

Sushma Kantilal Gohil

Sushma  
1106

MB: 9833305378

7045902837



CHALLAN  
MTR Form Number-8



GRN	MH005692564202223E	BARCODE	[Barcode]		Date	28/07/2022-18:34:16	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)							
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name	Sushma Kantilal Gehil				
Location	MUMBAI			Flat/Block No.	1106				
Year	2022-2023 One Time			Premises/Building					
Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	426000.00	Road/Street	SIDDHA SKY					
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI					
			Town/City/District						
			PIN	4	0	0	0	3	7
			Remarks (If Any)	SecondPartyName=SEJAL SHAKTI REALTOR&LLP					
			Amount In	Four Lakh Fifty Six Thousand Rupees Only					
Total			4,56,000.00	Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332022072819916	2758799900			
Cheque/DD No.			Bank Date	RBI Date	28/07/2022-18:34:42	Not Verified with RBI			
Name of Bank			Bank Branch	IDBI BANK					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					



Department ID :

Mobile No. : 9898969898

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुरयम निबंधक कार्यालयात मोदणी करावयाच्या दस्त्यासाठी लागू आहे. मोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

बजेट - ४  
१२३१२ / २/००  
२०२२



बजट - ४	
१२३१२	५/८०
२०२२	

THIS AGREEMENT FOR SALE is made at Mumbai this 29<sup>th</sup> day of July in the Christian Year Two Thousand TWENTY TWO (2022) BETWEEN SEJAL SHAKTI REALTORS LLP, a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S.V. Road, Kandivali (West), Mumbai 400 067, hereinafter referred to as " the Promoters" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART;

AND

Mrs. Sushma Kantilal Gohil residing/ having address at Room No.50/1-42-45, Bal Hanuman Nagar, Jacob circle, Maharashtra, Mumbai-400011. residing/ having address at hereinafter referred to as "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of Individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Firm, the partners for the time being constituting such Firm and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the OTHER PART:

WHEREAS:

(a) As recorded in the Property Card the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situated at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq, meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "First Plot").

*[Handwritten signatures and initials]*

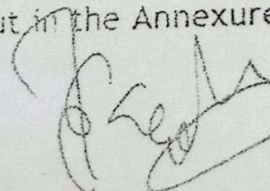
upon handing over the possession of the said Premises to the Purchaser/s provided however the entire Project is completed as herein mentioned.

(aaaa) The Residential Tower No. 1 consists of Two Wings 1A and 1B and the Residential Cum Commercial Part of the Tower No.2 consists of Wings 2A and 2B to be known as Siddha Magna and the Residential Tower No.3 to be known as "Siddha Sky" as herein mentioned.

(bbbb) The Purchaser/s being fully satisfied in respect of the Title of the Promoters to the said Lands including the rights of the Promoters to develop the said Lands and further the right of the Promoters to construct the Residential Part of the Sale Building/s known as Siddha Sky, has/have approached the Promoters and applied for Purchase of Shop/Show Room/Offices/ Flat No. SSW/T1B/1106 on the 11th Floor in the Tower No. 1B in Phase 2 in the said building known as 'Siddha Sky' and measuring Carpet Area of 404.00 sq. ft. Equivalent to 37.5328 sq. meters along with enclosed / open balcony of 0.00 sq. ft. equivalent to 0 Sq. meters for which no additional consideration is payable. For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s. (Carpet Area as defined under section 2(k) of the said RERA Act, and more particularly shown and surrounded by red colour boundary lines on the floor plan annexed hereto and marked as Annexure-7 (hereinafter the said Shop/Show Rooms/ Flat with attached balcony and/or other premises and car parking space if allotted, are collectively referred to as the "said Premises") with right to use 0 Car Parking space in the basements/ ground/ Level 1 of the Tower No. 1 in Wing 1A and 1B, Tower No.2 in Wing 2A and 2B and Tower No. 3 being the Residential part of the Sale Building/s to be known as "Siddha Sky" and for the Purchasers of the Shops/Show Rooms/Offices in Tower No.2 in Wing 2A and 2B, the car parking space with right to use 0 Car Parking will be provided at the Basement 2, Basement 1, 1<sup>st</sup> floor and 2<sup>nd</sup> Floor of Tower 2 in Wing 2A and 2B to be known as "Siddha Magna" and all such Towers commonly known as Project -Siddha Sky to be constructed on the said Lands and accordingly the Promoters have agreed to allot the said Premises to the Purchaser/s herein upon the terms and conditions set out therein and the said Phases 1 to 4 being the part of the Project is being registered under Real Estate project and Phase -5 shall be registered as and when the Promoter may deem fit and proper, The copy of the said registration certificate is hereto annexed and marked as Annexures-11A, 11B, 11C and

(cccc) Under Section 13 of the said Act, the Promoters are required to execute a written Agreement for Sale in respect of the said Premises (as hereinafter defined) with the Purchaser/s being in fact these presents and also to register the said agreement under the Indian Registration Act, 1908.

(dddd) The Promoters represented to the Purchaser/s that the Promoters shall construct common amenities including club house, swimming pool, gymnasium, sky walk, etc. more particularly shown in the layout plan and the same are set out in the Annexure "4" hereto. The Parking facilities being the amenities in the Tower No.2 (defined herein below) that may be usable by the Purchaser/s of the commercial Shops/ Show Room/Offices in the Tower No. 2 in Wing 2A and 2B in the Sale buildings along with the other Purchaser/s of the premises within the said Tower No.2 on a non-exclusive basis in said Project and the common areas, -in the said Entire Project including that may be usable by all the Purchaser/s along with the other Purchaser /s in the Entire Project on a non-exclusive basis are set out in the Annexure -10 (Common Tower Amenities).

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THE SCHEDULE ABOVE REFERRED TO:

Firstly: All that being piece and parcel of land situate at Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq. meters of Salt Pan Division.

Secondly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 sq. meters of Sion Division.

Thirdly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring 894.63sq. meters of Salt Pan Division.

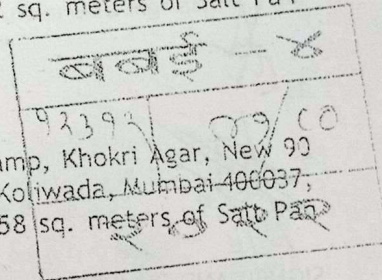
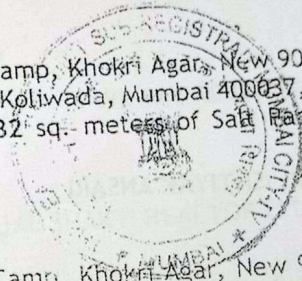
Fourthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 sq. meters of Salt Pan Division.

Fifthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 sq. meters of Salt Pan Division.

Sixthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 sq. meters of Salt Pan Division.

Seventhly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 sq. meters of Salt Pan Division.

Eighthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 sq. meters of Salt Pan Division.



B

SIGNED, SEALED AND DELIVERED )

By the within named "Promoters" )

M/s. SEJAL SHAKTI REALTORS LLP )

Through, their Authorised Signatory/POA )

For M/s. Sejal Shakti Realtors LLP

Director / Authorised Signatory

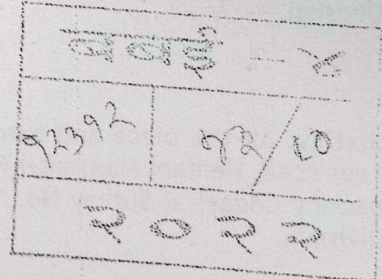


MR. ISHTIYAK ANSARI )

In the presence of \_\_\_\_\_ )

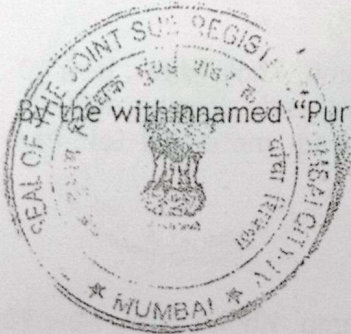
1.

2.



SIGNED AND DELIVERED )

By the within named "Purchaser/s" )



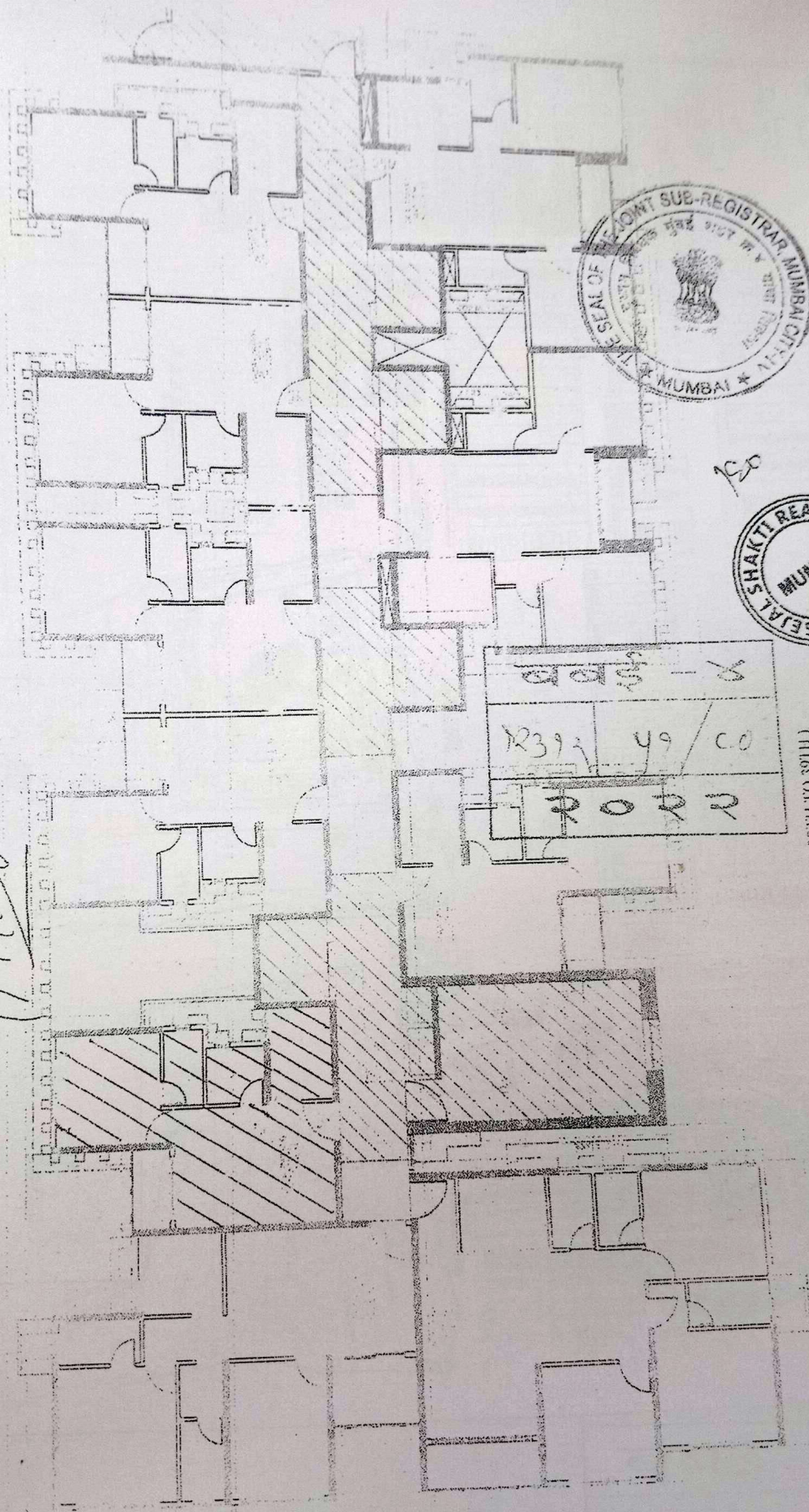
Mrs. Sushma Kantilal Gchil )



In the presence of \_\_\_\_\_ )

1.

2.



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1239, 49/CO
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*Handwritten signature or initials*

TYPICAL FLOOR PLAN ( TOWER - D )  
 (6TH, 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 35TH, & 37TH TO 39TH)

SCALE : 1:100

**ANNEXURE 10**

**Limited Common Amenities:**

SR. NO.	DESCRIPTION	1 A	1 B
1.	Tower 1 Parking floors	Basement1, Basement 2, Ground floor, Level 1	Basement1, Basement 2, Ground floor, Level 1
2.	Tower 2 Parking floors	Basement1, Basement 2, Ground floor, Level 1,	Basement1, Basement 2, Ground floor, level 1
3.	Tower 3 Parking floors	No wings Basement1, Basement 2, Ground floor, Level 1	No wings Basement1, Basement 2, Ground floor, Level 1

**General Common Amenities: Common Area facilities and Infrastructure facilities:**

Sr. No.	Amenities	Description
2.	Residential	<p><b>Ground Floor :</b></p> <ol style="list-style-type: none"> <li>1. Security</li> <li>2. Drop-Off Area / Waiting Plaza</li> <li>3. Water Feature with bubblers</li> <li>4. 1.5 M Wide Pathway</li> <li>5. Landscape Feature</li> <li>6. Landscape Mounds Area</li> <li>7. Gravel bed</li> <li>8. Planting Area</li> <li>9. Multipurpose Court</li> <li>10. 1.8M Wide Jogging Track</li> <li>11. Reflexology Area</li> <li>12. Open Gym</li> </ol>
Sr. No.	Common Amenities	Description
2.	Residential	<ol style="list-style-type: none"> <li>13. Sit Out</li> <li>14. Cross-Fit Area</li> <li>15. Badminton Court</li> <li>16. Outdoor Table Tennis</li> <li>17. Cricket Net</li> <li>18. Flower Garden</li> <li>19. Rose Garden</li> <li>20. Butterfly Garden</li> <li>21. Forest Plantation</li> <li>22. Pets Park</li> <li>23. Nature Walk</li> <li>24. Nature Seating Area</li> <li>25. Bird Bath &amp; Feeder</li> </ol> <p><b>Podium:</b></p> <ol style="list-style-type: none"> <li>26. Entry Court</li> <li>27. Jogging Track</li> <li>28. Kids Play Area</li> <li>29. Multi-utility Area</li> <li>30. Amphitheatre</li> <li>31. Wooden Deck</li> <li>32. Nana-Nani Park</li> <li>33. Toddler's Play Area</li> <li>34. Tree House</li> <li>35. Swing Park</li> </ol>

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92392 EV/CO  
2022







# 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 : P51900021040

Project: Siddha Sky Phase 2 Plot Bearing / CTS / Survey / Final Plot No.: 6pt, 16pt to 21pt of Salt Pan Division and 12pt of Sion Division at Mumbai City, Mumbai City, Mumbai City, 400037.

1. M/S Sejal Shakti Realtors LLP having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.

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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/05/2019 and ending with 31/05/2024 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.

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Signature Valid



Dated: 31/05/2019

Place: Mumbai

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



29/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 12312/2022

नोंदणी :

Regn.63m

गावाचे नाव : सायन

(1) विलेखाचऱ प्रकाऱ	करारनामा
(2) मोबदला	7100000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6416987.5
(4) भू-मापन,पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं.एसएसडब्ल्यु/टी1बी/1106,11वा मजला,टॉवर नं.1बी,फेज 2,सिध्दा स्काय,शुक्ला हॉटेल समोर. राजकी कॅम्प खोकरी आगर न्यु 90 फीट रोड,हेमंत मांजरेकर रोड,सरदार नगर नं.4,सायन कोळीवाडा मुंबई 400037,सदनिकेचे क्षेत्रफळ 404 चौ.फुट कार्पेट ( Survey Number : सिटी सर्वे नं. 8 (पाटे), सिटी सर्वे नं. 12(पाटे), सिटी सर्वे नं. 16(पाटे), सिटी सर्वे नं. 17(पाटे), सिटी सर्वे नं. 18(पाटे), सिटी सर्वे नं. 19(पाटे), सिटी सर्वे नं. 20(पाटे), सिटी सर्वे नं. 21(पाटे), ; )
(5) क्षेत्रफळ	1) 41.30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सेजल शक्ती रियल्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार / कुलमुखत्यारी म्हणून इशितयाक अहमद अब्दुल वहीद खन्सारी . वय:-40; पत्ता:-प्लॉट नं: ऑफीस नं. 173/174, माळा नं: ., इमारतीचे नाव: सेजल एंकास, , ब्लॉक नं: एस.व्ही.रोड, , रोड नं: कांदिवली पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ADAFS1705P
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुषमा कांतीलाल गोहिल -- वय:-41; पत्ता:-प्लॉट नं: रूम न. 50/1-42-45, माळा नं: ., इमारतीचे नाव: बाल हनुमान नगर, ब्लॉक नं:-, रोड नं: जॅकब सर्कल मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400011 पॅन नं:-AIRPG4883C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	29/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	12312/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	426000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)गैरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक वर्ग :- १  
मुंबई शहर ४



DEVELOPER COPY

Sr. No. 065

## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To,  
M/S. SEJAL SHAKTI REALTORS LLPSejal Encasa, 173/174, S.V. Road,  
Opp. Bata Show Room, Kandivali (W),  
Mumbai - 400 067.

22 MAY 2019

Sir,

With reference to your application No. 2267

dated 08/02/2019

for Development  
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town  
Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra  
Regional and Town Planning Act, 1966 to erect a building on plot No. 6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.S.No. 12(Pt.)  
C.T.S.No. of Sion Division, Mumbai City at Raoli Camp, Kokari Agar,  
Sardar Nagar No. 4, Sion Koliwada, Mumbai

of village

ward F/N

T.P.No.

Situating at Mumbai - 400 037

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. SRA/ENG/2985/FN/STGOVT&ML/LOIdt. 20/05/2019IDA/U/RNo. F-N/STGOVT/0064/20140719/AP/SB-2dt. 22/05/2019

and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI. P. P. MAHISHI

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

Top of Plinth (Including Basements)

This C.C is granted for work up to \_\_\_\_\_

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
Executive Engineer (SRA)  
FORCHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

Please Tick

PMAY Yes/No	Annual Gross Income
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CIF No. 80042448877

PAL

Existing SBI A/C No. 10054903255

Tie up  
(If applicable)

LOS Reference No.:

Take Over

Applicant Name: SUSHMA KANTILAL GOHIL

Co-Applicant Name: T

Contract (Resi.) Mobile: 7045902837

Loan Amount: 30,00,000 /-

Tenure:

Interest Rate:

EMI:

Loan Type: TERM LOAN

SBI LIFE: YES / NO

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Equity \_\_\_\_\_

Property Location: SION KOLIWADA - 400037

Property Cost: 71,00,000 /-

Name of Developer / Vendor: SEJAL SHAKTI REALTORS LLP

RBO-

Zone-

Branch-

Code No.

Name S.S.L. Co ordinator along with Mob No.:

Name RACPC Co ordinator along with Mob No.:

Name of HLST / MPST / BM / FS alongwith Mob No.: Ganesh Kharande  
MUM HLC: 00352  
9892102419

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	Cruz 09/10/2023
SEARCH - 2		OFFICE VERIFICATION	Cruz 09/10/2023
VALUATION - 1	VASTUKLA 09/10/2023	SITE INSPECTION	09/10/2023
VALUATION - 2	AATRI Subhadar 09/10/2023		

Gross Amount:



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA  
RACPC SOUTH MUMBAI

Cost  
Sheet

SIDDHA SKY-Tower 1B		SIDDHA SKY GTB Nagar Monorail Station, Indra Nagar, Koliwada, Sion, Mumbai, Maharashtra 400037	
Flat Details		Agreement Value (A)	
Date	2-May-22	Spot Discount	79,00,000
Band	Band-2	Special Discount	Yes 2,00,000
Floor Number	11	Final Agreement Value	No 6,00,000
Unit Number	9	Stamp Duty (Applicable as per Government Regulations)	Yes 71,00,000
Flat No.	1106	Registration Charges (Applicable as per Government Regulations)	4,26,000
Type	1 BHK	Scanning and Other Charges	30,000
Rera Carpet Area (Sq.ft.)	404	Total (S.D. & Regn. Chgs.) (B)	14,000
Rera Balcony Carpet Area (Sq.ft.)	0.00	CGST on Agreement Value (2.5%)	1,77,500
Total Carpet Area (Sq.ft.)	404	SGST on Agreement Value (2.5%)	1,77,500
No. of Parking	0	GST (C)	3,55,000
		Society & Other Charges (D)	3,09,920
		<b>GRAND TOTAL (A + B + C + D)</b>	<b>82,34,920</b>

Society and Other Charges (D)	Amount	GST @ 18%	Total	Payment Schedule	%	Flat Cost	TDS	Flat Cost Post TDS	GST (5%)	Amount Payable
1. Share Application Amount	620		620	Booking Amount	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
2. Society Formation Charges	10,000	1,800	11,800	Within 60 days of booking date	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
4. Club House	1,00,000	18,000	1,18,000	On Completion of Upper Basement	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
5. Development & Infra Charges	1,00,000	18,000	1,18,000	On Completion of 5th Residential Roof Slab	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
6. Corpus Fund (50 psf)	20,200		20,200	On Completion of 16th Residential Roof Slab	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
7. Water Supply & Electricity Installation	10,000	1,800	11,800	On Completion of 26th Residential Roof Slab	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
8. Legal Charges	25,000	4,500	29,500	On Completion of 39th Residential Roof Slab	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
				On Commencement of Tiling & Flooring	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
				On Commencement of External Finishing	10.00%	7,10,000	7,100	7,02,900	35,500	7,38,400
				On Commencement of Lift Installation work	5.00%	3,55,000	3,550	3,51,450	17,750	3,69,200
Sub Total (D)	2,65,820	44,100	3,09,920	On fit out and possession	5.00%	3,55,000	3,550	3,51,450	17,750	3,69,200
				Total Payable	100%	71,00,000	71,000	70,29,000	3,55,000	73,84,000

**\*\*TERMS & CONDITIONS**

- The Purchaser alone shall bear and pay all the amounts payable towards registration charges and expenses incidental thereto on the Agreement for Sale.
- Time for payment of each of the Installments is the essence of the Contract. Interest will be charged on any delay in payment of installment, at the rate as prescribed under the RERA rules.
- Sec 194 IA of income tax Act, 1961, states that for all transactions with effect from June 1, 2013. Tax@1% should be deducted by the purchaser of the property at the time of making payment of sale consideration. The Purchaser will be solely liable to provide relevant form 26QB to Promoter
- All statutory payments including Goods and Service Tax with respect to the unit/apartment shall be borne and payable by the purchaser
- The Payment terms are only indicative and not exhaustive, and is subject to the terms and conditions of the Agreement for Sale.
- Maintenance charges to be paid in advance by the Purchaser for Initial period of 18 months @10/- PSF on (total carpet area). GST/ Government taxes will be applicable at the rates prevailing at the time of payment of maintenance charges.
- On cancellation of the unit/apartment under any circumstances, the amount paid before registration towards earnest money of apartment /unit stands forfeited and non-refundable
- 10% of the Consideration amount payable by the Purchaser shall be considered as earnest money.
- The balance consideration amount shall be payable in terms of the Agreement for Sale and the Demand and Tax Invoice raised by the Promoter from time to time.
- If the Purchaser fails to abide by the payment plan/schedule/terms agreed herein or commits any other breach not mentioned herein, this Application form shall stand cancelled with immediate effect and the earnest money shall stand automatically forfeited, and thereafter the Promoter/Developer shall be at liberty to deal with and dispose of the said Flat/Unit/Premises to any other third party of their choice.
- RERA shall have jurisdiction over all matters arising from the dispute with respect to the present transaction. Subject to the Jurisdiction of RERA, the courts in Mumbai alone shall have exclusive jurisdiction
- Sale Consideration includes benefits/rebates/input tax credits available to the Promoters on account of input tax/Taxes/GST paid/Payable.
- Any Change in applicable government taxes/ charges/levies/duties, shall be borne and paid by the customer
- Final Amount Payable in Payment schedule is excluding TDS, Customer is liable to pay TDS



*[Handwritten signature]*