFC BANK LTD
Beneficiary account no.	01182000011914	IFSC Code	HDFC0000118
Address of Bank			GHATKOPAR EAST

PRINCIPLE OUTSTANDING: Rupees Six lakh Seventy Nine thousand Seven hundred Thirteen only  
GST OUTSTANDING : Rupees Fifty Four thousand Three hundred Seventy Seven only.

We request you to release the Payable Amount immediately.  
We solicit your co-operation in completing the project in time.  
Thanking you.

Yours faithfully,

For SKYLINE GREATHILLS- SPARKLE

  
Authorized Signatory



#### Please Note :

- 1) Government Duties like VAT, Service Tax, TDS, GST and its Interest & Penalty on Unpaid/Delayed payment, will be applicable as and when specified in the guidelines from the government.
- 2) Interest & Penalty will be applicable on Unpaid/Delayed payment towards due Installments.
- 3) CASH PAYMENT WILL NOT BE ACCEPTED.
- 4) Please prepare separate Cheques for every Government Duties.
- 5) Please prepare Cheques/DDs/RTGS in favor of SKYLINE GREATHILLS
- 6) Feel free to mail your queries on [Email ID].accounts.skylinegreathills@gmail.com

**SKYLINE GREATHILLS**

Office : Skyline 'Sparkle', Opp. W M I Cranes, Subhash Road, Bhandup Village Road, Nahur (W), Mumbai - 400 078.  
Tel. (Site): 2566 7161

Ref: 782/BH/2020/226

February 24, 2020

**TO WHOM SO EVER IT MAY CONCERN**

**Sub: Proposed Wing 'C' of building on plot bearing C.T.S. No.393 of Village Bhandup, Taluka Kurla.**

In continuation of the last work progress certificate issued on 19/10/2019 for the proposed work of wing 'C' of the building known as "SKYLINE SPARKLE" being constructed on the plot bearing C.T.S. No.393 of Village Bhandup, Taluka Kurla, this is to state that the building comprising of Basement + Stilt + 2 level Podium + 2<sup>nd</sup> to 22<sup>nd</sup> upper floors is approved under No.CE/1280/BPES/AS (Auto DCR File No.CHE/ES/0476/S-T/337(NEW) and the same is under construction. Its work has been completed as below:-

Nature of Work	Work Completed upto
R.C.C. work	Terrace slab (part) as per approved plan (except for flat nos.1901, 2001, 2101 & 2201)
Lift wall	Terrace level
Brick work	22 <sup>nd</sup> floor (except for flat nos.1901, 2001, 2101 & 2201)
Internal and External Plaster work	22 <sup>nd</sup> floor (except for flat nos.1901, 2001, 2101 & 2201)
Doors, Windows & flooring	22 <sup>nd</sup> floor (except for flat nos.1901, 2001, 2101 & 2201)
Staircase & lobby	22 <sup>nd</sup> floor
Installation of lift	Completed
Installation of water pumps	Completed
Completion of external plumbing, elevation, terrace water proofing of the building.	Completed (except for flat nos.1901, 2001, 2101 & 2201)
Completion of electrical fittings, electromagnetically and environmental requirement, paving and other requirement and sanitary fittings.	Completed (except for flat nos.1901, 2001, 2101 & 2201)

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

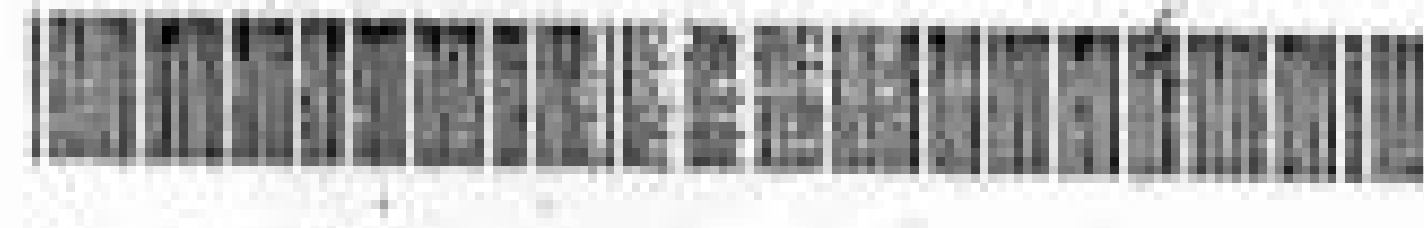
  
(Manoj V.Daisaria)

Ps

S.D. 1,30,00,000/- "Thane Bharat  
 Sahakari Bank Ltd.,  
 A/c. Stamp Duty"  
 R.f 30,000/- with Bank.  
 Confirmation letter...

→ "Joint Sub Registrar  
 Kurla - 1, M.S.D."

2



Monday, June 14, 2010  
5:41:13 PM

Original  
नोंदणी 39 म.  
Page 39 M

पावती

*प्लान*

पावती क्र. : 5705

गावाचे नाव मांडुप

दिनांक 14/06/2010

दस्तावेजाचा अनुक्रमांक वदर 13 05694 2010

दस्ता वेजाचा प्रकार



सादर करणाराचे नाव: मेसर्स स्कॉटलॉर्डन ग्रेट हिल्स रॉड, सांगोदार श्री. नरोत्तम शर्मा - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	:	640.00
<b>एकूण रु.</b>		<b>30640.00</b>

आपणास हा दस्त अंदाजे 5:55PM ह्या वेळेस मिळेल

*DR*  
दय्यम निबंधक  
सह दु.नि.का-कुर्ला 3

बाजार मूल्य: 134400000 रु. मोबदला: 260000000 रु.

भरलेले मुद्रांक शुल्क: 13000000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: टाणे भारत सहकारी बँक लि, घाटकोप, मु 77;

डीडी/घनाकर्ष क्रमांक: 010537; रक्कम: 30000 रु.; दिनांक: 14/06/2010

**सह दय्यम निबंधक कुर्ला स. ई  
सांगोदार उपनगर विस्था.**



महाराष्ट्र शासन - मॉवणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१०

खदर-१३

- |      |   |
|------|---|
| ५६९७ | १ |
| २०१० |   |
१. दस्ताचा प्रकार :- अग्निहेलॉट/७१ अनुच्छेद क्रमांक
  २. सादरकर्त्याचे नाव :- कायमबाई स. वि.
  ३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला-३
  ४. गावाचे नाव :- माडप
  ५. नगरमुनापन क्रमांक / सर्व्हे क्र. / अंतिम मुखंड क्रमांक :-
  ६. मूल्य दरविभाग (झोन) :-
  ७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
  - प्रति चौ. मी. दर :- १९०००/- ३३००/-
  ८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ३००० कार्पेट / विल्ट अप चौ. मीटर / फूट
  ९. कारपाकिंग :- - गच्ची :- - पोटमाळा :- -
  १०. मजला क्रमांक :- - उदवाहन सुविधा आहे / नाही.
  ११. बांधकाम वर्ष :- - घसारा :- -
  १२. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
  १३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- - ज्यान्वये दिलेली घेता
  १४. भाडेकरू व्याप्त मिळकत असल्यास :-
    १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- -
    २. नवीन इमारतीत दिलेले क्षेत्र :- -
    ३. भाड्याची रक्कम :- -
  १५. लिट्ट अॅन्ड लायसन्सचा दस्त :-
    १. प्रतिमाह भाडे रक्कम :- -
    - निवासी / अनिवासी :-
      २. अनामत रक्कम / आगावू भाडे :- -
      ३. कालवधी :- -
  १६. निर्धारित केलेले बाजारमूल्य :- १३,५५,००,०००/-
  १७. दस्तामध्ये दर्शविलेली मोबदला :- २६,००,००,०००/-



१८. देय मुद्रांक शुल्क :- १,३०,००,०००/- भरलेले मुद्रांक शुल्क :- १,३०,००,०००/-
१९. देय नोंदणी फी :- ३०,०००/-

लिपीक

सह दुय्यम निबंधक





5

carrying of business at 78B, Bhandup Village Road, Mumbai, hereinafter referred to as "CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the SECOND PART AND M/S. SKYLINE GREAT HILLS, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its office at C/104, Prashant Apartment, Opp I.I.T. Main Gate, Mumbai 400 076 hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include Partners for the time being of M/S. SKYLINE GREAT HILLS, survivor or survivors of them and the heirs, executors, administrators and assigns of last surviving partner) of the THIRD PART.

78B  
 CONFIRMING PARTY



Authorized Signatory  
 P. S. Rao  
 Thane Bharat Sahakar Bank Ltd.

WHEREAS:

- By Deed of Conveyance dated October 17, 1964 made by Umedmal Chaturbhuj, Devchand Ratanchand, Joha Khimji, Pukraj Nathaji, Kapurchand Hirachand Gangaram Nathaji therein referred to as the Vendor and Ganpat Laxman Jadhav therein referred to as the Confirming Party and the Vendor (therein referred to as the Purchaser), the Vendors therein sold and conveyed to the Vendor herein a land bearing Survey No.40 and Survey No.75, Hissa No.7 admeasuring as per survey 2,156 square yards for the consideration of Rs. 1,50,000/- on the terms and conditions contained therein. The said Conveyance was registered with the Sub-Registrar of

*[Handwritten signatures and initials]*

PS. Rao  
 Thane Bharat Sahakar Bank Ltd.,  
 Chakrapar Branch, Saffire Archade  
 Behind Sonal Sejal Jewellers,  
 M. G. Road, Pajwad, Chakrapar,  
 Mumbai-400077.  
 D-5117PVC.R.1095102105/236-29

STAMP  
 INDIA  
 STAMP DUTY  
 MAHARASHTRA

56865  
 134209  
 17:06  
 JUN 14 2010

बदर-१३	
५६०६	October 19,
१९६४	

Bandra under Serial No. BND/2327 of 1964 or 1964;

2. By a Indenture of Conveyance dated February 3, 1966 made by and between Krishnabai widow of Govind Joma Patil therein referred to as the Vendor and Ganpat Baburao Joma Patil, Narayan son of Manik Bama Patil, Baburao Joma Patil, Krishna Joma Patil, Devoobai Govind Patil, Jaywant Jagannath Patil therein referred to as the Confirming Party and the Vendor (therein referred to as the Purchaser), the Vendor therein with the consent and confirmation of the Confirming Party therein sold and conveyed to the Vendor herein land bearing Survey No. 75, Hissa No. 10, admeasuring 3,269 square yards equivalent to 2,779 square meters situate at Bhandup, Taluka Kurla, in Registration Sub-District Bandra for the consideration as on the terms and conditions contained therein. The said Conveyance was registered with the Sub-Registrar Bandra under Serial No. BND/240-1/11 of 1966 February 3, 1966;



Authorised Signatory  
 of  
 Bharat Sahakari Bank Ltd.  
 Behind Sonai Sejal Jewellers,  
 C/O. Road, Rajawadi, Ghokopar (E),  
 Mumbai-400077.  
 D-5/STP/W/C.R. 100504/85725/239

Rs. Fifty lacs only.

3. Pursuant to the Order bearing no.ADC/LNA/C-7469 dated August 20, 1969 passed by Dy. Collector, Andheri both the aforesaid agricultural lands were converted into industrial land. The Competent Authority at the request of the Vendor amalgamated both the aforesaid lands and allotted common CTS No. 393;

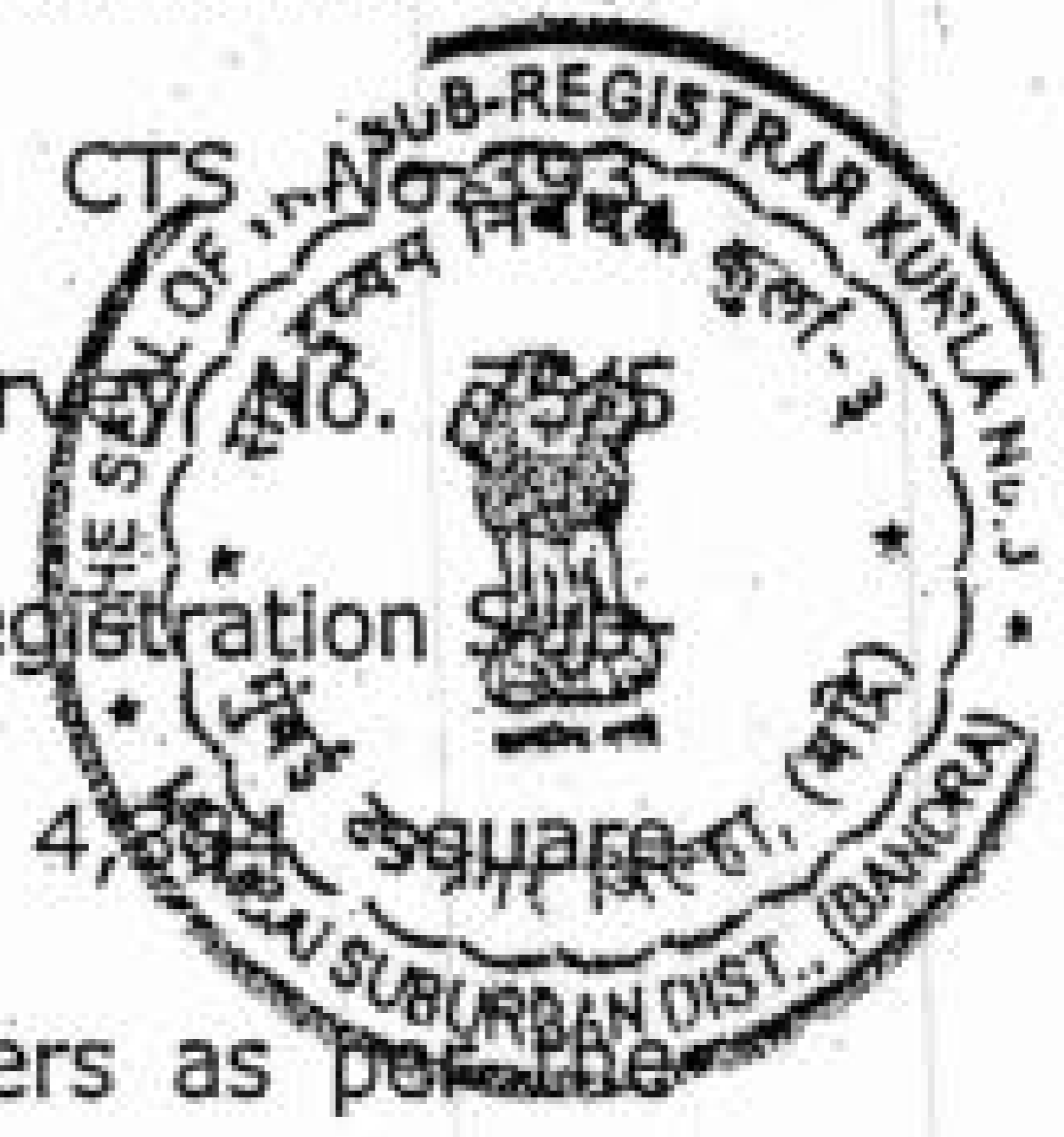
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 146201  
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4. The Vendor has at her at own cost, charges and expenses constructed building (the "Building") after obtaining necessary permission from the appropriate authority and which is presently standing on the plot (as defined herein);

बदर-१३
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5. The Vendor is the absolute owner of and is otherwise well and sufficiently entitled to plot bearing CTS Survey No.40/1, Survey No.75/7 and Survey No. situated at Bhandup, Taluka Kurla, in the Registration District Bandra and admeasuring in all 4,264.7 square meters (admeasuring 4,264.7 square meters as per the property card)(the "Plot");



6. The Buildings/Sheds and the Plot are hereinafter collectively referred to as the "Property" more particularly described in the Schedule hereunder written and shown in the plan annexed hereto and marked Annexure "A"; A copy of P. R Card is annexed hereto and marked Annexure "B";

7. The Vendor is carrying on the business from part of the said buildings/sheds under the name and style of Acme Mirror Works;

8. The Vendor had granted tenancy rights in respect of a portion of the Building/sheds admeasuring about 3000 sq. ft. (the "Tenanted Premises") in favour of the Confirming Party who was carrying on business under the firm name and style of M/S Divecha Glass Enterprises since 1975.

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*[Handwritten signatures and initials]*

9. The Confirming Party has prior to the execution hereof agreed with the Vendor to surrender tenancy rights in respect of the Tenanted Premises and hand over vacant and peaceful possession of the same to the Vendor subject to payment of Rs. 3,00,00,000/- (Rupees Three

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over	

10. The Vendor has agreed to sell and transfer the Property in favour of Purchaser free from tenancy encumbrances for the consideration of Rs.26,00,00,000/- (Rupees Twenty Six Crores only) (including amount payable to the Confirming Party) on the terms and conditions hereinafter recorded;



11. The Vendor and the Confirming Party have furnished Title Certificate of their advocate M/s. Little & Co. certifying title of the Vendor in respect of the said property as clear and marketable free from all encumbrances. The Purchasers have accepted title of the Vendor and the Confirming Party in respect of the said property on the basis of such certificate and representations made by them.

12. The Purchaser has deposited entire consideration with the Advocates and Solicitors of the Vendor and the Confirming Party and call upon them to execute conveyance, being these presents, which the Vendor and the Confirming Party have agreed to.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

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*[Handwritten signature]*

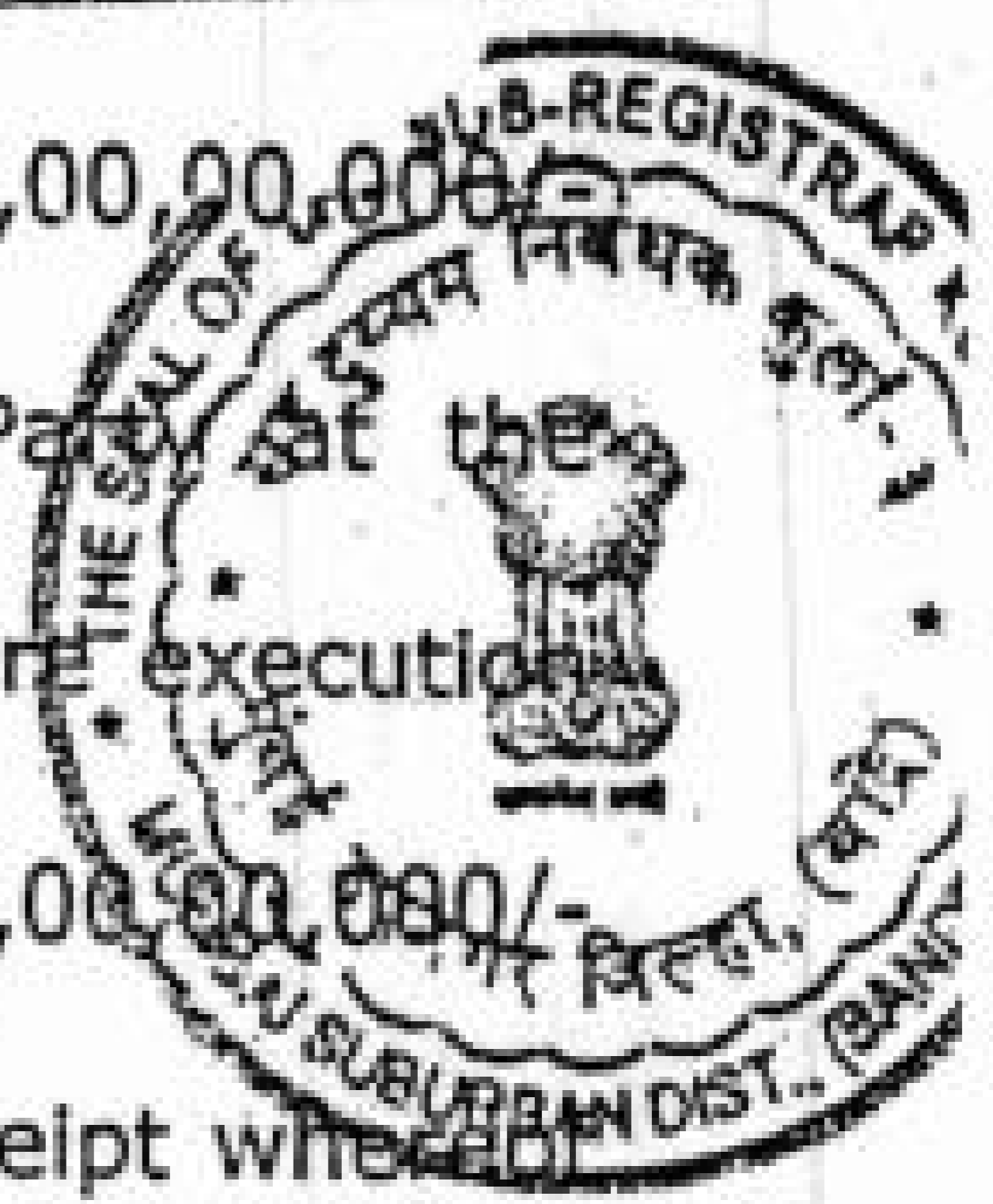
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In pursuance of the said Agreement and in consideration of payment of sum of Rs.23,00,00,000/- (Rupees Twenty Three Crores Only) paid by the Purchaser to the Vendor on or before execution of these present and further sum of Rs.3,00,00,000/- (Rupees Three Crores Only) to the Confirming Party in the direction of and on behalf of the Vendor on or before execution of these presents, making in all a sum of Rs.26,00,00,000/- (Rupees Twenty Six Crores Only) (payment and receipt whereof the Vendor and the Confirming Party do & each of them doth hereby admit and acknowledge and every part thereof doth hereby acquit, release and discharge the Purchaser forever) being the entire consideration agreed to be paid by the Purchaser to the Vendor, and the Confirming Party in respect of the said Property the Vendor with the consent of the Confirming Party doth hereby grant, convey, sale, transfer and assign the said property, absolutely and forever, being Land bearing Survey No.40, Hissa No.1, Land bearing Survey No.75, Hissa No.7 and Land bearing Survey No.75, Hissa No.5 and now bearing C.T.S. No.393 admeasuring in all 4,384 square meters (admeasuring 4,264.7 square meters as per the property card) situated in the village of Bhandup, Taluka Kurla, in the Registration District and Sub-District of Mumbai Suburban together with buildings/sheds standing thereon and more particularly described in the Schedule hereunder written and shown by red colour lines on the Plan annexed hereto, (herein after referred as the "said Property") together with all the benefits arising thereof and along with all ways, wells, compounds, paths, passages, waters, water courses, drains, trees, plants, lights, liberties, easements,



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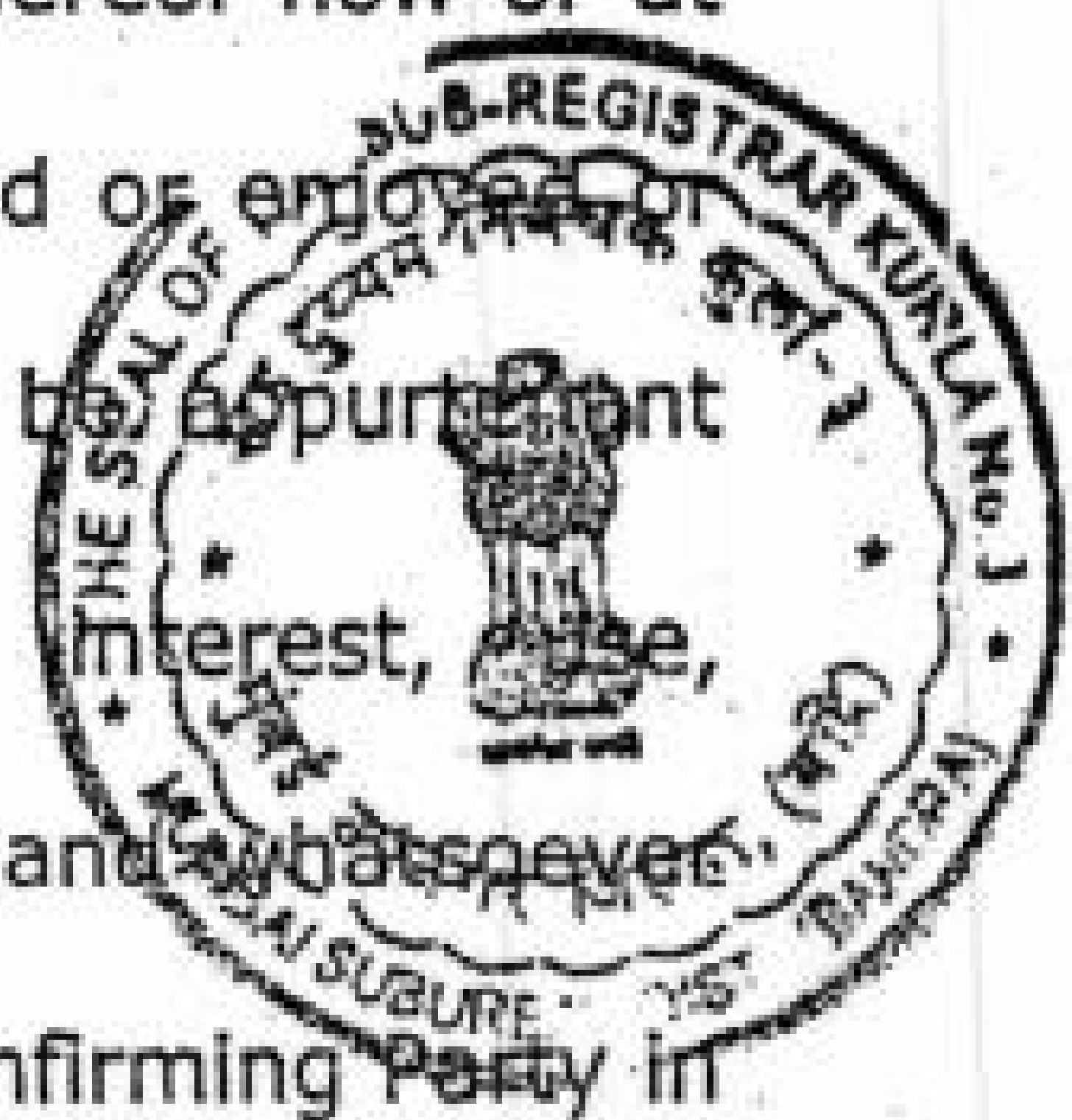
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बदर-१३	
JES members	and
3090	

profits, privileges, advantages, rights, appurtenances, whatsoever to the said Property or ground hereditaments and premises belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part of member thereof by appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever both at law and equity of the Vendor and the Confirming Party in to, out of or upon the said Property or ground hereditaments and premises or any part thereof AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers, plans and other evidences of title relating to the said Property, hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said Property, ground hereditaments and premises hereby granted, sold, conveyed, transferred and assured or intended so to be with their and every of their rights, members and appurtenances UNTO and to the use and benefits of the Purchaser forever subject nevertheless to the payment by the Purchaser of all the taxes, assessments, rents duties, and dues now chargeable from the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, Municipal Corporation or any other authority or public body in respect thereof AND THE VENDOR AND THE CONFIRMING PARTY do & each of them doth hereby for themselves and their respective heirs, executors and administrators COVENANT WITH the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by themselves or by any person or persons lawfully



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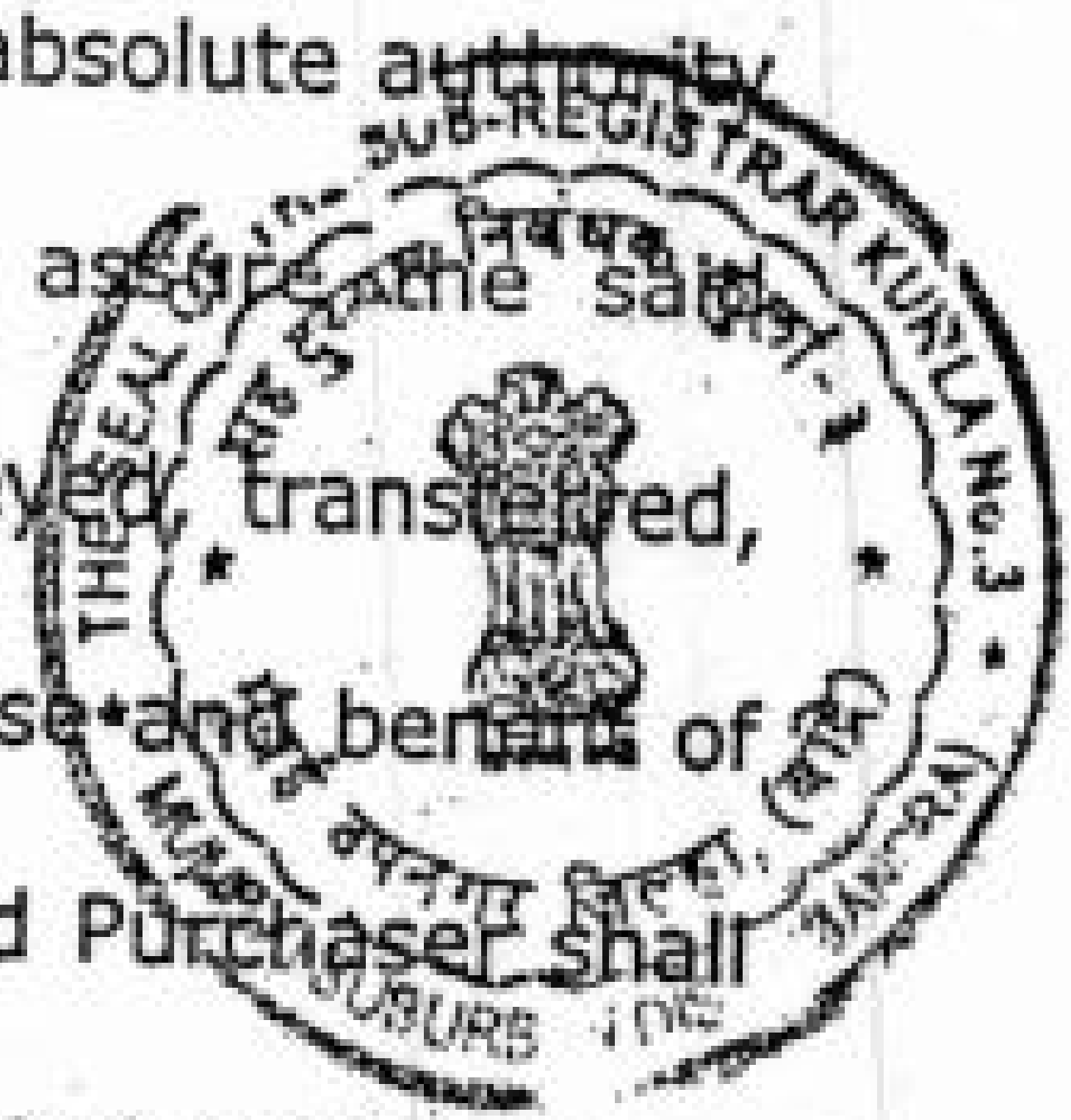
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or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or willingly suffered to the contrary, They, the Vendor and the Confirming Party, now have in themselves good right, full power and absolute authority to sell, grant, release, convey, transfer and assure the said Property hereby granted, sold, released, conveyed, transferred, assured or intended so to be unto and to the use and benefit of the Purchaser in manner aforesaid AND the said Purchaser shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Property, hereditaments, and premises and receive rents, issues and profits, thereof and every part thereof for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from the said Vendor and the Confirming Party or any other person or persons lawfully or equitably claiming or to claim by, from, under or interest for them AND THAT the Vendor and the Confirming Party have not any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Vendor and the Confirming Party are prevented from granting and conveying the said Property hereby granted in manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate title or otherwise howsoever AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the Vendor and the Confirming Party well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had,



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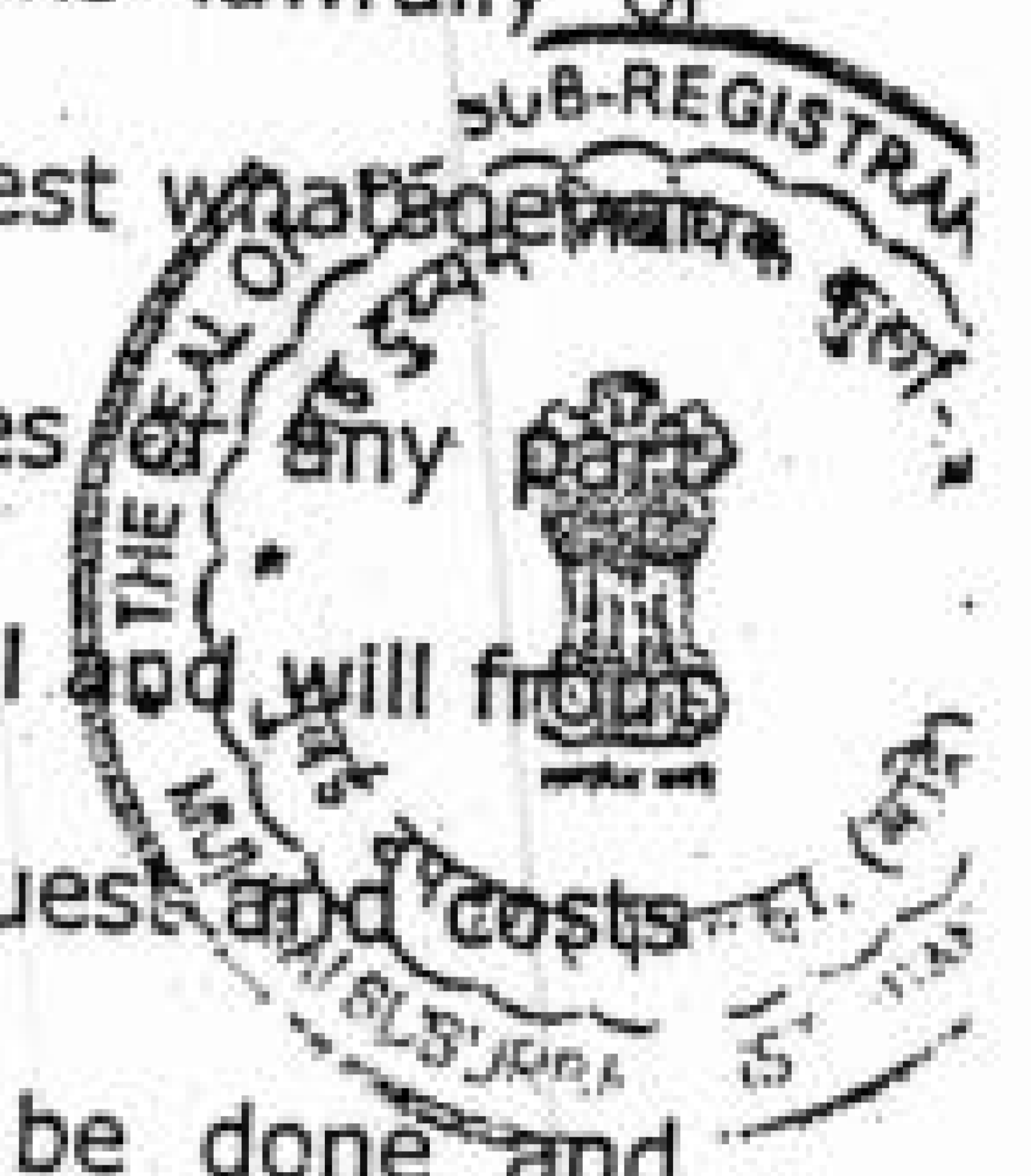
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बदर-१३

made executed, occasioned or suffered by the said Vendor and the Confirming Party or by any other person or persons lawfully or equitably claiming through them AND FURTHER THAT the Vendor and the Confirming Party and all persons lawfully or equitably claiming or to claim any estate or interest in the said Property, hereditaments and premises thereof from, under or in trust for themselves shall time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things conveyances and assurances in law whatsoever for the better and perfectly assuring the said Property hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser, the present Partners, their heirs, executors, administrators and assigns or their counsel in law shall be reasonably required AND THIS DEED FURTHER WITNESSETH THAT the Confirming Party agree and declare that they have surrendered tenancy rights in respect of Tenanted Premises and handed over possession thereof.



THIS DEED FURTHER WITNESSETH THAT the PAN of the Parties are as follows :

Vendor  
 KUNJLATA DIVECHA W/o.  
 LATE SHRI RAMESH HARGOVIND  
 DIVECHA AAEPD8725F

Confirming Party  
 MR. HARSH DIVECHA AABPD2024N

Purchaser  
 M/s. SKYLINE GREAT HILLS : ABAFS1107R

*[Handwritten signatures and marks]*

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बंदर-१३	
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IT IS HEREBY FURTHER AGREED by and between the parties hereto that the Purchaser alone shall bear and pay stamp duty as well as registration charges in respect of these presents.

IN WITNESS WHEREOF the parties have subscribed their hands and seal in the manner hereinafter provided on the day and year first hereinabove written.



THE SCHEDULE ABOVE REFERRED TO:

All that the piece or parcel of land bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393, admeasuring in all 4,384 square meters (admeasuring 4,264.7 square meters as per the property card) and situated in the village of Bhandup, Taluka Kurla, and lying, being in the Registration District and Sub-District Mumbai Suburban along with the existing buildings/sheds and shown by red colour lines on the Plan annexed hereto together with all benefits available with respect to the Property and bounded as follows that is to say:

- On or towards the West: Swastik Builder property.
- On or towards the East: Bhandup Village Road, (CEAT Tyre Road and Western Mechanical Industries)
- On or towards the North: Vardhaman Industrial Estate
- On or towards the South: Bhandup Village Road.



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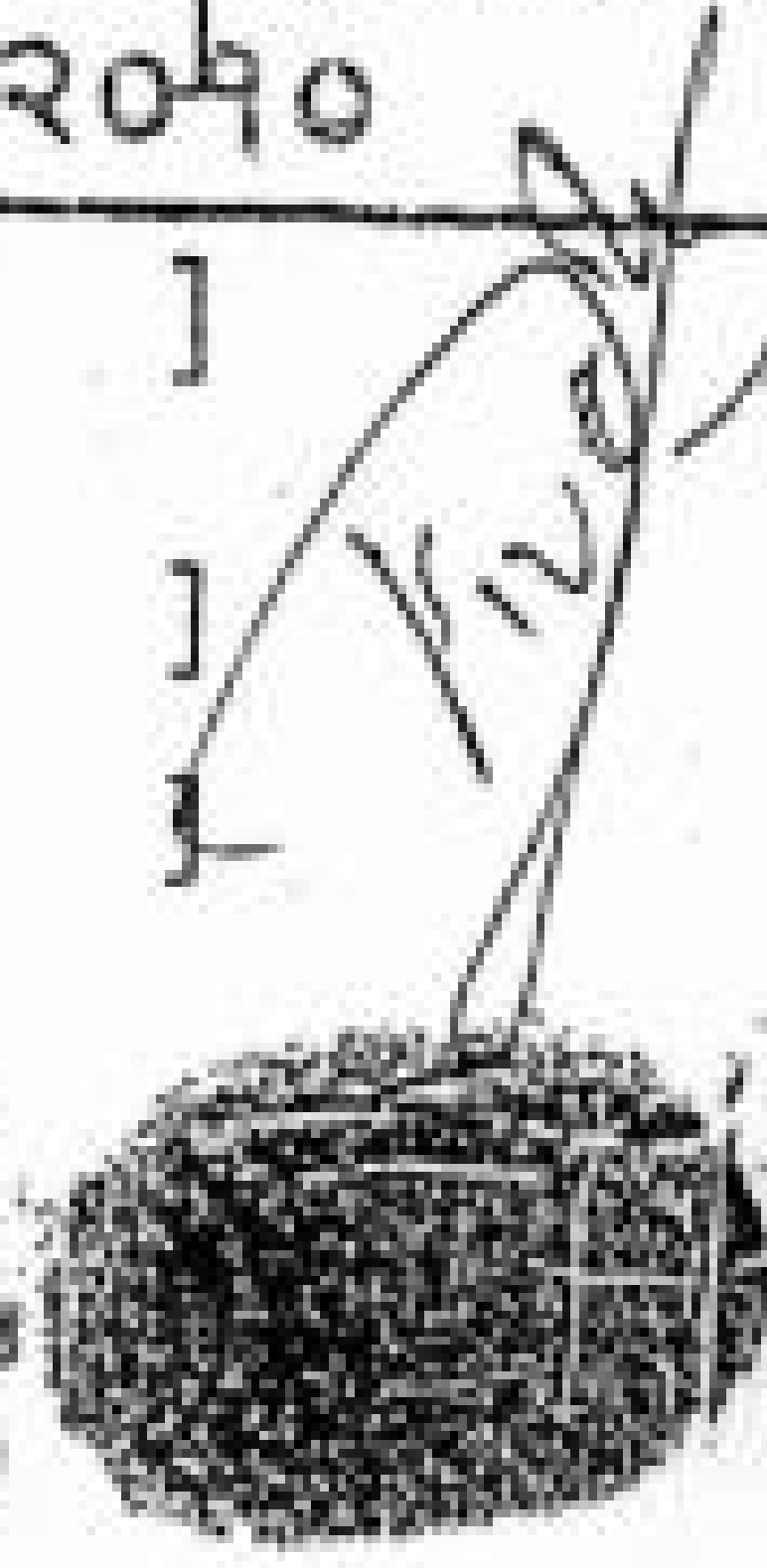
बदर-१३	
५८८५०	१२
२०१०	

SIGNED AND DELIVERED BY THE  
WITHIN NAMED VENDOR

MRS. KUNJALATA DIVECHA W/o.  
LATE SHRI RAMESH HARGOVIND DIVECHA

IN THE PRESENCE OF

*Divecha*  
SHIVANI DIVECHA

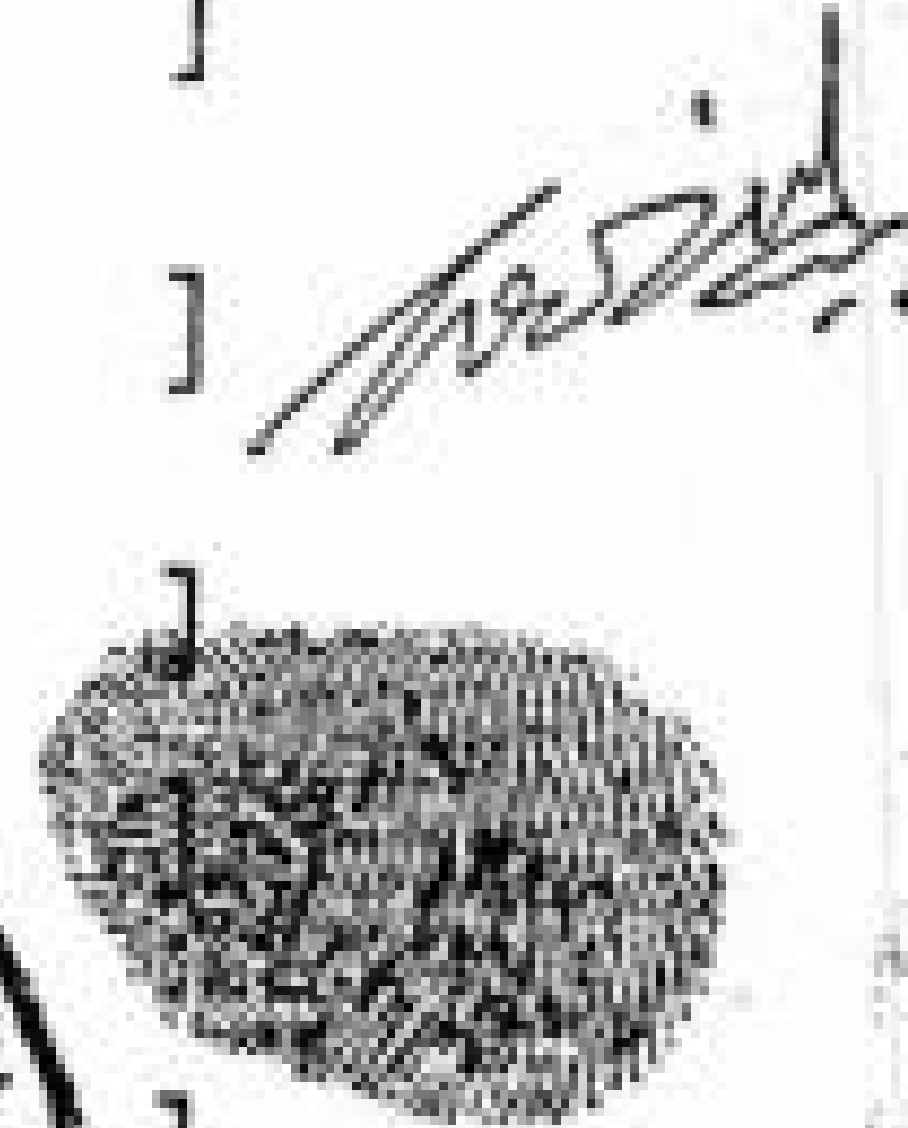


SIGNED AND DELIVERED BY THE  
WITHIN NAMED CONFIRMING PARTY

MR. HARSH DIVECHA  
a sole proprietor of Divecha  
Glass Enterprises

IN THE PRESENCE OF

*Divecha*



SIGNED AND DELIVERED BY THE  
WITHIN NAMED PURCHASER

M/S. SKYLINE GREAT HILLS  
Through its Partner  
Mr. JATIN DAISARIA

Mr. Narottam Sharma

Mr Dave Builders Pvt Ltd  
Through it Director Mr. Maulik Dave

IN THE PRESENCE OF

*Maulik Dave*



*Jatin Daisaria*

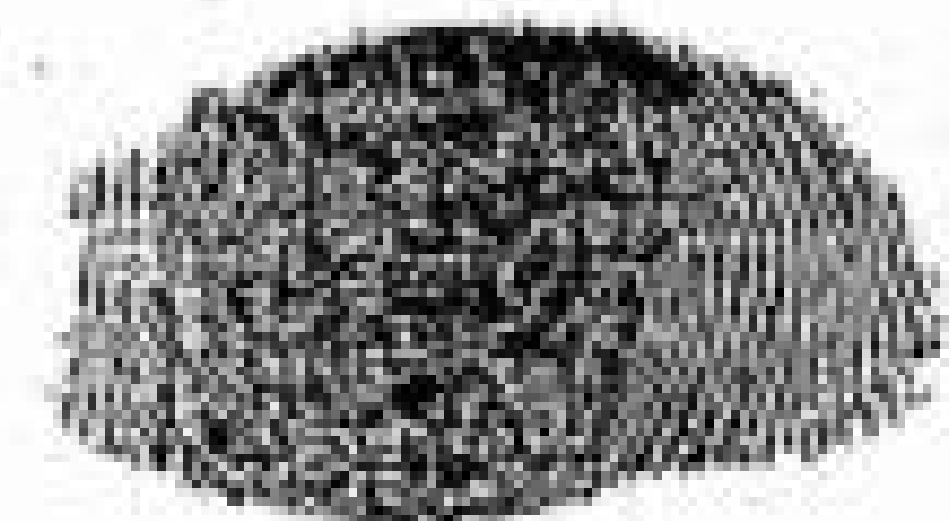


*Narottam Sharma*

]



*Maulik Dave*



15

बदर-१३	
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RECEIVED of and from the  
withInnamed Purchasers the sum of  
Rs.26,00,00,000/- (Rupees Twenty Six Crores  
Only) being entire consideration paid by them  
to me as under :

- i) Rs.23,00,00,000/- to me by depositing  
it with my Advocates & Sollicitors.
- ii) Rs.3,00,00,000/- to Confirming Party  
on my behalf.

Rs.26,00,00,000/-

WITNESS

I SAY RECEIVED



(VENDOR)



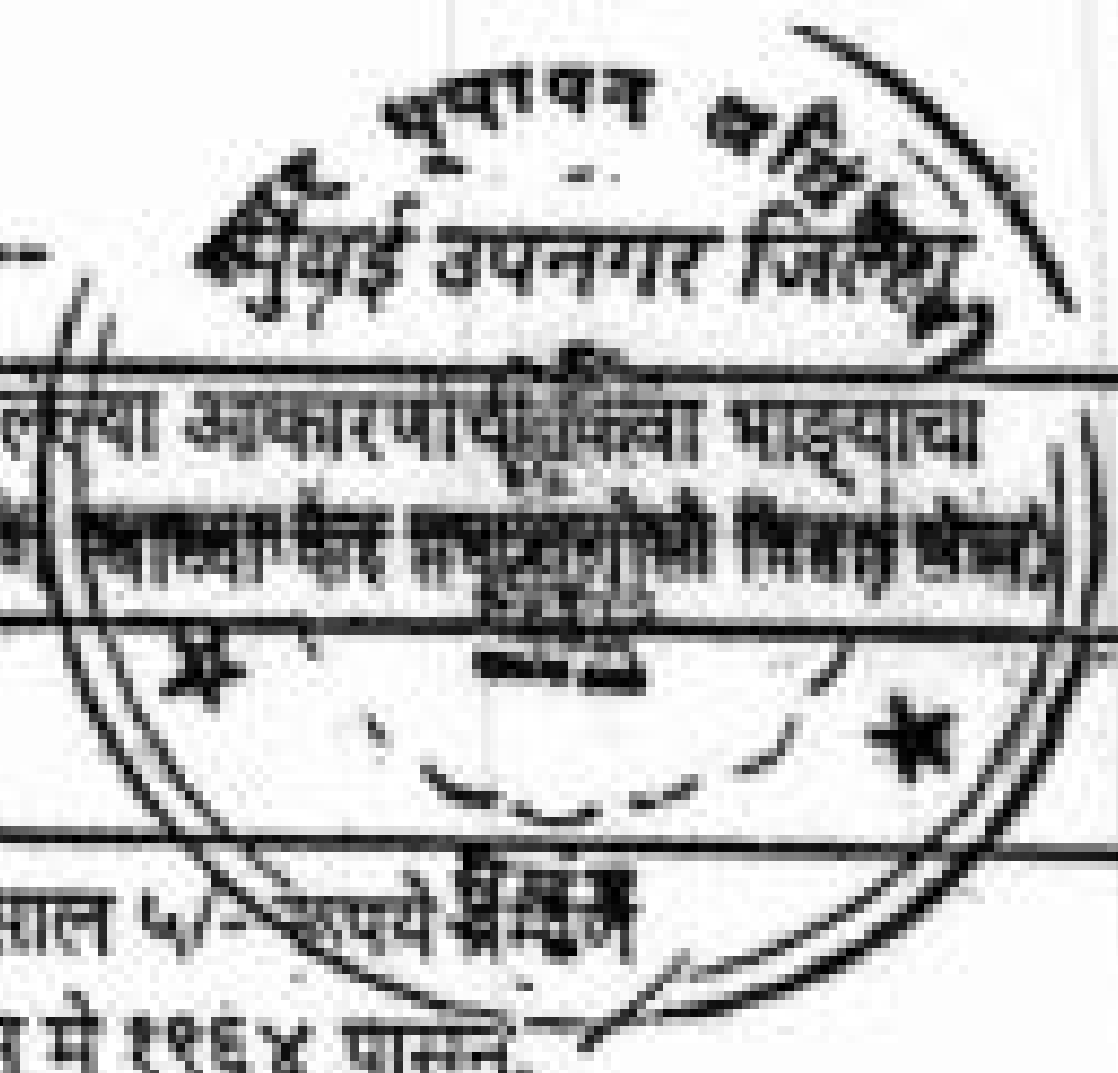
16

### मालमत्ता पत्रक

विभाग/मोजे -- भांडूप तालुका/न.भु.मा.का. -- न.भू.अ. मुसुंड जिल्हा -- मुंबई उपनगर जिल्हा

शहर मोजण क्रमांक/प.म.प. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अक्षरपांकी किंवा भांड्याचा तपशील आणि त्याच्या वर तपसुदारीचे विवरण खाली

३९३ / ३९३ ४२६४.७ [क-१] क वि.शेती सारा दरसाल ५/- रुपये प्रति १०० चौ.वारांस मे १९६४ पासून



सुविधाधिकार

हक्कनाचा मुळ धारक वर्ष श्रीमती कुंजलता रमेश दिवेचा

पट्टेदार	बदर-९३
इतर भार	५६०० १४
इतर शीरे	२०९०

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०९/०९/२००३ मा. अम्पर जिल्हा उपजिल्हाधिकारी मुंबई उपनगर अंधेरी यांचे कडील विनशेती आदेश क्रमांक ADCLND/C ७४६९ दिनांक २०/८/१९६९ नुसार ४४८०.० चौ.मी. क्षेत्र इंडस्ट्रीयल करीता रूपांतरित झालेले सत्ता प्रकार सी १ एवजी सी अला दाखल केला.			



तपासणी करणारा - १३  
मु. द. किरपण,  
प.भू. ७

खरी नक्कल -

अर्ज क्रमांक ३४६३  
अर्ज प्राप्त दिनांक २५/९/१० रक्कम शुल्क  
नक्कल तयार दिनांक ३१/९/१० कागद फी  
नक्कल दिल्याची दिनांक ०१/१०/१० एकूण रक्कम रु.  
खरी नक्कल

नगर भू मापन अधिकारी  
मुसुंड

११/९ २  
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२  
४२

बदर-१३

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### बृहन्मुंबई महानगरपालिका

#### करनिर्धारण व सकलनखाते

मालमत्ता क्रमांक, सवनीया क्रमांक, इमारतीचे नाव, विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण.  
संकेतस्थळ : [www.mcgm.gov.in](http://www.mcgm.gov.in)

#### मालमत्ता कराचे देयक

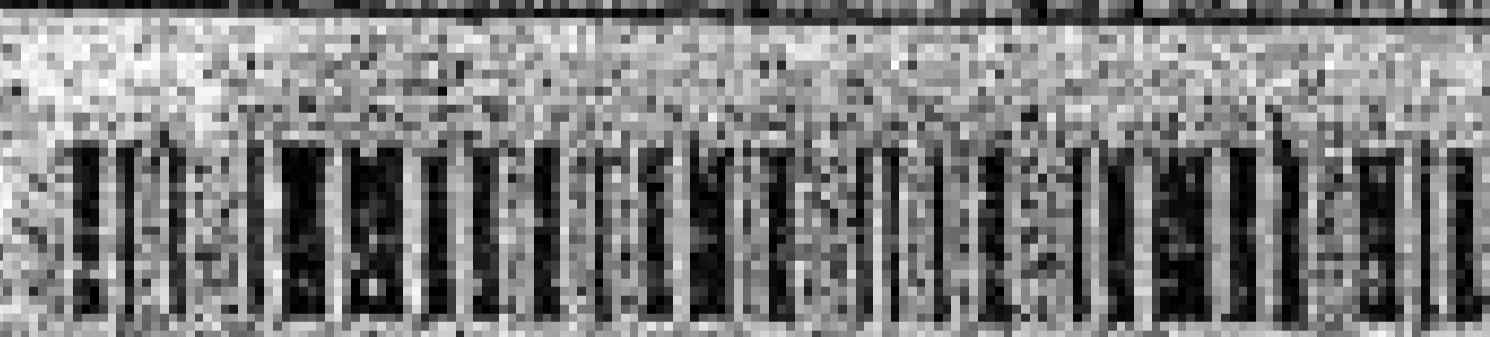
मालमत्ता क्रमांक (गवीन)	विंग क्रमांक	मार्ग क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00137872	S-0601920010000		2007-2008	
पत्रव्यवहारेचे नाव व पत्ता : SMT KUNJALATA R DIVECHA C/O M/S ACME MIRROR WORKS 344 SDPHIA ZUBAIR ROA, BYCULLA MUMBAI 8				(दयालू पावला येऊन) SI Ward, Municipal Office Building, Near Manglaram Petrol Pump, LBS Marg, Bhandup (W), Mumbai 400 078

मालमत्ता क्रमांक, सवनीया क्रमांक, इमारतीचे नाव, विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण.  
S-2607(7A) 105-A VILLAGE RD BHANDUP FACTORY, MUMBAI  
SMT KUNJALATA RAMESH DIVECHA



प्रथम करनिर्धारण दिनांक	31-03-1973	31-03-2008 रोजीची	सहाय्यक
एकूण करापात्र मूल्य रु	39780	नोटे	
करभाषी दिलेले मूल्य रु	0	कर	
निवासी करापात्र मूल्य रु		महापात्र	
अनिवासी करापात्र मूल्य रु	39780	रासक्षेत्र	
एकूण वार्षिक देय कर	44756	सुचना	वार्षिक देयक सहाय्यक हत्यारी कार्यालय देय आहे

200710BIL03879555	01-APR-07 to 30-SEP-07	देयक क्र.	200720BIL03879558	01-OCT-07 to 31-MAR-08
कर / Tax		निवासी / अनिवासी / NR		
5987	सर्वसाधारण कर / General Tax	निवासी / R	30	5987
0	पाणीपट्टी / Water Tax	निवासी / R	88	0
0	जलसामग्री / Water Benefit Tax	अनिवासी / NR	100	0
4973		निवासी / R	12.8	4973
0	मद्यनिस्सारण कर / Beverage Tax	अनिवासी / NR	25	0
0		निवासी / R	30	0
0	मद्यनिस्सारण (आय कर) / Sewerage Benefit Tax	अनिवासी / NR	78	0
2984		निवासी / R	7.5	2984
2387	म.म. पार. शिक्षण उपकर / M.M. P.A. Education	अनिवासी / NR	12	2387
0	राज्य शिक्षण / State Education	निवासी / R	8	0
2387		अनिवासी / NR	12	2387
597	रोजगार कर / Employment	अनिवासी / NR	3	597
99	वृक्ष उपकर / Tree Care			99
99				99
2984				2984
2387				2387



संदर्भः  
 १) अधिकांश महापालिकेच्या कुठल्याही वेबसाईट वर स्विकारले जाईल  
 २) पुढील पत्रव्यवहारासाठी मालमत्तेचा गवीन क्रमांक नमद करावा  
 ३) लहान व गरजू मुलांच्या भवतीसाठी २२४ तास तात्काळ तयार करण्याची क्र. २००८  
 ४) बृहन्मुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र-तास क्र. २२४२२३२३

मि. सं. उंबरजे  
करनिर्धारक व संकलक (प्र)

सुचना व अधिक माहितीसाठी कृपया मागे पाहिये.  
 The Billing system is under upgrade. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

18

बदर-१३	
५०००	१६
२०१०	

आज - आंड़प मेसीं डीट नंबर १३ कें  
 सि० का० नं० ३६३ सी० श्री० आर  
 मी० च्या हितीक ६ - ११ - ५५ च्या - अजीव  
 कबिणी कावणा फुली वपरी कळी



ता० सि० का० नं० ३६२

ता० सि० का० नं० ३१०

ता० सि० का० नं० ३६४

ता० सि० का० नं० ३६७

ता० सि० का० नं० ३६१

सि० का० नं० ३१३

ता० सि० का० नं० ३६६

जा स  
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 म र य  
 म र य

Prepared on ११/११/५५  
 Checked on ११/११/५५  
 Delivered on ११/११/५५  
 Prepared by [Signature]  
 Issuing by [Signature]  
 Amount ५००

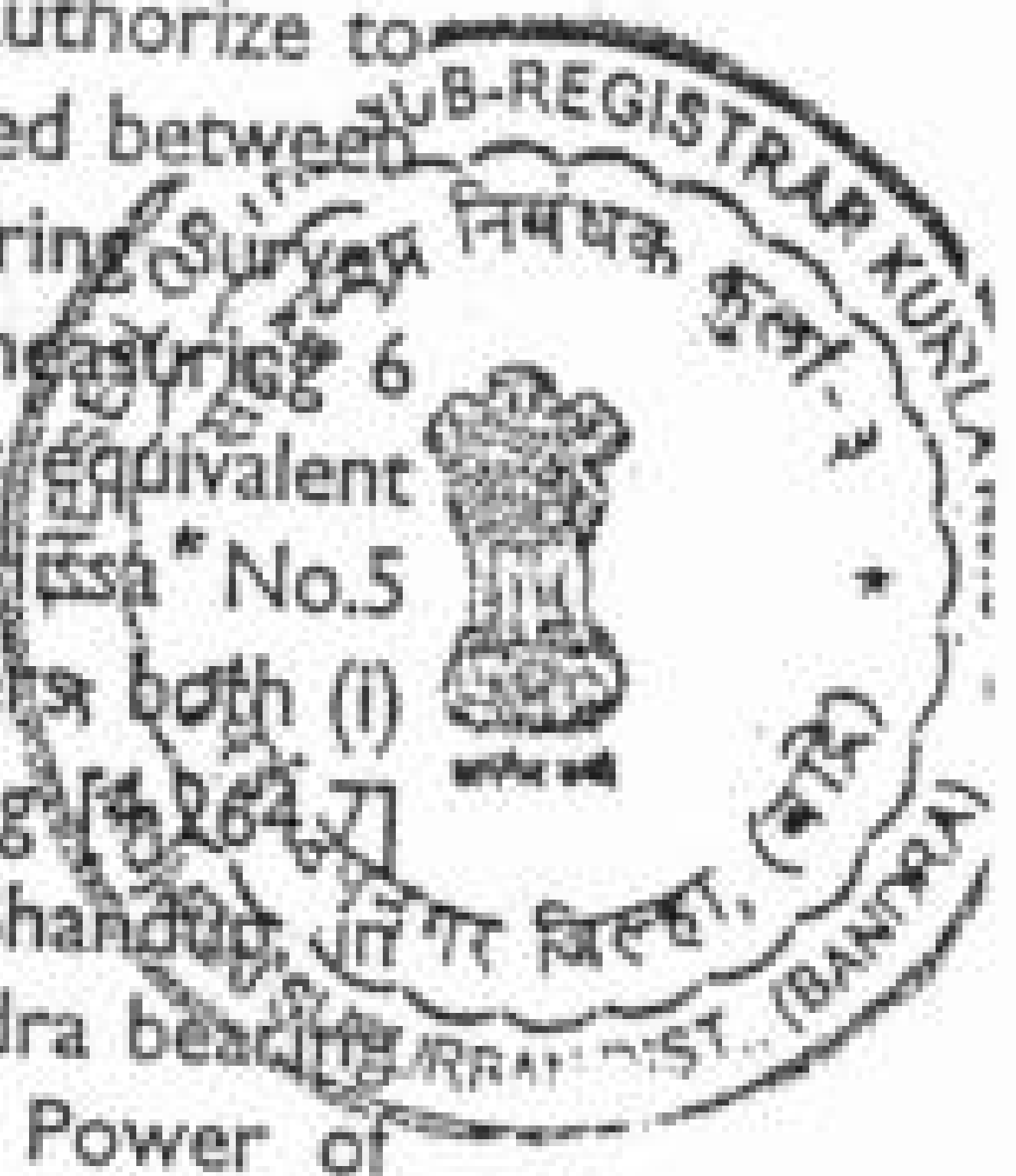
ब - बला

TRUE COPY



बदर-१३	
५६६६	९६
२०१०	

We the partners of M/s. Skyline Greathills do hereby resolve that our partner's Mr. Narottam Sharma, Mr. Jatin Daisaria, Mr. Shilpin Tater and Nr. Maulik H. Dave any two of partners jointly whose signatures are appended hereunder are authorize to sign for and on behalf of the firm the Deed of Conveyance to be entered between Mrs. Kujalata Divecha and M/s. Skyline Greathills for the property bearing Survey No. 40, Hissa No.1 admeasuring 10 1/2, Survey No.75, Hissa No.7 admeasuring 6 gunthas and as per joint survey admeasuring 2,156 square yards which is equivalent to [1,802.69] square meters and (ii) land bearing Survey No.75, Hissa No.5 admeasuring 3,269 square yards which is equivalent to 2,734 square meters both (i) and (ii) above collectively admeasuring 4,384 square meters (admeasuring 3,802.69 square meters as per the property card and situated in the village of Bhandara Greater Bombay, and lying, being in the Registration Sub-District of Bandra bearing C.T.S. No. 393 with the existing building thereon and to accept the Power of Attorney from the said Mrs. Kunjalata Divecha along with our other two partner viz: Mr. Maulik H. Dave representing M/s. Dave Builders P. Ltd..



Further, we resolve that they be and hereby authorise to represent us and sign before the sub Registrar for registration of the said Deed of Conveyance, power of attorney and to sign any other relevant documents in this respect.

For Skyline Greathills

Chandan C Sharma

*[Signature]*  
\_\_\_\_\_

Narottam C Sharma

*[Signature]*  
\_\_\_\_\_

Jatin Daisaria

*[Signature]*  
\_\_\_\_\_

Urmi Daisaria

*[Signature]*  
\_\_\_\_\_

For Dave Builders P. Ltd.  
(Maulik Dave)

*[Signature]*  
\_\_\_\_\_

For Skyline Vision P. Ltd.  
(Shilpin Tater)

*[Signature]*  
\_\_\_\_\_

FOR DAVE BUILDERS PVT. LTD.

Director/e  
For SKYLINE VISION (P) LTD.

*[Signature]*  
Director





# SKYLINE GREAT HILLS

INVOICE No. SP-C-GST-008

Date: 30-10-2017

To,  
Mrs. Shubhangi Manish Vedak,  
Mr. Manish Sharadkumar Vedak,  
G-702, Usha Complex,  
Khandelwal Marg,  
Bhandup west, Mumbai – 400 078.

**Re :** Flat No. 901 on the 9<sup>th</sup> floor in B - Wing of "Skyline Sparkle", being constructed on the property bearing Survey No.40, Hissa No.1, Survey No.75, Hissa No.7 and Survey No.75, Hissa No.5 and C.T.S. No.393 situated in village Bhandup, Taluka Kurla.


Dear Sir,

In accordance with the agreed terms and schedule of payments for the purchase of Flat No. 901 on the 9<sup>th</sup> floor in B Wing, you are requested to make the following payments against the installments due and payable by you to us as per the payment schedule of the building is completed the 12<sup>th</sup> slab.

Total Agreement Value	1,13,28,548/-
Amount Received up till now	30,96,784/-
Balance Amount	82,31,764/-
Payment due (upto 12 <sup>th</sup> slab)	40,40,201/-
GST @ 12% for the due amount	2,58,291/-

You are requested to pay the total amount of Rs. **40,40,201/-** (Rupees Forty lakh forty thousand two hundred one only), and Rs. **2,58,291/-** (Rupees Two lakh fifty eight thousand two hundred ninety one only) of principal amount and GST respectively, within 15 days from the date of this letter, which we will add to accelerate the work in progress. **Kindly note that the delayed payments would attract the interest @ 12% per annum.**

Thanking You,  
Yours Sincerely,  
For **SKYLINE GREATHILLS**



Authorised Signatory

P.S. Please draw your cheque favouring "BHARAT BANK A/c. No. 000812100054722" and for GST "SKYLINE GREATHILLS A/c. No. 01182000011914" respectively.

**SKYLINE GREATHILLS**

Office : Skyline 'Sparkle', Opp. W M I Cranes, Subhash Road, Bhandup Village Road, Nahur (W), Mumbai - 400 078.  
Tel.: 2579 2506 / 2578 5470 • Tel. (Site): 2566 7161

801, Skyline Epitome,  
Kirod Road,  
Near Jolly Gymkhana,  
Vidyavihar West,  
Mumbai - 400086

E : admin@daisaria.com  
O : 022 6111 0504  
F : 022 6111 0531  
www.daisaria.com

 **DAISARIA**  
ASSOCIATES  
ARCHITECTURE | URBAN DESIGN | PROJECT MANAGEMENT | INTERIORS

Ref.: 782/BH/2015/1360

October 23, 2017

**TO WHOM SO EVER IT MAY CONCERN**

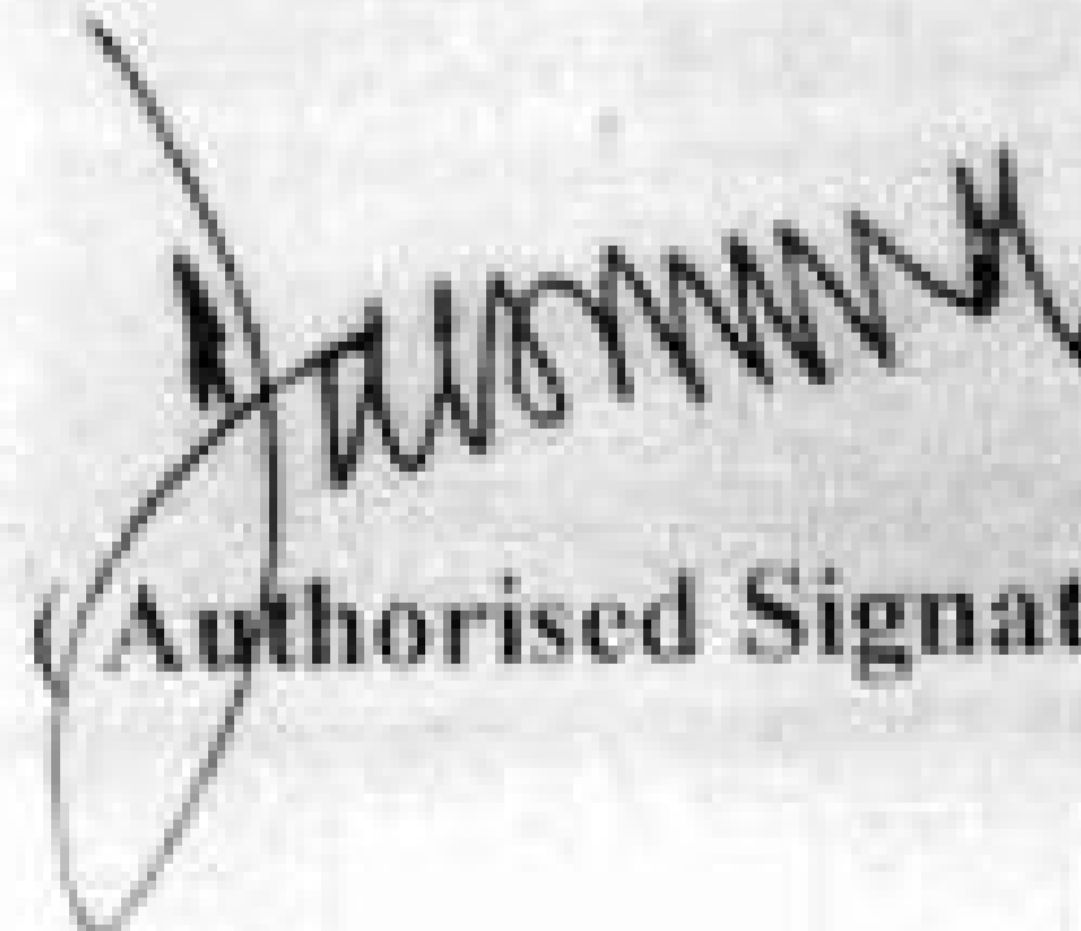
**Sub: Proposed building on plot bearing C.T.S. No. 393 of Village Bhandup, Taluka Kurla.**

This is to certify that wing 'C' of the building known as "Skyline Sparkle" on plot bearing C.T.S. No. 393 of Village Bhandup, Tal.Kurla comprising of Basement + Stilt + 2 level podium + 2<sup>nd</sup> to 14<sup>th</sup> upper floors as per last approved amended plan dated 03.04.2017 is under progress and work completed so far is as under :-

Nature of work	Work completed upto
R.C.C. work	12th floor slab

The quality of construction of the said building is good.

For **DAISARIA ASSOCIATES**

  
(Authorised Signatory)

Ajb.



# SKYLINE GREAT HILLS

INVOICE No. SP-C-GST-008

Date: 30-10-2017

To,  
Mrs. Shubhangi Manish Vedak,  
Mr. Manish Sharadkumar Vedak,  
G-702, Usha Complex,  
Khandelwal Marg,  
Bhandup west, Mumbai – 400 078.

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Thanking You,  
Yours Sincerely,  
For **SKYLINE GREATHILLS**



Authorised Signatory

P.S. Please draw your cheque favouring "BHARAT BANK A/c. No. 000812100054722" and for GST "SKYLINE GREATHILLS A/c. No. 01182000011914" respectively.

**SKYLINE GREATHILLS**

Office : Skyline 'Sparkle', Opp. W M I Cranes, Subhash Road, Bhandup Village Road, Nahur (W), Mumbai - 400 078.  
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Mumbai - 400086

E : admin@daisaria.com  
O : 022 6111 0504  
F : 022 6111 0531  
www.daisaria.com



Ref.: 782/BH/2015/1360

October 23, 2017

**TO WHOM SO EVER IT MAY CONCERN**

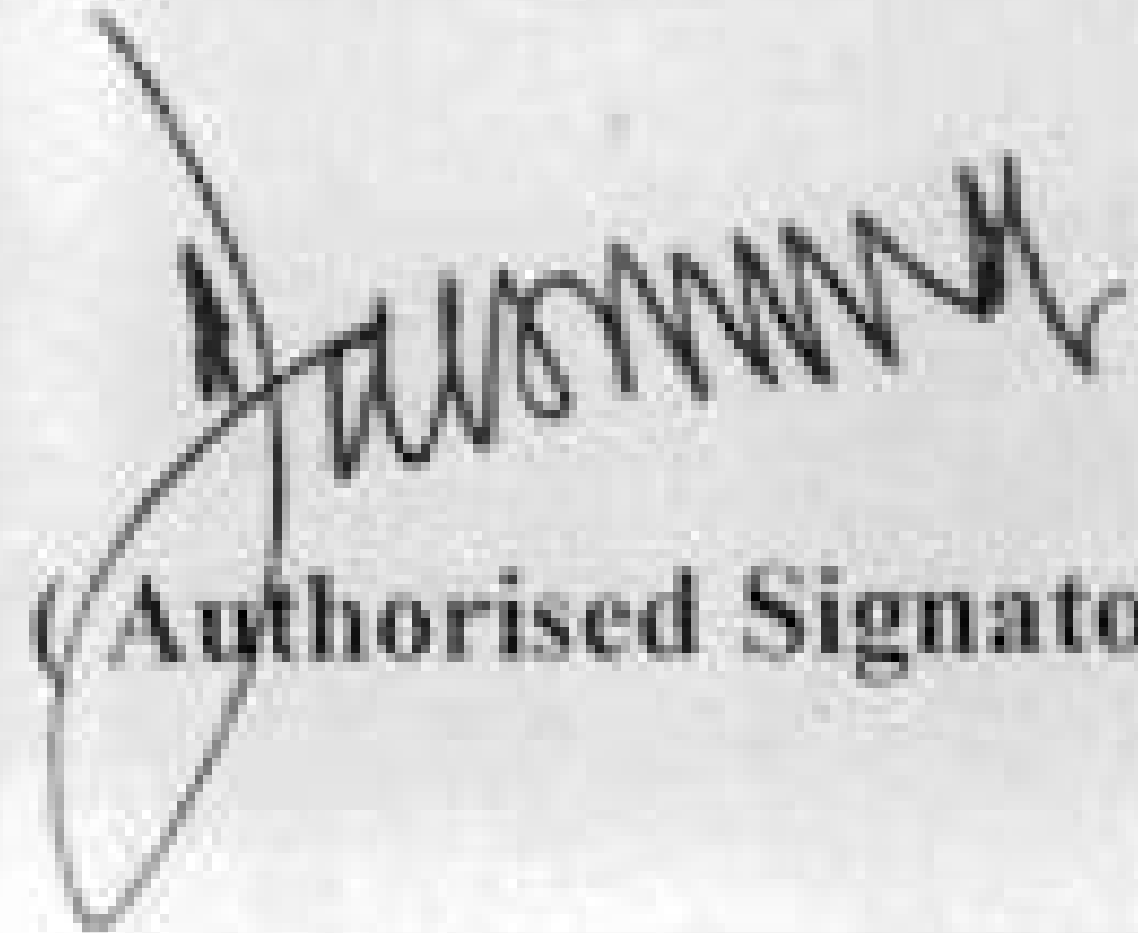
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Nature of work	Work completed upto
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The quality of construction of the said building is good.

For DAISARIA ASSOCIATES

  
( Authorised Signatory )

Ajb.