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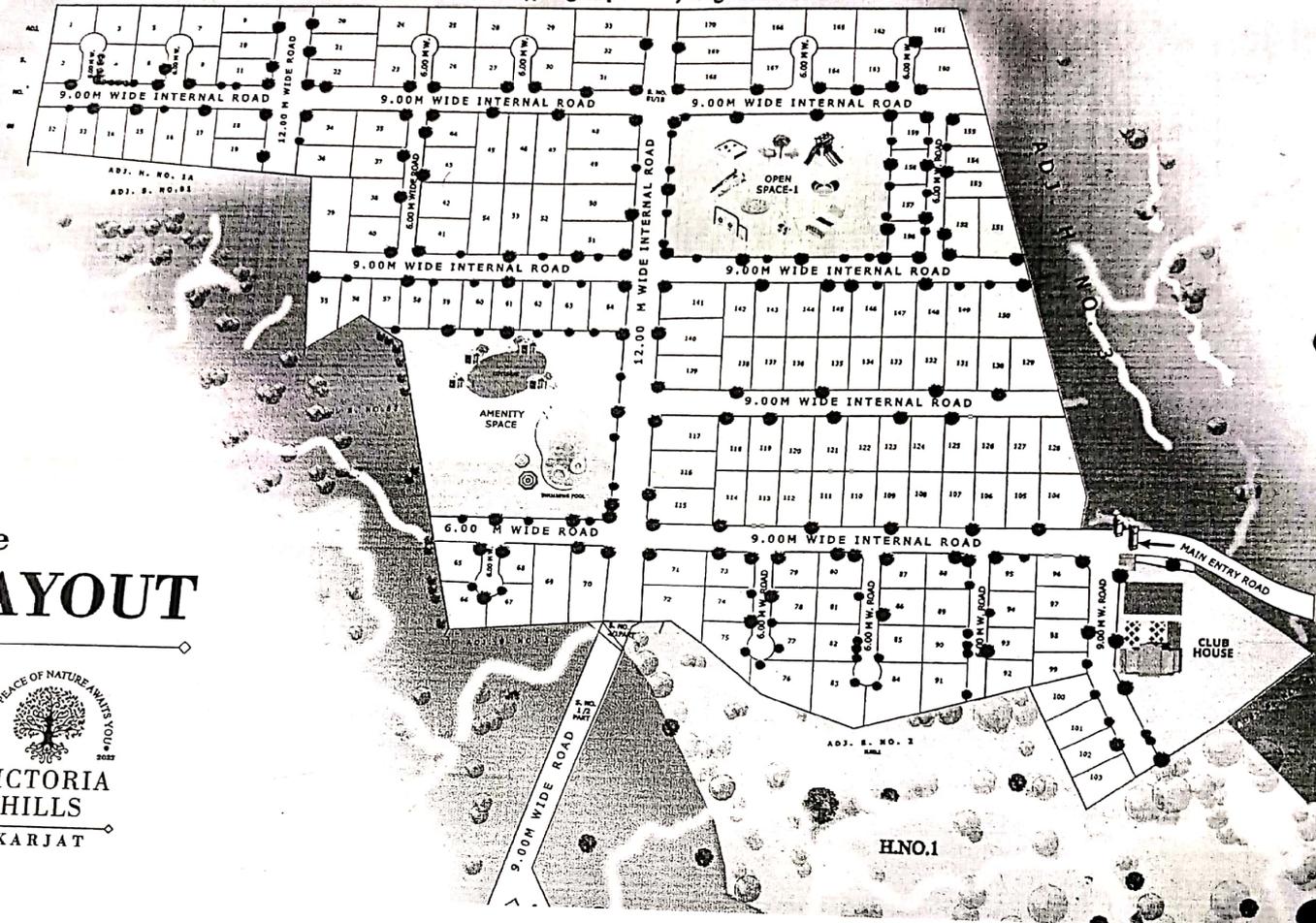
Compor
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the builder
(Proprietors)
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S A H Y A D R I R A N G E

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Site LAYOUT



Site Address: Village-Shingdhol, Taluka-Karjat, District-Raigad, Maharashtra 410201.

CALL US: 9219 89 10 11

www.thevictoriahills.com

A Project By



Disclaimer: Specifications and Information mentioned in this brochure are only representational and informative. Images and visuals, drawings plans or sketches show in this brochure are only an artist's impression and are only indicative of the envisaged developments. The Developer/Promoter reserves rights to make additions, deletions, alterations or amendments as and when it deem fit and proper, without any prior notice.

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WHERE PEACE OF NATURE AWAITS YOU
EST. 2023



VICTORIA HILLS

◆ —◆
KARJAT

A Life Worth Remembering



Shot at
Victoria
Hills

EXPERIENCE
A TIMELESS LIFESTYLE

AT KARJAT

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SALE DEED

THIS SALE DEED is made and executed at Karjat on this --- day of July in the year 2023, BY AND BETWEEN

Market Value : Rs. -----/-
Actual Value : Rs. -----/-
Stamp Duty : Rs. -----/-
Registraion Fees : Rs. -----/-

M/S GREENCITY INDIA a Proprietary Firm , (PAN NO AAABG3879R)
having its registered Office at , Green City 1005, 10th floor, Centrum Business
Park, Road no 16, Wagle Estate Thane west PIN 400604, through its
Proprietor **MR. ASFAK SHARAKAT CHOUDHARI**, Age-33 Yrs,(**THE
DEVELOPER**); for the brevity sake hereinafter referred to as **GREENCITY
INDIA or THE DEVELOPER** (which expression shall unless repugnant to the
context of meaning whereof shall mean and include their heirs, executors and
assign) of the **ONE PART**;

1) **Mr. Raju Jethanand Chhabria alias Parwani** , Age 67 adult Indian
inhabitant residing at residing at 203/204, Sunmist CHS Ltd., C-wing, Sherly
Rajan Road Off Carter Road, Near Rizvi College, Bandra West, Mumbai-
400050 with PAN AADPP8765A.

2) **Mr. Anil Jethanand Chhabria alias Parwani**, Age 60 adult Indian
inhabitant residing at Flat No. 702, Stone Arch Building, Sherly Rajan Road,
Off Rizvi College, Bandra West, Mumbai-50 , with PAN AAGPP2780E.



B) Proposed Details on Project on which APF is proposed:

Sr. No.	Component	Details
1.	Name of the project	Victoria Hills
2.	Address & Location	Shingdol, Karjat, Dist. Raigad
3.	Land area(in sq.ft)	3,88,000 sq.ft
4.	Total built up area(in sq.ft)	3,88,000 sq.ft
5.	Project commencement Date	1 st March 2023
6.	Expected completion Date	31 st March 2025 as per RERA
7.	Cost of Project (including land cost)	25 Crs
8.	Builder's share / stake in the project	100%
9.	Total No. of Buildings / Wings in the Project	170 Residential NA Plots
10.	Total Number of flats / units in the project	As above
11.	Number of units sold till date in the project	61 Plots
12.	Is the Project approved by any other banks / FI / NBFC. (List the names)	NA
13.	Other amenities in the project	Swimming Pool, Club House, Garden, Cafe
14.	Project Boucher / Marketing arrangement / tie-up	Attached herewith
15.	Environmental Clearance of the Project – NA / Pollution clear / Forest Clearance etc.	Already done at the time of NA conversion. NA Order attached herewith
16.	Location / Infrastructure availability around the Project	Roads, Electricity and Water Supply
17.	Quality of Project & construction quality	Premium Quality and RCC Construction
18.	Is Legal Clear?	Yes
19.	Is Technical Clear?	Yes
20.	Are approved plans in place & mentioned by valuer in technical report?	Yes Approved by Twon Planning Raigad

C) Details about all Completed projects of the builder:

Location	Project Name	Built-up Area	Stories /Floors	Total No. of Units/flats in the project	Construction Dates	No. of units unsold
Shingdol, Karjat, Dist. Raigad	Victoria Hills Project	3,88,000 sq.ft	Ground	170 NA Plots		60 Units Sold

D). Proposed Project:

Flat Type	Area (sq. ft.) per flat	Rate per sq. ft.	Cost of each flat (Area x Rate)	No. of flats
Residential NA Plot	2131 Sq.ft	799/- per sq.ft	17,02,669/-	170

Builder's Profile

A) Details about Builder:

Sr. No.	Component	Details
1.	Name of the Builder	Greencity India
2.	Brief about the builder	Developer and Builder
3.	Concern (Proprietorship, partnership, Pvt. Ltd etc.)	Proprietorship
4.	Regd. Office Address	1005, Centrum Business Centre, Wagle Estate, Thane West
5.	Other Address (in any)	NA
6.	Phone number	8879695281
7.	Date of inception/Total No. of Yrs. in builder business	5 years
8.	Name of Proprietor/partners/directors	Mr. Ashfak Chaudhary
9.	Total No. of Projects Completed	3
10.	No. of projects in which there was delay & brief details in below format C	NA
12.	Total Built up area completed in past (in sq. ft.)	12,00,000 sqft (NA Plots + Agriculture Plots)
13.	Total Built up area sold in past (in sq. ft.)	12,00,000 sqft (NA Plots + Agriculture Plots)
14.	WIP-ongoing projects (in sq. ft.)	20,00,000 sq.ft
15.	WIP (in amount)	100 Crs.
16.	Website URL	www.greencityindia.com
17.	List of Bankers/banking relationship	HDFC Bank, Kotak Mahindra Bank
17a	Account Holder Name	Greencity India
17b	Type of Account	Current Account
17c	Account No.	50200072381472



MahaRERA Certificate

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 :
P52000050297

Project: **VICTORIA HILLS** , Plot Bearing / CTS / Survey / Final Plot No.: **81/1B at Shingdhol, Karjat, Raigarh, 410201;**

1. Mr./Ms. **Asfak Sharakat Choudhari** son/daughter of Mr./Ms. **SHARAKAT ABID ALI CHOUDHARI** *ehsil: Thane, District: Thane, Pin: 400601*, situated in State of Maharashtra.

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 **01/04/2023** and ending with **31/03/2025** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 01-04-2023 19:58:16

Dated: 01/04/2023
Place: Mumbai

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

