

Please Tick

Saving A/C No

CIF No

LOS Reference No

Applicant Name

Co-Applicant Name

Branch FILE No.

Tie up no
(if applicable)

PAL/Take Over/NEW/Resale/Top up

Taqdees Akmal Patham (90654742813)

Kamila Akmal Patham (89337654803)

Mobile : 9773178608

Contract (Resi.)

Loan Amount : 35 Lakhs

Tenure : Max

Interest Rate

EMI :

Loan Type : TL (NEW)

SBI LIFE :

Hsg. Loan

Maxgain

Realty

Home Top up

Property Location : Panvel

Property Cost : 43 Lakhs

Name of Developer / Vendor : Paradise Group

RBO - ZONE - Branch : Panvel (Code No)

Contact Person : Vishant

Mobile No. 9507000088

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	V. Slegal	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	A.V. Joshi	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT

BRANCH

528/17686

पावती

Original/Duplicate

Friday, December 15, 2023

नादणी क्र. 39म

4 53 PM

Regn. 39M

पावती क्र. 19101 दिनांक 15/12/2023

गावाचे नाव: घोट

दस्तावेजाचा अन्वयक्रमांक: पवेल4-17686-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कमिला मोहम्मद अकमल पठाण -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1840 00

पृष्ठांची संख्या: 92

एकूण:

₹. 31840 00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मुची-२ अंदाजे

5:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २

पनवेल क्र. ४

वाजार मूल्य: ₹.2553264 /-

मोबदला ₹.4375000/-

भरलेले मुद्रांक शुल्क: ₹. 262500/-

1) देयकाचा प्रकार: DHC रकम: ₹.1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223153202452 दिनांक: 15/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012377325202324E दिनांक: 14/12/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1

(Policy) : For Women - Corporations Area

मुख्य दस्तावेज परत घेऊन

पक्षकारांची सही

लिपीक

सह दुय्यम निबंधक पनवेल

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम पनवेल 4

दस्ता क्रमांक : 17686/2023

मादंगी :

Regn 53m

गावाचे नाव : घोट

करारगमा

4375000

2553264

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: 4.2, दर - 49000/- सदनिका न.2508.पंचायीच्या मजला, अल्टर टॉवर, साई सनसिटी फेज 3, सर्व्हे नं. 33(पार्ट), 61/0 व 62/1, मोजे- घोट, ता. पनवेल, जि. रायगड, जिल्हा क्षेत्र 38.14 चौ.मी.व बाल्कनी क्षेत्र 2.21 चौ.मी. (महिला खरेदीदार) शासन आदेश क्र मुद्रांक 2021/अ-०. म. क./प्र.क्र.107/म-1(धीरण)दि.31/03/2021 अन्वये या दस्ताएवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.)((Survey Number : सर्व्हे नं. 33(पार्ट), 61/0 व 62/1 ;))

1) 38.14 चौ.मीटर

1): नाव:-मे. चेरीएट प्रॉपर्टीज एलएलपी तर्फे भागीदार अमित मधु बठीजा यांच्या तर्फे का.ज.अखत्यारी देखिदार अनंत भुजबळ - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफीस नं. 1701, म.ज.प्लाझा, प्लॉट नं 19 व 20 सेक्टर नं. 19डी, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पन

1): नाव:-कमिला मोहम्मद अकमल पठाण - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 68, पठाण मंझील, पहिला मजला, काझी स्ट्रीट, शाफी मस्जिद, पायधुनी, मांडवी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पन नं:-BAZPP1162J

2): नाव:-तकदीस मुहम्मद अकमल पठाण - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 68, पठाण मंझील, पहिला मजला, काझी स्ट्रीट, शाफी मस्जिद, पायधुनी, मांडवी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पन नं:-BAZPP1163K

14/12/2023

15/12/2023

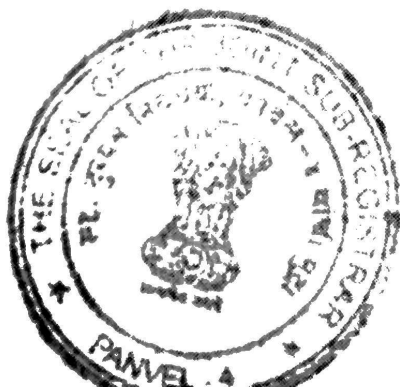
17686/2023

262500

30000

घेतात तपशील:-:

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



सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

पृष्ठ सं ३

११. ११. २०२३ मध्ये १११० ११११

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... ..

१) नाव - बेरीएल प्रोपर्टीज एलएलपी सर्किल भारतीय नगरपालिका वडोडा येथील
अनंत - वय: -47, पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -,
डॉर नं: 19 व 20 सेक्टर नं: 19डी, वाणी, नवी मुंबई, महाराष्ट्र, ठिकाण, पिन कोड: 400753 पिन
नं: -AAQFC4352P

1) नाव: -कमिला मोहम्मद अकमल पठाण - वय:-40; पत्ता:-फ्लॉट नं:-, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -,
डॉर नं: 68, पठाण मंझील, पहिला मजला, काझी स्ट्रीट, शाफी मस्जिद, पायथुनी, मांडवी, मुंबई, महाराष्ट्र, MUMBAI
पिन कोड:-400003 पिन नं:-BAZPP1162J

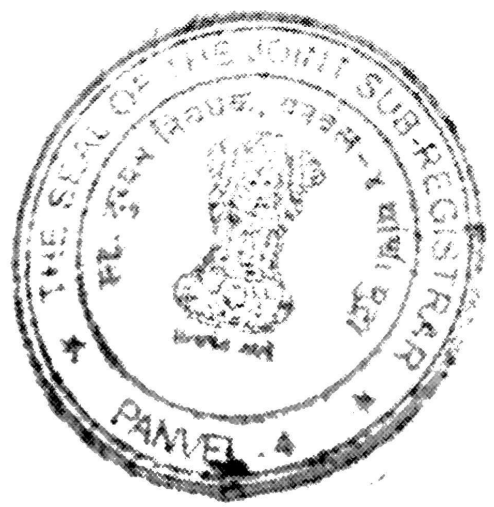
2) नाव:-तकदीस मुहम्मद अकमल पठाण - वय:-42; पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-,
डॉर नं: 68, पठाण मंझील, पहिला मजला, काझी स्ट्रीट, शाफी मस्जिद, पायथुनी, मांडवी, मुंबई, महाराष्ट्र, MUMBAI
पिन कोड:-400003 पिन नं:-BAZPP1163K

- 14/12/2023
- 15/12/2023
- 17686/2023
- 262500
- 30000

कल्पना दिनांक
कार्यवाही दिनांक
कुटुंब मंत्रालय
मामले नोंदणी शुल्क

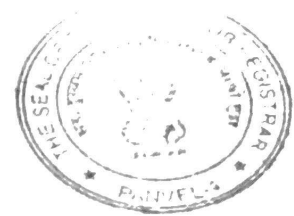
... ..
... ..

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



(Signature)
सह दुय्यम निबंधक व
पत्रवेल क्र. ४

21/12/2023



*****AGREEMENT FOR SALE*****

This agreement is entered into at PANVEL on Thurs this 14th Day of Dec Month, year Two Thousand And Twenty Three

Between

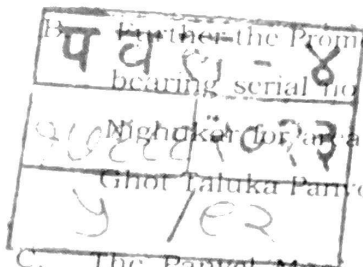
M/S CHARIOT PROPERTIES LLP, a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008, PAN:AAOFC4352P, having Registered office at Amit Ashiana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot 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

MS. KAMILA MUHAMMAD AKMAL PATHAN having PAN- **BAZPP1162J** AND **MS. TAQDEES MUHAMMAD AKMAL PATHAN** having PAN- **BAZPP1163K** adult, Indian Inhabitant, residing at **68, PATHAN MANZIL, 1ST FLOOR, KAZI STREET, SHAFI MASJID, PAYDHUNI, MANDVI, MUMBAI, MAHARASHTRA - 400003**, 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

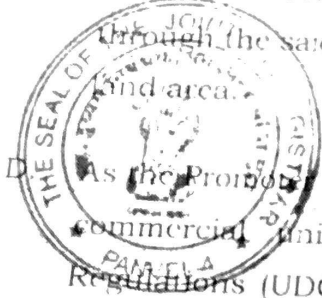
WHEREAS:

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 **89,500** 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 into Development Agreement dated 10.12.2021 bearing serial no PVL- 3- 19539 - 2021 with the Land Owners Ananta Namdeo Nighoker for a 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.

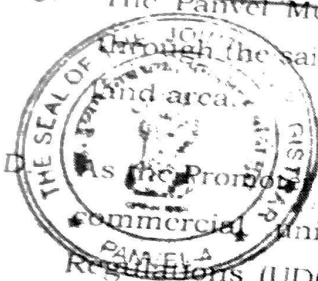
F. The Deputy Director of Town Planning, Panvel Municipal Corporation has granted Amended Commencement Certificate vide its letter dated 22nd August, 2023 bearing Serial No. PMC/TP/Ghot/33(Pt) 61, 62/1(Pt), /21-23/16179/2719/2023 for Total Built-up Area 1,72,454.19 sq.mtrs consisting of

WHEREAS.

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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.

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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 + 1 st Podium +2 nd Podium + 2 nd to 16 th Upper Floors
Cluster 2/Phase 2	No. 2 - ...	

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

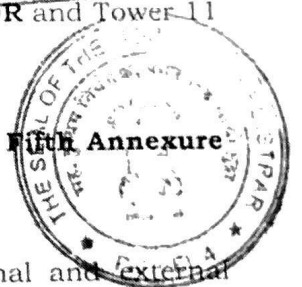
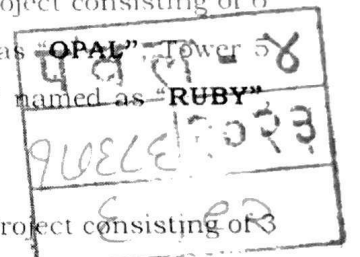
K. The said entire project including all phases along with internal and external development and proposed amenities to be developed by Promoters will constitute as "**SAI SUNCITY**" a prototype of which is seen by the Allottee.

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

[Handwritten Signature]

[Handwritten Signatures]

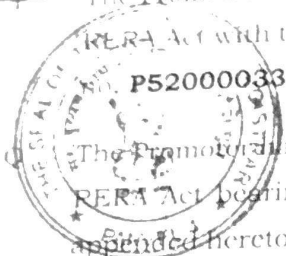


All documents prepared by Architect Certificate and drawings of the project should be deposited at the Office of the Surveyor General of Maharashtra. Besides a copy of the above mentioned documents should be available for verification of the project by the concerned authority.

The Promoter has appointed Messrs. P. V. G. Architects as Lead Architect and Messrs. N. R. Architects as Associate Architect. The Promoter has also appointed Messrs. H. R. Architects as Structural Engineer. The Promoter has also appointed Messrs. H. R. Architects as Structural Engineer. The Promoter has also appointed Messrs. H. R. Architects as Structural Engineer. The Promoter has also appointed Messrs. H. R. Architects as Structural Engineer.

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The Promoter has appointed Structural Engineers Messrs. Structural Concept Design's address at 80/3 Mathli's Street, plot no. 39/4 Sector-30A, Vashi. The Promoter has also appointed Messrs. H. R. Architects as Structural Engineer till the completion of the building.



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

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 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. **2508, 1 BHK** admeasuring approx. carpet area of **38.14** Sq. Mtrs. as per the Real Estate (Regulation and Development Act, 2016, (hereinafter referred to as "**Said Unit**") on **25TH** floor in tower **ALTAIR** 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. 43,75,000/- (RUPEES FORTY-THREE LAKHS SEVENTY-FIVE THOUSAND 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/- (RUPEES 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

[Handwritten Signatures]

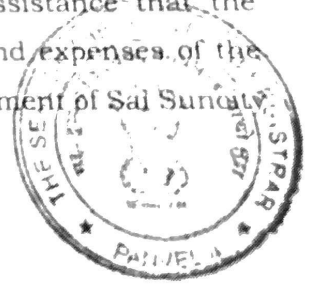
- U has agreed to pay to the Promoter balance consideration in the manner here appearing
- V The Promoter has accepted the proposal of the Allottee to transfer the said unit in the said project on outright sale to the Allottee at the price and on the terms and conditions hereinafter appearing
- W The 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.
- X The Allottee has requested for a concession of 1% of Stampduty to ladies purchaser as per Maharashtra State Government Notification

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 proposes 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 Promoter will obtain prior consent from Allottee in respect of variation or modification which may adversely affect the apartment of the Allottee except any alteration or addition required by any Government authority or due to change in Law.
- (d) 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.

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 4/10/2023
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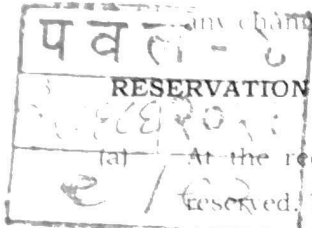
2. DESCRIPTION OF SAID UNIT:

- (a) The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee **Flat no. 2508, 1 BHK** admeasuring carpet area as defined in the RERA Act 2016 of **38.14 Sq. Meters. On 25TH floor, in Tower ALTAIR** as 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**".

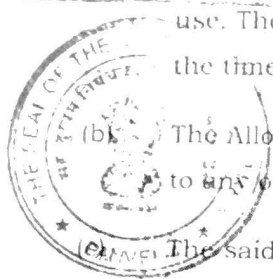
5 / Page

(d) 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 **2.21** Sq. Meters of Balcony area, (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 **40.35** Sq. Meters (the "**434.327** sq. ft. **gross usable area**")

(e) 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.



(a) At the request of the Allottee, **NIL** Car parking 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. 43,75,000/- (RUPEES FORTY-THREE LAKHS SEVENTY-FIVE THOUSAND ONLY)** (hereinafter referred to as "**said consideration**") for purchase of Said unit. The said consideration amount includes electricity meter charges, water connection charges, and documentation charges but does not include the taxes and other statutory payments. The Allottee is aware and accepts that the consideration between the parties as above is determined after passing on the benefit of credit of GST on the input cost to the Allottee.

(b) The Allottee has negotiated the said consideration by offering to pay in the following manner which has been accepted by the Promoter. The payment Schedule is annexed herewith and marked as **Annexure 6**.

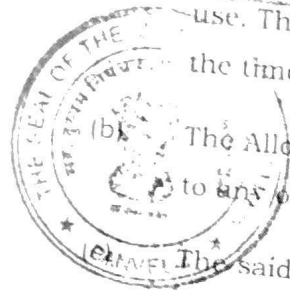
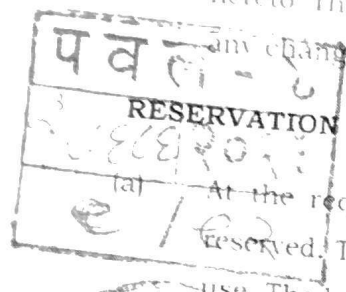
(c) All payment shall be made by the Allottee by drawing Cheque/ DD in the name of "**CHARIOT PROPERTIES LLP**".

[Handwritten signature]

[Handwritten signature]

(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 2.21 Sq. Meters, of Balcony area, (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 **40.35 Sq. Meters** (the "**434.327 sq. ft gross usable area**").

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4. **CONSIDERATION AND SCHEDULE OF PAYMENT:**

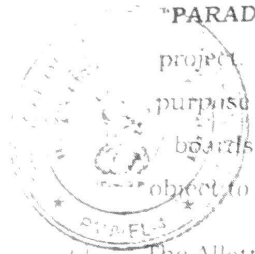
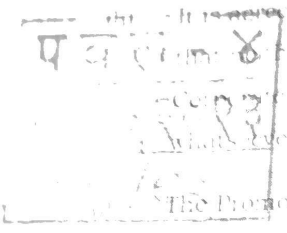
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(b) The Allottee has negotiated the said consideration by offering to pay in the following manner which has been accepted by the Promoter. The payment Schedule is annexed herewith and marked as **Annexure 6**.

(c) All payment shall be made by the Allottee by drawing Cheque/ DD in the name of "**CHARIOT PROPERTIES LLP**".

The Allottee shall make timely payment of the demand raised by Promoter in case of default in payment. The Allottee shall remedy the default within prescribed period. The Allottee shall not object the cancellation of this agreement if the default continues.

The Allottee shall not interfere with use of amenities in **SAI SUNCITY** by the other Allottees or units in Sai Suncity.



It is understood that the said entire project has been named "**SAI SUNCITY**" and for the occupants of premises in the building nor the Society Body Promoter, shall be entitled to change the said name in any manner whatsoever.

The Promoter will be entitled to place Neon Sign and Boards for branding of "**PARADISE GROUP**" and "**SAI SUNCITY**" at strategic places in the entire project. The Promoter shall ensure separate electric meter for the said purpose and the changes for such meter and maintenance of such neon sign boards shall be borne by the Promoter. The Allottee assures that it shall not object to such neon sign and boards at any time.

- (j) The Allottee understands and accepts that the Promoter is developing the said entire project in phases. This agreement is for a particular unit in one tower in a particular phase. The right of the Promoter to construct and develop this phase and all other phases remains unhindered and the Allottee shall not claim exclusive right, title and interest in any portion of the land or any phase or constructed / under construction area or amenity space or the FSI on the said land in the said entire project till the completion of all phases and conveyance of the said land to the confederation of the societies.
- (k) The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee whichever is later. Without obtaining the said certificates any document executed by Allottees in the name of third party shall be treated as 'void-ab-initio'.

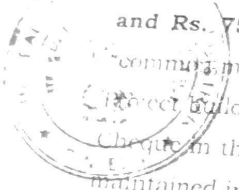
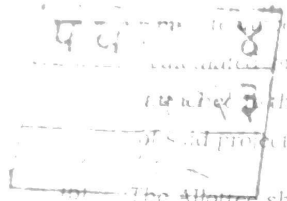
12. DATE OF POSSESSION AND FORCE MAJEURE:

(a) The Promoter shall give possession of the unit to the Allottee on or before **31st December 2028** subject to receipt and realization of all the amounts payable by the Allottee under this Agreement. If the Promoter fails or neglects to give possession of the said unit to the Allottee on account of reasons beyond his control by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of said unit with simple interest at the

15. MAINTENANCE DEPOSIT:

...from the Promoter. This amount is ...
...all the ...
...Certificate

...after notice in writing is given by the Promoter to the ...
...the said unit is ready for use and occupation, the Allottee shall ...
...proportionate share of expenses in respect of said land for water ...
...common lifts, repairs, salaries, property tax if any, ...
...sweepers and all other expense necessary and incidental to the ...
...of the said land. Such proportionate share of expense shall be ...
...on the basis of area of the said unit plus the additional area ...
...the said unit i.e. gross usable area vis a vis total gross usable area ...
...of said project



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 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 amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favor of the Confederation as aforesaid. The Allottee shall ensure that the above PDC's are cleared on their

[Handwritten signatures]

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder pursuant to any such transaction.

25. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

26. NOTICE:

All notices to be served on the Allottee and the Promoter as contemplated in this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter, by Registered Post A.D. at his/her address specified below.

Name & Address of Allottee: -

MS. KAMILA MUHAMMAD AKMAL PATHAN
MS. TAQDEES MUHAMMAD AKMAL PATHAN
68, PATHAN MANZIL, 1ST FLOOR, KAZI STREET,
SHAFI MASJID, PAYDHUNI, MANDVI,
MUMBAI, MAHARASHTRA - 400003

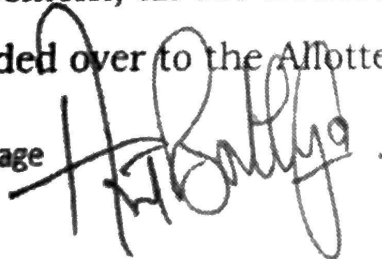
Address of Promoter: -

Chariot Properties LLP,

1701 Satra Plaza Sector 19 D Palm Beach Road

Vashi Navi Mumbai-400705

Upon handing over of the possession of the unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address handed over to the Allottee under this agreement.



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he Promoter
/hr
the

FIRST SCHEDULE

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

City Survey	Hissa No	Area (Sq. Meters)
33	Part	43040
61	0	7360
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

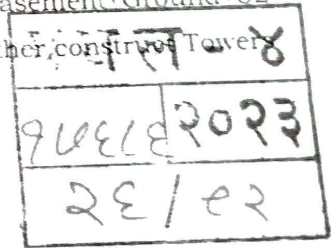
On or Towards South: Land Bearing survey no 63, 67, 68

On or Towards North: Land Bearing survey no 34.

SECOND SCHEDULE

PHASE- III of the PROJECT

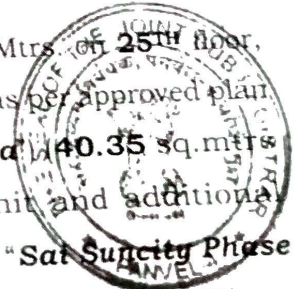
Residential Tower's Named as ALTAIR, AVIOR & ATRIA (Basement+Ground+32 floors each in third Phase of the Project. The Promoter will further construct Towers utilizing balance FSI Area in the Project.



THIRD SCHEDULE

SAID UNIT/FLAT

Flat No. **2508, 1 BHK** admeasuring carpet area of **38.14 Sq. Mtrs.** on **25th floor**, Tower name **ALTAIR** and additional usable areas and facilities as per approved plan such as **2.21 Sq. Mtrs.** of Balcony Area (**additional usable area**) **40.35 sq.mtrs** of **gross usable area** i.e total of carpet area of the Unit and additional **usable area of the Unit**) in housing project to be known as "**Sat Suncity Phase III**" to be constructed on land described in First Schedule at Village Ghot, Dist. - Raigad.



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FIRST SCHEDULE

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

City Survey	Hissa No	Area (Sq. Meters)
33	Part	43040
61	0	7560
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Total		94400

Bounded as follows: -

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

PHASE- III of the PROJECT

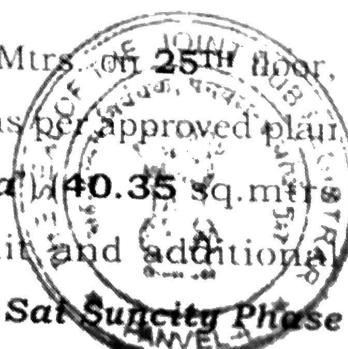
Residential Tower's Named as ALTAIR, AVIOR & ATRIA (Basement+Ground+32 floors each in third Phase of the Project. The Promoter will further construct Towers utilizing balance FSI Area in the Project.

THIRD SCHEDULE

SAID UNIT/FLAT

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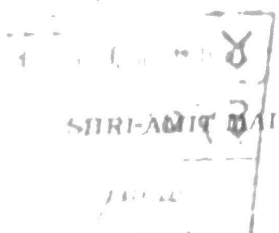
Flat No. **2508, 1 BHK** admeasuring carpet area of **38.14** Sq. Mtrs. on **25th** floor, Tower name **ALTAIR** and additional usable areas and facilities as per approved plan such as **2.21** Sq. Mtrs. of Balcony Area (**additional usable area**) **40.35** sq. mtr. of gross usable area i.e total of carpet area of the Unit and additional usable area of the Unit) in housing project to be known as "Sat Suncity Phase III" to be constructed on land...



IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN

Signed, Sealed & Delivered

M. S. CHARIOT PROPERTIES LLP

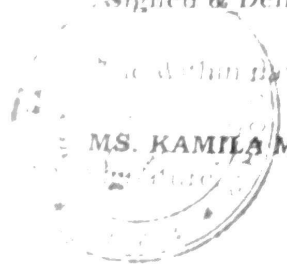


SRI-ANITA BADHU BATHIJA



Signed & Delivered By

MS. KAMILA MUHAMMAD AKMAL PATHAN



Kamil Pathan
+57



MS. TAQDEES MUHAMMAD AKMAL PATHAN
Signature:

Taqdees Pathan



In Presence of:

1) Name: Mrs. Raziya Muhammad Akmal Pathan
Signature: *Raziya Pathan*

2) Name: Mr. Muhammad Athar Muhammad Akmal Pathan
Signature: *M Pathan*

M Pathan

RECEIPT

RECEIVED with thanks from the Allottee **MS. KAMILA MUHAMMAD AKMAL PATHAN AND MS. TAQDEES MUHAMMAD AKMAL PATHAN**, adult, Indian Inhabitant, residing at **68, PATHAN MANZIL, 1ST FLOOR, KAZI STREET, SHAFI MASJID, PAYDHUNI, MANDVI, MUMBAI, MAHARASHTRA - 400003**, a sum of **Rs. 1,00,000/- (RUPEES ONE LAKH ONLY)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of flat no. **"2508"**, **1 BHK** on **25TH Floor** in Tower **ALTAIR** in housing project to be known as **"Sai Suncity Phase III"** at Village Ghot, Dist.- Raigad.

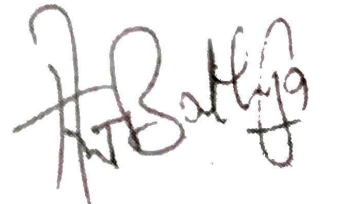
SR.NO	DATE	PAYMENT MODE	AMOUNT	PARTICULARS
1	24-09-2023	CARD SWIPE	1,00,000/-	SLAB

The receipt is subject to realization of Cheque.

Date: 15/12/2023

Place: Panvel

For Chariot Properties

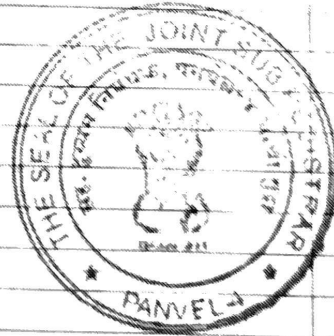


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ANNEXURE -6
PAYMENT SCHEDULE

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	875000
2	On or Before Commencement of Work	437500
3	On or Before Completion of plinth	656250
4	On or Before Completion of 1st Slab	87500
5	On or Before Completion of 2nd Slab	87500
6	On or Before Completion of 3rd Slab	87500
7	On or Before Completion of 4th Slab	87500
8	On or Before Completion of 5th Slab	87500
9	On or Before Completion of 6th Slab	87500
10	On or Before Completion of 7th slab	87500
11	On or Before Completion of 8th Slab	87500
12	On or Before Completion of 9th Slab	87500
13	On or Before Completion of 10th Slab	87500
14	On or Before Completion of 11th Slab	87500
15	On or Before Completion of 12th Slab	87500
16	On or Before Completion of 13th Slab	87500
17	On or Before Completion of 14th Slab	87500
18	On or Before Completion of 15th Slab	87500
19	On or Before Completion of 16th Slab	87500
20	On or Before Completion of 17th Slab	87500
21	On or Before Completion of 18th Slab	87500
22	On or Before Completion of 19th Slab	87500
23	On or Before Completion of 20th Slab	43750
24	On or Before Completion of 21st Slab	43750
25	On or Before Completion of 22nd Slab	43750
26	On or Before Completion of 23rd Slab	43750
27	On or Before Completion of 24th Slab	43750
28	On or Before Completion of 25th Slab	43750
29	On or Before Completion of 26th Slab	43750
30	On or Before Completion of 27th Slab	43750
31	On or Before Completion of 28th Slab	43750
32	On or Before Completion of 29th Slab	43750
33	On or Before Completion of 30th Slab	43750
34	On or Before Completion of 31st Slab	43750
35	On or Before Completion of 32nd Slab	43750
36	On or Before Completion of Brick Work	43750
37	On or Before Completion of Plaster Work	43750
38	On or Before Completion of Plumbing, Electric & Flooring work	43750
39	On or Before Possession of Flat	43750
TOTAL		4375000

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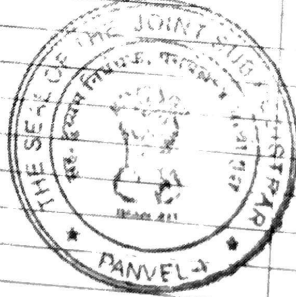


Apart from the above, you shall pay GST, Stamp duty and Registration charges as applicable.

**ANNEXURE -6
PAYMENT SCHEDULE**

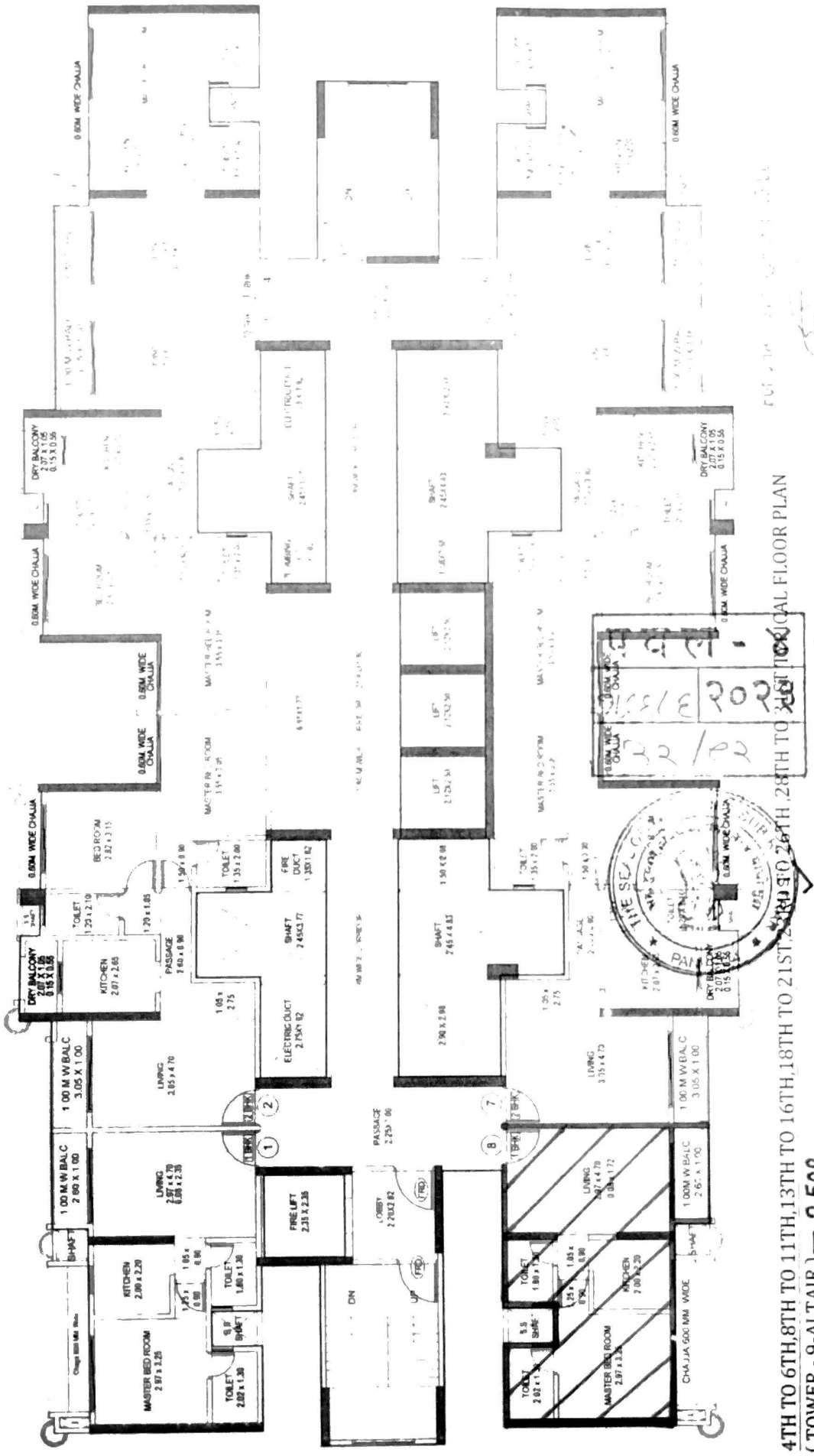
SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	875000
2	On or Before Commencement of Work	437500
3	On or Before Completion of plinth	656250
4	On or Before Completion of 1st Slab	87500
5	On or Before Completion of 2nd Slab	87500
6	On or Before Completion of 3rd Slab	87500
7	On or Before Completion of 4th Slab	87500
8	On or Before Completion of 5th Slab	87500
9	On or Before Completion of 6th Slab	87500
10	On or Before Completion of 7th slab	87500
11	On or Before Completion of 8th Slab	87500
12	On or Before Completion of 9th Slab	87500
13	On or Before Completion of 10th Slab	87500
14	On or Before Completion of 11th Slab	87500
15	On or Before Completion of 12th Slab	87500
16	On or Before Completion of 13th Slab	87500
17	On or Before Completion of 14th Slab	87500
18	On or Before Completion of 15th Slab	87500
19	On or Before Completion of 16th Slab	87500
20	On or Before Completion of 17th Slab	87500
21	On or Before Completion of 18th Slab	87500
22	On or Before Completion of 19th Slab	87500
23	On or Before Completion of 20th Slab	87500
24	On or Before Completion of 21st Slab	43750
25	On or Before Completion of 22nd Slab	43750
26	On or Before Completion of 23rd Slab	43750
27	On or Before Completion of 24th Slab	43750
28	On or Before Completion of 25th Slab	43750
29	On or Before Completion of 26th Slab	43750
30	On or Before Completion of 27th Slab	43750
31	On or Before Completion of 28th Slab	43750
32	On or Before Completion of 29th Slab	43750
33	On or Before Completion of 30th Slab	43750
34	On or Before Completion of 31st Slab	43750
35	On or Before Completion of 32nd Slab	43750
36	On or Before Completion of Brick Work	43750
37	On or Before Completion of Plaster Work	43750
38	On or Before Completion of Plumbing, Electric & Flooring work	43750
39	On or Before Possession of Flat	43750
TOTAL		4375000

पवल - ४
जुलै २०२३
३०/०२



Apart from the above, you shall pay GST, Stamp duty and Registration charges as applicable.

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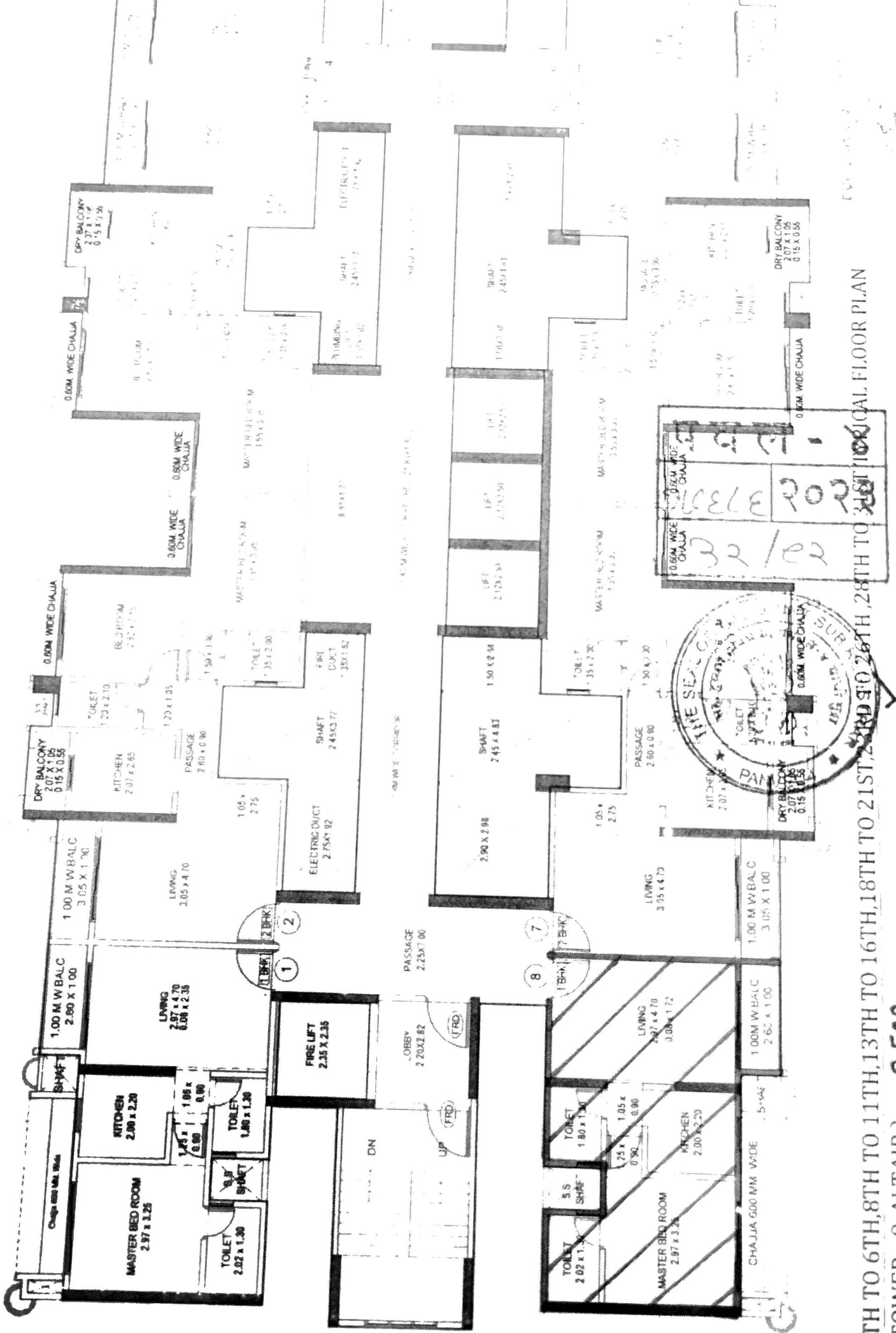


4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR PLAN

(TOWER - 9-ALTAIR) - 2508

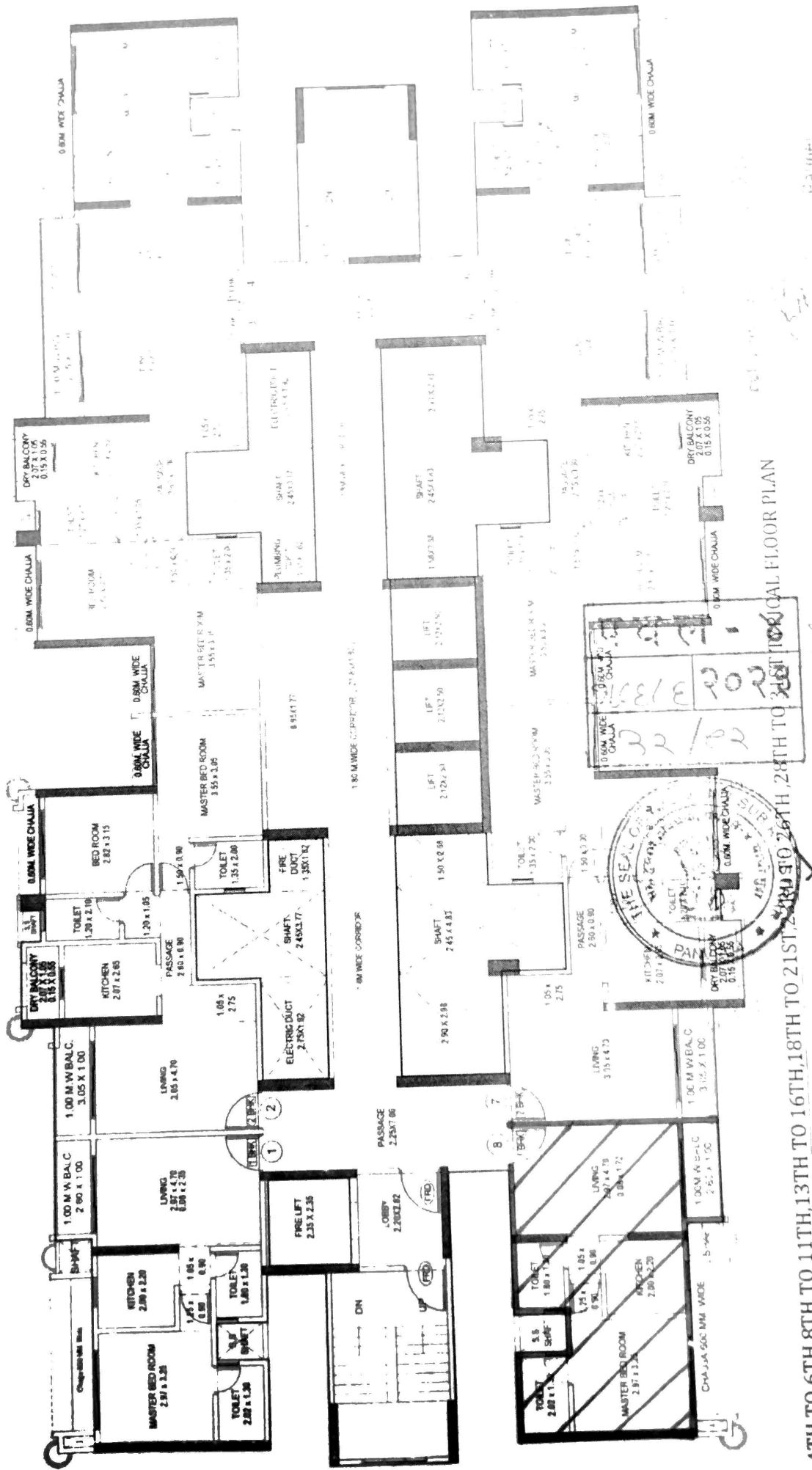
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Handwritten notes and signatures:
 32/02
 3218 202
 [Signature]



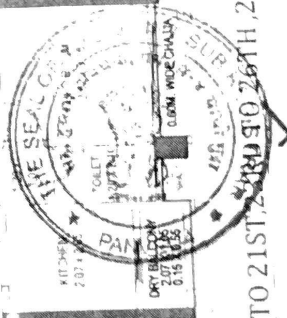
4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST 100% OCCUPANCY FLOOR PLAN

(TOWER - 9-ALTAIR) - 2508



4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 30TH MECHANICAL FLOOR PLAN

(TOWER - 9-ALTAR) - 2508



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM C

[See rule 10]

This registration is granted under section 5 of the Act to the following project under project registration number P52000046738

Project SAI SUNCITY PHASE 3, Plot Bearing 2/015, Survey, Equal Plot No. 62-1 part at Ghot, Panvel, Raigarh, 410206

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

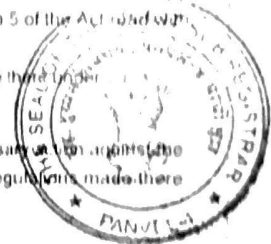
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (h) of sub-section (2) of section 4 read with Rule 5 CR

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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated cost of the project is less than the estimated cost of completion of the project

- The Registration shall be valid for a period commencing from 01/09/2022 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and 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.

पथली - ४
31/12/2023
30/12/22



Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadaygoudar
(Secretary in Charge, MahaRERA)
Date 01/09/2022 23:20:14

Dated 01/09/2022
Place Mumbai

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

Handwritten signature

Handwritten signature



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
P52000046738

Project **SAI SUNCITY PHASE 3**, Plot Bearing / CTS / Survey / Final Plot No. **62/1 part** at **Ghot, Panvel Raigadh,**
410206

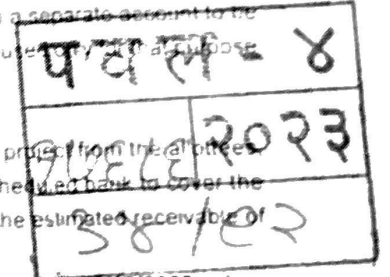
1. Chariot Properties LLP having its registered office / principal place of business at Tehsil **Thane District Thane**
Pin **400703**

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 (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 schedule 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 **01/09/2022** and ending with **31/12/2028** 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
Mr. Arun Abasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date 01-09-2022 23:20:14

Dated: **01/09/2022**
Place: **Mumbai**

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



PANVEL MUNICIPAL CORPORATION

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

To,

- i. M/s. Chariot Properties LLP
Partner- Shri. Amit Bathija,
1701, Saira Plaza, Plot No. 14 & 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. 11933, dttd. 10/05/2022
 2. Commencement Certificate granted by this office vide letter no. PMC/TP/Ghot/33(Pt.) 61, 62/1 (Part)-22/16/179/656/2022, 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. NAAI/WFST/B/090621/573972, Dated 27/12/2022
 5. Environment Clearance NOC vide letter no. SIAM/H/INT/RA2/430547/2023

प व ल - ४	
१७६६६	२०२३
३९/६२	

Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Survey No. 33(Part) 61, 62/1 (Part) 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 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,

मा. आयुक्त यांचे मंजूरी नुसार



(अतीता)

Deputy Director of Town Planning
Panvel Municipal Corporation



PANVEL MUNICIPAL CORPORATION

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

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

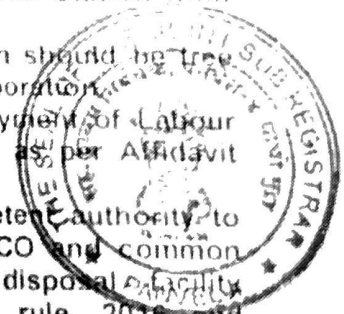
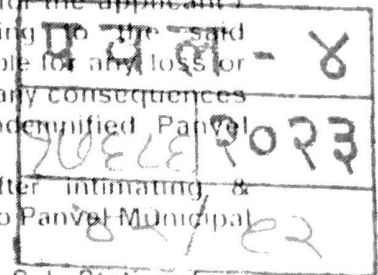
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII 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 -

Building Details	No. of Floors	Height of Building (in mt)	Proposed BUA (In Sqmt)
CLUSTER-1 Tower No. 1	Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 2 nd to 16 th Upper Floors	55.50	9701.91
	Basement + Stilt / Ground + 1 st Podium + 2 nd Podium + 2 nd to 16 th Upper Floors	55.50	9806.91
CLUSTER-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
	(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
	(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.)

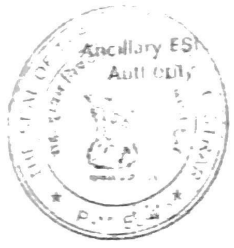
37. A joint meeting of the developer and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developer aware of the provisions of the 220000 of 1947 Act.
38. The design of the septic tank will be in accordance with the design of (19/24/2019 UDCPR - 2020) which will be binding on the developer, Architect and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the P & W Deptt. Panvel Municipal Corporation. (If Applicable)
40. The Manual Savinging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for O.C. (If Any) Certificate stating that you will not violate the said law.
41. The Owner / Developer shall be responsible for clearing all pending dues of C-25 & Planning Authorities. (Labour cess, Amulity Charges, Premium Charges & C. Form)
42. The Owner / Developer is required to construct the discharge line at his own cost.
43. The Owner / Developer should set up electrical vehicle charging point in the said plot.
44. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
45. Applicant / Developer shall obtain N.A. permission as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
46. The applicant / developer shall start construction after intimating and submission of sub division map from Land Records Department, Panvel to Panvel Municipal Corporation.
47. After the revised measurement of plot under reference, if any discrepancy is found in the area or boundary of plot it will be mandatory for the applicant / developer to get revised building permission according to the said discrepancy & applicant / developer will be solely responsible for any loss or damage. Panvel Municipal Corporation will not be liable for any consequences arising in future, for which applicant / developer has indemnified Panvel Municipal Corporation by undertaking dated 22/08/2023.
48. The applicant / developer shall start Construction after intimating & submission of revised sub division of plot under reference to Panvel Municipal Corporation.
49. The applicant / developer Shall obtain NOC for proposed Sub Station from Maharashtra State Electricity Board.
50. The applicant / developer shall transfer Amenity Area which should be free from any encumbrances in the name of Panvel Municipal Corporation.
51. The applicant / developer will be solely responsible for payment of Labour cess charges from time to time to the Labour cess board as per Affidavit Submitted by the applicant dated 17/08/2023.
52. The applicant / developer has to obtain NOC from Competent Authority to ensure mandatory distance from MSW landfill site of CIDCO and common Hazardous waste collection, treatment, storage and disposal facility (CHWTSDF) as per prevailing solid waste management rule, 2016 and Hazardous waste Management rule, 2016 respectively to be maintained from the project site. No Construction is permissible within CHWTSDF Buffer Zone prescribed by the competent Authority.
53. The Said plot is within the radius of 200 M from solid waste management project, No construction is permissible within 200 M radius.
54. The applicant / developer shall keep recreational open space open to sky and no construction is allowed on said recreational open space.
55. The applicant has submitted Environment Clearance NOC bearing no. SIA/MH/INFRA2/430547/2023 in which height of Tower 1 & Towner 2 is 52.50 mtr. Applicant has to submit rectification in Environment Clearance NOC for Tower 1 & Tower 2 for height of 55.50 mtr.



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56. The applicant/developer has paid 1st installment as per UDCPR Clause no 2.2.14 (a) and 2nd installment has to be paid before applying for Occupancy Certificate with interest as per UDCPR Clause no 2.2.14 (b) as mentioned below

Premium ES Amount	Total	1 st Installment at the time of Application (PAID)	2 nd Installment at the time of Application (PAID)	Initial Payment
पवेल - ४	8	0	0	1 20 39 472 + Interest
२२२२२२२३	२ २२ २२	२ २२ २२	२ २२ २२	२ २० ३९ ४७२ + Interest
२३/२२	२ २२ २२	२ २२ २२	२ २२ २२	२ २० ३९ ४७२ + Interest



Total	1 st Installment at the time of Application (PAID)	2 nd Installment at the time of Application (PAID)	Initial Payment
8	0	0	2 85 24 144 + Interest
२ २२ २२	२ २२ २२	२ २२ २२	२ २० ३९ ४७२ + Interest

57. This set of Plans supersedes earlier approved plans vide letter dated 21/03/2022

Note - 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 consent granted will be revoked.

भा. आयुक्त यांचे मंजूरी नुसार

(Signature)

Deputy Director of Town Planning
Panvel Municipal Corporation

- C.C.T.C - 1) i) M/s Chariot Properties LLP
Partner- Shri. Amit Bathija,
17/1, Satra Plaza Plot No- 19 & 20
Sector- 15D, Vashi, Navi Mumbai
- ii) M/s. Chariot Properties LLP
Partner- Mr. Amit Bathija on behalf of
Mr. Ananta Namdev Nighukar, Gnot, Panvel
Through registered Development Agreement.



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

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

4) 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

C. Fernandes
B.A.L.L.B.
Advocate High Court

OFFICE :
F-8/04, Opp. Apna Bazar,
Near Salbaba Mandir Sector - 1,
Vashi, Navi Mumbai - 400 703
(O) : 2782 6173
(M) : 98210 23638
Email : cloda.fernandes@yahoo.in

01.03.2022

Date :

To,
MahaRERA,
1st & 7th Floor, House of Bhavan,
Plot No C-2, E-Block,
Bandra Kurla Complex,
Bandra East, Mumbai - 400 051.

Format -A Circular No 28/202.

LEGAL TITLE REPORT

Sub. Title Clearance Certificate with respect to Plot situated at Survey No 33(Part), 61, 62/1 (Part) at Village Ghot, Taluka Panvel, District Raigad.(Herein Referred as the Said Plot)

1. I have investigated the Title of the said Plot on the request of my Client M/s Chariot Properties LLP and following documents, ie:-

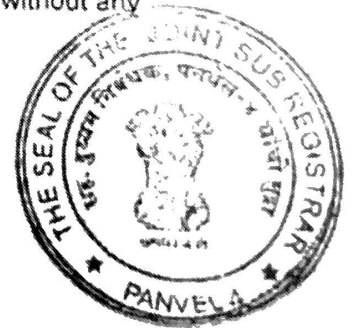
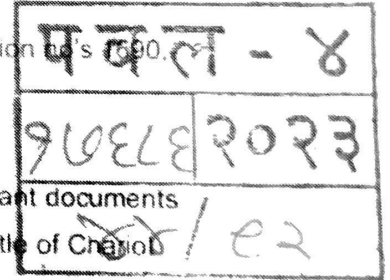
- I. Description of the Property
- II. The Title Documents of Allotment of Plot.
- III. 7/12 extract issued by the Talathi dated 18/01/2022, mutation No's 590, 1679.
- IV. Search Report for 30 Years from 1992 to 2022

2. On perusal of the above mentioned documents and all other relevant documents relating to Title of the said Property, I am of the opinion that the Title of Chariot Properties LLP and Ananta Namdeo Nighukar is Clear, Marketable and without any encumbrances.

3. Owners of the land:

- I. Survey No 33(P) : Chariot Properties LLP
- II. Survey No 61(P) : Chariot Properties LLP
- III. Survey No 61(P) : Ananta Namdeo Nighukar
- IV. Survey No 62/1 (P) : Chariot Properties LLP

4. The Report reflecting the flow of the Title of the Chariot Properties LLP on the said land is enclosed herewith as annexure.



Encl Annexure:

Date :01.03.2022

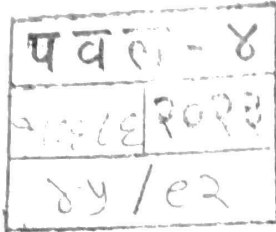
Adv. C Fernandes



C. Fernandes
B.A.L.L.P.
Advocate High Court

OFFICE
E 9/0 4, Opp Apna Bazar,
Near Saibaba Mandir Sector - 1
Vashi, Navi Mumbai - 400 763
(O) 2782 6173
(M) 98210 23638
Email: cluda.fernandes@yahooin

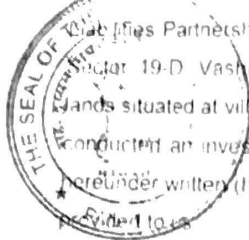
Date :



FORMAT A
(Circular No - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

CHARIOT PROPERTIES LLP, a limited liability partnership registered under The Limited Liability Partnership Act 2008 having the office at 17th Floor Satra Plaza, Palm Beach Road Sector 19-D Vashi Navi Mumbai 400705 have requested us to investigate the Title of their lands situated at villages Ghot in Parvel Taluka of District Raigad Under its instructions we have conducted an investigation of title to the property more particularly described in the schedule hereunder written (herein after referred to as "the Property") as per records and the documents



Sr No	Village	Survey no	Hissa no	Area in Sq Mtrs
1	GHOT	33	Part	43040
2	GHOT	62	1	43800
3	GHOT	61	0	7560
			Total	94400

TRACE OF TITLE:

A. ALLOTMENT OF LAND BY COLLECTOR RAIGAD TO THE FARMERS

1. SURVEY NO.33 HISSA NO.0 AREA TOTAL ADMEASURING 43040 SQ. METERS:

The Land bearing Survey no 33 total admeasuring 48280 Sq. Mtrs was a Government Land recorded as "AAKARI PAD" in the Revenue records. The Government of Maharashtra through Collector of District Raigad allotted the Land admeasuring 43040 Sq Mtrs out of Total 48280 Sq Mtrs to various farmers following a due process of law which is described below



C. Fernandes
 B.A., LL.B.
 Advocate High Court

OFFICE
 E-8/04 Opp Acha Bazar,
 Near Saibaba Mandir Sector - 1
 Vashi, Nav. Mumbai - 400703
 (C) 27826173
 (M) 9821020633
 Email: c.fernandes@yahoo.in

Date :

पवत - ४
 २०२०/२३
 २०/२२

FORMAT A
 (Circular No - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

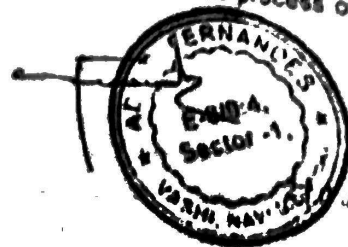
PARROT PROPERTIES LLP, a limited liability partnership registered under The Limited Liability Partnership Act 2008 having their office at 17th Floor Satra Plaza Palm Beach Road Sector 19 D, Vashi, Navi Mumbai - 400705 have requested us to investigate the Title of their lands situated at village Ghot in Panvel Taluka of District Raigad. Under its instructions we have conducted an investigation of title to the property more particularly described in the schedule hereunder written which after referred to as "the Property" as per records and the documents

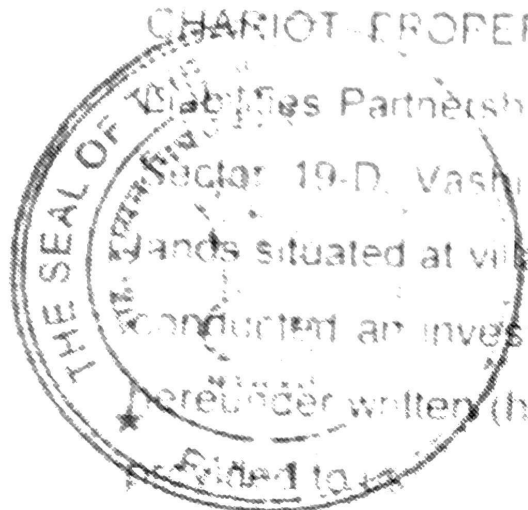
Sr. No.	Village	Survey No.	Hissa no.	Area in Sq. Mtrs
1	GHOT	33	Part	43040
2	GHOT	62	1	43800
3	GHOT	61	0	7560
			Total	94400

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- 1. SURVEY NO.33 HISSA NO.0 AREA TOTAL ADMEASURING 43040 SQ. METERS**
 The Land bearing Survey no 33 total admeasuring 48280 Sq Mtrs was a Government Land recorded as "AAKARI PAD" in the Revenue records. The Government of Maharashtra through Collector of District Raigad allotted the Land admeasuring 43040 Sq. Mtrs out of Total 48280 Sq. Mtrs to various farmers following a due process of law which is described below





CHARIOT PROPERTIES LLP, a limited liability partnership registered under the Limited Liability Partnership Act 2008 having their office at 17th Floor Satra Plaza, Palm Beach Road Sector 19-D, Vashi Navi Mumbai 400705, have requested us to investigate the Title of their lands situated at villages Ghot in Panvel Taluka of District Raigad. Under its instructions we have conducted an investigation of title to the property more particularly described in the schedule hereunder written (herein after referred to as "The Property") as per records and the documents

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			Total	94400

TRACE OF TITLE:

A. ALLOTMENT OF LAND BY COLLECTOR RAIGAD TO THE FARMERS

1. SURVEY NO.33 HISSA NO.0 AREA TOTAL ADMEASURING 43040 SQ. METERS:

The Land bearing Survey no 33 total admeasuring 48280 Sq Mtrs was a Government

आयकर विभाग

INCOME TAX DEPARTMENT

KAMILA M A PATHAN

MUHAMMAD AKMAL

GULAMMOHIUDDIN PATHAN

28/06/1983

Permanent Account Number

BAZPP1162J

K. Pathan

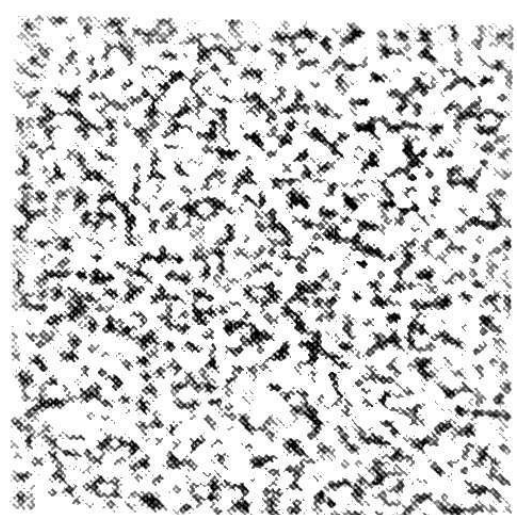
Signature

भारत सरकार
GOVT. OF INDIA



आधार क्रमांक / Aadhaar No: 6041 00392 00094

कमिला मुहम्मद अकमल पठान
Kamila Muhammad Akmal Pathan
Q12 Mahanagar Akmal Pathan
1st Floor
Kad Street
Shah Masjid
Poythuk
Mandla
Mumbai, Maharashtra - 400003
9789877442



आपला आधार क्रमांक / Your Aadhaar No

XXXX XXXX 6041
VID : 9188 9010 1357 3369

माझे आधार, माझी ओळख



भारत सरकार
Government of India



कमिला मुहम्मद अकमल पठान
Kamila Muhammad Akmal Pathan
जन्म तारीख (DOB): 28/06/1981
लिंग / GENDER: FEMALE

2018

XXXX XXXX 6041
VID : 9188 9010 1357 3369

माझे आधार, माझी ओळख

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

TAQDEES M AKMAL PATHAN

MUHAMMAD AKMAL

GULAMMOHIUDDIN PATHAN

07/02/1981

Permanent Account Number

BAZPP1163K

M. Akmal

Signature

M. Akmal

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१८३६६
८२



Please Tick

मुल्पांकन पत्रक (शहरी क्षेत्र - बाधीव)

क्र.सं.	5053
शहर/जिल्हा	राजपूर
वार्ड	क्र. 3 प्रखेरा
संपत्तीचे पत्ता	41 बाबळगाडील मिळकती
मालक	M. G. S. Patil

वर्ग	मिळकतीचे प्रकार	कार्यालय	दुकाने	औद्योगिक	मोबाइल फोन
आवक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
सहकारी	निवासी सदनिका	56500	61200	56500	चौ मीटर
बाधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	43.06 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
मिळकतीचे प्रकार	1-आर से सी	मिळकतीचे वय -	0 10 2 वर्षे	वाधक मर्यादा दर	Rs. 53900/-
मिळकतीचे स्थिति	आहे	मजला -	2.1 and Above		

सूचना: - Section 30C
 Section 30C of built up Property constructed after circular dt 02/01/2018

मजला मिळकती घट वाढ - 110 / 100 Apply to Rate = Rs. 53900/-

एकाच अनुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((53900-7000) * (100 / 100)) + 7000
 = Rs. 53900/-

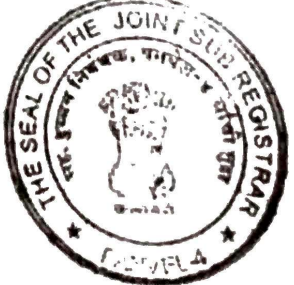
A) मूल्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 53900 * 43.064
 = Rs. 2321149.6/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजता क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + बराल गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहन तळाचे मूल्य
 = A + B + C + D + E + F + G + H + I + J
 = 2321149.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 2321150/- + 10% = 2553265/-
 = २ तेवीस लाख एकवीस हजार एक श पन्नास/-

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पवल - ४
 १७/०९/२०२३
 २०/१२



संवत्सरे वर्ष 2023
 रयगड
 तालुका पन्वेल
 गावठाणातील मिळकती
 A C class Palika

सर्वे नंबर न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खूनी जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोठ्या बांधकामाचे प्रक
 40000 56500 61200 56500 ची मीटर

बाधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र (Built Up) 43.064 चौ मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बाधीव
 बांधकामाचे वर्गीकरण 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे बांधकामाचा दर Rs. 2500
 आढावा घेण्याची सुविधा आहे मजला - 2st and Above

Sale Type - First Sale
 Sale Resale of built up Property constructed after circular dt 02 01/2018

मजला निहाय घट वाढ = 110 / 100 Apply to Rate = Rs 53900 -
 घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((53900-7000) * (100 / 100)) + 7000
 = Rs.53900/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 53900 * 43.064
 = Rs 2321149.6/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेसॅनरीन मजला क्षेत्र मूल्य + लागतच्या गाळीचे मूल्य (खूनी बाळकणी) + पुरील गाळीचे मूल्य + बंदिंग
 वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + स्वयंचालित वाहन तळा
 = A + B + C + D + E + F + G + H + I + J
 = 2321149.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.2321150/- + 10% = 2553265/-
 = २ तेवीस लाख एकवीस हजार एक शें पन्नास/-

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पवल - ४
 १७०६६ २०२३
 ००/०२



Mohitsir

Please Tick

Saving A/C No.	Branch FILE No.:
CIF NO.	Tie up no (if applicable)

LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up
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Applicant Name	Tagdees Akmal Pathan (90654742813)
Co-Applicant Name	Kamila Akmal Pathan (89337654803)

Contract (Resi.)	Mobile : 9773178608
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Loan Amount : 35 Lakhs	Tenure : Max
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Interest Rate	EMI :
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Loan Type : TL (NEW)	SBI LIFE :
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Hsg. Loan	Maxgain
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Realty	Home Top up
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Property Location :	Panvel
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Property Cost :	43 Lakhs
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Name of Developer / Vendor :	Paradise Group
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RBO -	ZONE -	Branch : Panvel	(Code No)
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Contact Person :	Vishant	Mobile No. 9507000088
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Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	V. Slegal	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	Vastukala A.V. Joshi	SITE INSPECTION	
VALUATION - 2	16/12/24		

HLST / MPST / BM / FS / along with Mob No. :
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RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH
