

SAI SUNCITY

Phase II

*****Agreement for Sale*****

This agreement is entered into at _____, on _____ this _____ Day of _____ Month, year **2023**.

Between

M/s Chariot Properties LLP, a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008, PAN:AAOFC4352P, having Registered office at Amit Ashiyana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, through its Designated Partner **SHRI. AMIT MADHU BATHIJA** an Indian inhabitant herein after referred to as "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the First Part;

AND

MRS. BAGMITA MOHAPATRA, having PAN. _____ adult, Indian Inhabitant, residing at, **PLOT NO. 86/1119, SAHIDNAGAR, BHUBANESHWAR, ODISHA - 751007**. hereinafter referred to as the "**Allottee**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators, assigns and nominee) of the Second Part.

Whereas:

A. M/s Chariot Properties LLP (hereinafter referred as **The Promoter**) a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008 is the Owner and in possession of all that piece and parcel of land admeasuring in aggregate about **89500** sq. mtrs. or thereabouts bearing Survey No 33, 61part and 62/1, Village Ghot, Taluka Panvel District Raigad within limits of Panvel Municipal Corporation more particularly described in "**First Schedule**" (the "**Said Land**").

B. Further the Promoters have entered in to Development Agreement dated 10.12.2021 bearing Serial No PVL- 3- 19539 - 2021 with the Land Owners Ananta Namdeo Nighukar for area admeasuring 4900 Sq. Mtrs. from Survey no 61 part of Village Ghot Taluka Panvel District Raigad.

C. The Panvel Municipal Corporation has notified 24-Meter-wide DP road passing through the said land and acquired area admeasuring 6325 Sq. Mtrs. from the said land area.

D. As the Promoter is developing the said Land by constructing thereon residential and commercial units under the Unified Development Control and Promotion Regulations (UDCPR) for state of Maharashtra which is applicable to the Panvel Municipal Corporation as amended and notified from time to time, 5% of net plot area is to be handed over to Corporation as Amenity space, therefore Promoter has handed over 4405 Sq. Mtrs. area from Survey no 33 to Corporation.

E. The Assistant Director of Town Planning, Panvel Municipal Corporation (the **Competent Authority**) has granted Building Permission for the said Housing Scheme vide letter dated 22.02.2022 bearing Serial no. PMC/TP/Ghot/33(pt.), 61,62/1(pt.)/21-21/16179/415/2022, As per the said Building permission, the promoter is entitled to construct 141968.68 Sq. Mtrs. built up area.

F. The Deputy Director of Town Planning, Panvel Municipal Corporation has granted Amended Commencement Certificate vide its letter dated 22nd August, 2023 bearing Serial No. PMC/TP/Ghot/33(Pt) 61, 62/1(Pt), /21-23/16179/2719/2023 for Total Built-up Area 1,72,454.19 sq.mtrs consisting of

Cluster 1/Phase 1	Tower No.1 - VEGA and Tower No.2 - CARINA	Basement +Stilt /Ground + 1st Podium +2nd Podium + 2nd to 16th Upper Floors
-------------------	---	---

Cluster 2/Phase 2	Tower No.3 – CORAL, Tower No.4 – OPAL, Tower No.5 - EMERALD, Tower No. 6 - IVORY, Tower No.7 - RUBY, TOWER No. 8 - JADE	Basement + Stilt /Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors
Cluster 3/Phase 3	Tower No.9 - ALTAIR, Tower No. 10 - AVIOR Tower No.11 - ATRIA	Basement + Stilt /Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors

A copy of the said Commencement Certificate dated 22nd August, 2023 is annexed and marked hereto as “Annexure-1”.

- G. The Promoter is developing the Project in Phase Wise Manner, and Tower 1 named as “**VEGA**” & Tower 2 named as “**CARINA**” are forming part of Cluster 1 / Phase I of the project.
- H. The Promoter is developing the Cluster – 2 / Phase-II of the Project consisting of 6 Towers i.e Tower No. 3 named as “**CORAL**”, Tower 4 named as “**OPAL**”, Tower 5 named as “**EMERALD**”, Tower 6 named as “**IVORY**”, Tower 7 named as “**RUBY**”, and Tower 8 named as “**JADE**”.
- I. The Promoter is developing the Cluster – 3 / Phase –III of the Project consisting of 3 Towers. The Tower 9 named as **ALTAIR**, Tower 10 named as **AVIOR** and Tower 11 named as **ATRIA**.
- J. The amenities to be provided in the said entire project is listed in **Fifth Annexure** appended hereto.
- K. The said entire project including all phases along with internal and external development and proposed amenities to be developed by Promoters will constitute as “**SAI SUNCITY**” a prototype of which is seen by the Allottee.
- L. The Promoter has commenced construction of Towers sanctioned by authority in phase -II of the said project being Towers “**CORAL**”, **OPAL**”, “**EMERALD**”, “**IVORY**”, “**RUBY**”, “**JADE**” (the “**said project**”). The said project is more particularly described in “**Second Schedule**”.
- M. The Promoter has upon request, given inspection to the Allottee of all the documents of title including copies of Agreements, Building Permissions and

'Certificate of Title" in respect of said land issued by Advocates C. Fernandez (appended hereto as "**Annexure-2**") and of such other documents as mentioned in the recitals herein. In addition, the Allottee has perused the 'Architect Certificate' and drawing certifying the carpet area of the shops/offices along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.

N. The Promoter has appointed M/s Spaceage Consultants as liasioning Architect having their office at Natraj Building 1st Floor Mulund Goregaon Link Road Mulund Mumbai-400080 and M/s Hiten Sethi Architects as Design Architect having their office at Ground Floor Yayati building Palm Beach Road Nerul Navi Mumbai both registered with the council of Architect.

O. The Promoter have appointed Structural Engineers M/s Structural Concept Designs Pvt. Ltd. having address at 803 Maithli's Signet, Plot no 39/4 Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

P. The Promoter has registered the PHASE- I of the Project under the provisions of the RERA Act with the Real Estate Regulatory Authority at Mumbai bearing registration no. **P52000033880**.

Q. The Promoter has registered the PHASE- II of the Project under the provisions of the RERA Act bearing registration no. **P52000045371**. A copy of RERA certificate is appended hereto and marked as "**Annexure-3**". The Promoter has registered the PHASE- III of the Project under the provisions of the RERA Act bearing registration no. **P52000046738**.

R. The Promoter has expressed its intention to dispose of the shops / Flats to be constructed in the said project on outright sale to the prospective buyers.

S. The Allottee has satisfied himself/herself/themselves with all documents mentioned herein above and have understood the entire scheme of 'Sai Suncity' including phase wise developments.

T. The Allottee applied to the Promoters vide request letter for reservation of Unit/ Flat no. **1903, 2 BHK** admeasuring approx. carpet area of **57.02** Sq. Mtrs. as per the Real Estate (Regulation and Development Act, 2016, (hereinafter referred to as "**Said Unit**") on **19TH** floor in tower "**OPAL**" in the said project. A copy of the Floor Plan is marked in shaded area in the Floor Plan annexed hereto as **Annexure- 4**.

- U. The total consideration of the said flat is mutually agreed at **Rs. 64,00,000 /-** (**RUPPEES SIXTY-FOUR LAKHS ONLY**) besides taxes and sum as mentioned herein. At and before the execution of these present the Allottee has paid to the Promoter a sum of **Rs. 1,00,000 /-** (**RUPPEES ONE LAKH ONLY**) being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The Promoter has accordingly issued a reservation letter to the Allottee. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.
- V. The Promoter has accepted the proposal of the Allottee to transfer the said unit in the said project on outright sale to the Allottee at the price and on the terms and conditions hereinafter appearing.
- W. The Allottee has understood the entire scheme of development and also the entitlement of the Promoter to utilize the full potential of FSI for the development of various phases in the said entire project.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. Project:

- (a) The Promoter therefore develop the said project and said entire project in accordance with the plans, designs, specifications approved by the competent authority from time to time with such variations or as may be required by the competent authority or the Government.
- (b) The Promoter have informed the Allottee and the Allottee is aware that the Promoter propose to develop the said "Sai Suncity" project in a phased manner since it is a large project and shall take long time to develop. The Promoter has commenced construction of the said Project as mentioned in this agreement.
- (c) The Allottee hereby irrevocably agrees and gives his consent to the Promoter for carrying out amendments, alterations, modifications and/or variations in respect of the buildings/units and to put up additional structures/construction in the Sai Suncity.
- (d) The Allottee hereby also gives his/her/its irrevocable consent to the Promoter developing Sai Suncity in such phased manner as the Promoter may determine, even after the Promoter shall have completed the construction of the unit hereby agreed to be sold to the Allottee.
- (e) The Allottee hereby agrees to give all the facilities and assistance that the Promoter may require from time to time, but at the costs and expenses of the Promoter so as to enable the Promoter to complete the development of Sai Suncity in the manner that may be determined by the Promoter.

2. Description of Said Unit:

(a) The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee Unit / **Flat no. 1903, 2 BHK** admeasuring carpet area as defined in the RERA Act 2016 of **57.02 Sq. Meters. on 19TH floor, in Tower "OPAL"** shown in the floor plan hereto annexed and marked as **Annexure - 4** (the "**said unit**"). The said unit is more particularly described in "**Third Schedule**".

(b) In addition to the said unit, and without any further consideration, the Allottee is also entitled to additional usable areas and facilities as per approved plan such as, **2.59** Sq. Meters. Area of Balcony area, **1.94** Sq. Mtrs of Dry Balcony (the "**additional usable area**"). The said additional area is marked as shaded area in floor plan appended as **Annexure-4**. Therefore, the gross usable area of the unit shall be aggregate of carpet area and Additional usable area i.e. **61.55** Sq. Meters (the "**662.524 sq. ft gross usable area**").

(c) The fixtures, fittings and amenities to be provided by the Promoter in the said unit and the said building are those that are set out in "**Annexure-5**" annexed hereto. The Promoter shall not accept any request from the Allottee for making any changes in the amenities to be provided by the Promoter.

3. Reservation for Parking:

(a) At the request of the Allottee, **ONE COVERED CAR PARKING** space in the project has been reserved. The Allottee will utilize the said parking for his/her/ their personal use. The location and other details viz. parking number shall be intimated at the time of handing over of possession of the said unit.

(b) The Allottee shall not be allowed to allot/transfer/let-out said parking space to any outsider/visitor i.e. other than the unit Allottee of said unit.

(c) The said parking space must be used only for the purpose of parking motor vehicle and not for any other purpose.

(d) Allottee shall keep the said parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.

4. Consideration and Schedule of Payment:

(a) The Allottee shall pay a consideration of **Rs. 64,00,000 /- (RUPEES SIXTY-FOUR LAKHS ONLY)** (hereinafter referred to as "**said consideration**") for purchase of Said unit. The said consideration amount includes electricity

- (b) The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for twelve months aggregating to **Rs.50,000/- for 1BHK flats and Rs.75,000/- for 2 BHK flats** along with GST or any other taxes as "common maintenance charges" for the upkeep and maintenance of the said Project building. The Allottee shall draw Cheque/ Demand Draft/ Managers Cheque in the name of "**Chariot Properties LLP -A/c Maintenance**" maintained in Indian Overseas Bank, New Panvel Branch or any other Bank as decided by the Promoter. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society as aforesaid.
- (c) The Allottee shall bear and pay monthly maintenance charges directly to the Society after the handing over of the building to the respective societies.
- (d) In addition to the advance maintenance of the said Project, the Allottee shall also pay to the Promoter in advance two postdated Cheque (PDC's) for an amount of **Rs.50,000/- for 1BHK flats and Rs.75,000/-for 2 BHK flats** each for initial period of two years towards the common maintenance charges like electricity of common areas, security, property tax, maintenance of common areas, salaries for areas other than for said project (the "**federation charges**") until conveyance of **Sai Suncity** is executed in favor of the confederation of society. The Allottee shall draw Cheque/ Demand Draft/ Managers Cheque in the name of **Chariot Properties LLP -A/c Maintenance**" maintained in Indian Overseas bank, New Panvel Branch or any other bank as decided by the Promoter. The Promoter shall give the statement of accounts for the expenses incurred to the Society / Confederation and refund the balance amounts, (if any) to the Society / Confederation (to be formed). The amounts so paid by the Allottee to the Promoter shall not carry any interest. The Allottee shall ensure that the above PDC's are cleared on their respective dates. In the event of default, the Allottee shall be liable to pay interest at prescribed rate as per prevalent law for the period of default.
- (e) The Allottee shall pay such contribution as mentioned in 15(b) and 15(d) above at the time of taking possession and shall not withhold the same for any reason whatsoever.
- (f) The Promoter will convey the Sai Suncity to confederation only after all out standing's and arrears along with interest has been received by it from confederation.

First Schedule
the said Land

All those pieces and parcels of freehold lands situated at Village Ghot, Taluka Panvel, District Raigad within the limits of Panvel Municipal Corporation and bearing:

Survey No.	Hissa No	Area (Sq. Meters)
33	Part	43040
61	0	7560
62	1 (part)	43800
Total		94400

Bounded as follows:-

On or Towards East: Land Bearing survey no 27, 28, 29

On or Towards West: Land Bearing survey no 34, 60

On or Towards South: Land Bearing survey no 63, 67, 68

On or Towards North: Land Bearing survey no 34.

Second Schedule

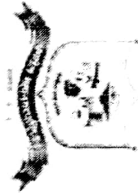
PHASE- II of the PROJECT

Residential Tower's Named as CORAL, OPAL, EMERALD, IVORY, RUBY, JADE in Second Phase of the Project. The Promoter will further construct Towers utilizing balance FSI Area in the Project.

Third Schedule

SAID UNIT/FLAT

Flat No. **1903, 2 BHK** admeasuring carpet area of Sq. Mtrs. on **19TH** floor, Tower name "**OPAL**" and additional usable areas and facilities as per approved plan such as, **2.59** Sq. Mtrs. Area of Balcony, **1.94** Sq. mtrs of Dry Balcony (**additional usable area**) in housing project to be known as "**Sai Suncity Phase - II**" to be constructed on land described in First Schedule at Village Ghot, Dist.- Raigad.



PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist. - Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No PMC/TP/Ghov/33(Pt.) 61, 62/1(Pt.)/21-23/16179/2719/2023

Date : 24/08/2023

To,

- i. M/s. Chariot Properties LLP
Partner- Shri. Amit Bathija,
1701, Satra Plaza, Plot No- 19 & 20,
Sector- 19D, Vashi, Navi Mumbai.
- ii. M/s. Chariot Properties LLP
Partner- Mr. Amit Bathija on behalf of
Mr. Ananta Namdev Nighukar, Ghot, Panvel
Through registered Development Agreement.

SUB :- Amended Development Permission for Residential Cum Commercial Building on Survey No.- 33(Part), 61, 62/1 (Part), At.- Ghot, Tal.- Panvel, Dist.- Raigad.

- REF :-**
- 1) Your Architect's application no. 11033, dtd. 10/05/2022.
 - 2) Commencement Certificate granted by this office vide letter no. PMC/TP/Ghov/33(Pt.) 61, 62/1(Pt.)/21-22/16179/856/2022, 21/03/2023.
 - 3) Amended Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/ Ref.No. 1225/2023/158, Dated 04/08/2023.
 - 4) Height Clearance NOC issued by AAI vide letter no. NAV/WEST/B/090621/573972, Dated 27/12/2022.
 - 5) Environment Clearance NOC vide letter no. SIAMH/INFRA2/430547/2023.

Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Survey No.- 33(Part), 61, 62/1 (Part), At - Ghot, Tal. - Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential Cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

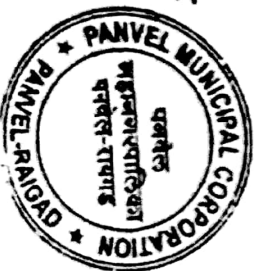
You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you.

भा. आणुवंत गावे मंगरी उदार



Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.T.O. :-

1) **Architect,**
M/s. Spaceage Consultants,
B-106, Natraj Building,
Mulund Goregaon Link Road,
Mulund (W), Mumbai - 400 080

2) **Ward Officer,**
Prabhag Samiti 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.





PANVEL MUNICIPAL CORPORATION

Tal. - Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No PMC/TP/Ghov/33(Pl.) 61, 62/1(Pl.)/21-23/16179/27/19 /2023

Date: 22/08/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVIII of 1966) to, 1. M/s. Chariot Properties LLP Partner- Mr. Amit Bathija, 2. M/s. Chariot Properties LLP Partner- Mr. Amit Bathija on behalf of Mr. Ananta Namdev Nighukar, Ghot, Panvel Through registered Development Agreement. on land bearing on Survey No.- 33(Part), 61, 62/1(Part), At - Ghot, Tal. - Panvel, Dist.- Raigad as per the approved plans and subject to the following conditions for the development work of the Proposed Residential Cum Commercial Buildings (Plot Area = 94400.00 Sq.mt., Proposed Residential Built-Up Area = 170449.09 sq.mt. Proposed Commercial Built-Up Area = 2005.10 sq.mt., Additional Services Built-Up Area = 771.70 Sq.mt., Total Built Up Area = 172454.19 sq.mt.)

Details of the same are as mentioned below: -

CLUSTER-	Building Details	No. of Floors	Height of Building (in mt)	Proposed BUA (In sq.mt)
1	Tower No. 1	Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 2 nd to 16 th Upper Floors	55.50	9701.91
	Tower No. 2	Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 2 nd to 16 th Upper Floors	55.50	9806.91
-2	Tower No. 3,5,6,8	(Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors),	100.50	16674.39 X 4 = 66697.56
	Tower No. 4, 7	(Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors),	100.50	16707.41 X 2 = 33414.82
CLUSTER-3	Tower No. 9, 11	(Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors)	100.50	16674.39 X 2 = 33348.78
	Tower No. 10	(Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 3 rd Podium + 4 th RG Podium & Residential + 5 th to 32 th Upper Floors)	100.50	16707.41
	Commercial Building 1	Ground Floor Only	5.70	971.41
	Commercial Building 2	Ground Floor Only	5.70	1033.40
	Additional Services			771.70
		Total BUA		172454.19

(No. of Residential Unit – 2264 Nos. & Commercial Unit – 78 Nos.,
Total Units – 2342 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if: -**
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title 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.
2. **The Owner / Developer shall: -**
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no. case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
 - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
10. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Amended fire NOC issued vide PMC/Fire/2121/ Ref.No.1225/2023/158, Dated 04/08/2023 by Chief Fire Officer, Fire Brigade Department, PMC.
11. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.



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 :
P52000045371

Project: **SAI SUNCITY PHASE II, Plot Bearing / CTS / Survey / Final Plot No.: 33 part, 62/1 part at Ghot, Panvel, Raigarh, 410208;**

1. **Chariot Properties Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400703.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **18/05/2022** and ending with **30/12/2028** 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 Premchand Prabh
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 18-05-2022 11:30:39

Dated: 18/05/2022
Place: Mumbai

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

