

86/11148

पावती

Original/Duplicate

Saturday, December 21, 2019

नोंदणी क्र.: 39म

1:04 PM

Regn.: 39M

पावती क्र.: 13165 दिनांक: 21/12/2019

गावाचे नाव: कोळखे

दस्तऐवजाचा अनुक्रमांक: पवेल1-11148-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मितन मंगेश वेतकर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

S. J. Patil

JOINT S R PANVEL 1

सह दुय्यम निबंधक पनवेल

बाजार मूल्य: रु. 6744198/-

मोबदला रु. 8572500/-

भरलेले मुद्रांक शुल्क : रु. 514400/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009720891201920R दिनांक: 21/12/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2112201902537 दिनांक: 21/12/2019
बँकेचे नाव व पत्ता:

M. Vethkar

VERIFIED WITH ORIGINAL
S. J. Patil
SAL Devedgaon St.

12/19/2019

https://corp.idbibank.co.in/corp/BANKAWAYTRAN?jsessionid=0000sgXdjwfN42vBelyDkZBCuH7:1bgdkqtte?bwayparam=YKcvEf9g...

Hot Payment Successful. Your Payment Confirmation Number is 245253333



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH009720891201920R	BARCODE	Form ID : Date: 19-12-2019
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR146-PNLI_PANVEL NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AINPV2115L
Year	Period: From : 19/12/2019 To : 31/03/2099		Full Name MITAN MANGESH VETKAR
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SAI WORLD CITY MANHATTAN 2304
0030046401-75	514400.00	Road/Street, Area /Locality	SURVEY NO 95 1 VILLAGE
0030063301-70	30000.00	Town/ City/ District	KOLKHE PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 0 6
	0.00	Remarks (If Any)	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	544400.00	Amount in words	Rupees Five Lakhs Forty Four Thousand Four Hundred Only
Payment Details: IDBI NetBanking Payment ID : 245253333		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103532019121951070	
Cheque- DD No.		Date	19-12-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

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Signature
Branch Manager

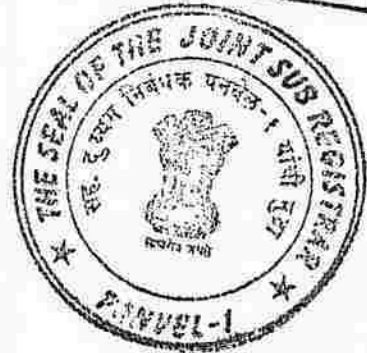
Signature



मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	201912211777
21 December 2019, 12:54:39 PM	
मूल्यांकनाचे वर्ष	2019
जिल्हा	रायगड
तालुक्याचे नांव	पनवेल
गावाचे नांव	कोळखे
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
सर्व्हे नंबर / न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	मोजमापनाचे एकक
44200	चौ मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र	117.832 चौ. मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी
उद्दवाहन सुविधा	आहे
प्रकल्पाचे क्षेत्र	2 hecter and above
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
पसः.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * पसः.यानुसार टक्केवारी)
	=(44200 * (100 / 100))
	= Rs.44200/-
मजला निहाय घट/वढ	= 1.15 of 44200 = Rs.50830/-
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	=(पसः.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %)
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिष्ठा करीता प्रति चौ. मीटर दर = Rs.55913/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 55913 * (117.832)
	= Rs.6588340.616/-
C) बंदिस्त वाहन तळाचे क्षेत्र	11.15 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 11.15 * (55913 * 25/100)
	= Rs.155857.4875/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + सुलभ जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गाळीचे मूल्य + वरील गाळीचे मूल्य + इमारती भोवतीच्या सुलभ जमीने मूल्य + तळघराचे मूल्य + मेहनताने मजला क्षेत्र मूल्य + बंदिस्त भावना
	= A + B + C + D + E + F + G + H + I
	= 6588340.616 + 0 + 155857.4875 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.6744198/-

Shadha
सह दुय्यम निबंधक पनवेल १

प व ल
१११५५२०११
3 / १००



VERIFIED WITH ORIGINAL
Shadha
SBI Devedga Br

प व ल
१११४८ २०१९
४ / १००



AGREEMENT FOR SALE

This agreement is entered into at panvel., on Sat. this 21st Day of DEC. Month, year Two Thousand And Nineteen.

Between

M/S PARADISE LIFESPACES LLP, a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008, PAN:AAOFP3788J MR, having Registered office at Amit Ashiyana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, through its Designated Partner **M/S. PARADISE INFRA CON PVT LTD.**, incorporated under companies act 1956, through its director **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;

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PROMOTER

VERIFIED WITH ORIGINAL
AGREEMENT
SBI DEWAS ST.

purchaser
PURCHASER/S

AND

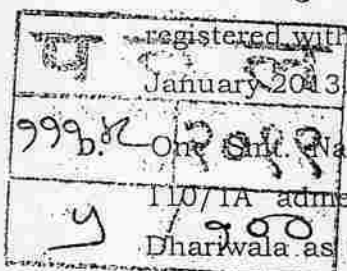
MRS. MITAN MANGESH VETKAR having PAN NO. AINPV2115L AND MR. MANGESH GOPICHAND VETKAR having PAN NO. AATPV3594R adult an Indian Inhabitant, residing at A/P- VIJAYDURG, TAL. DEVGAD, DIST. SINDHUDURG- 415 805., hereinafter referred to as the "Allottee" (which expression shall unless it be repugnant to the 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:

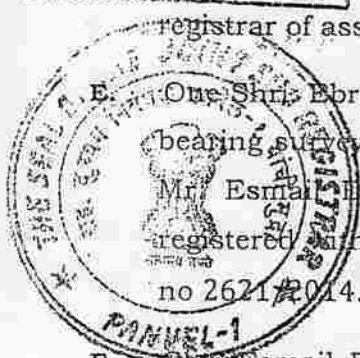
A. M/s Dhariwala Developments, a partnership firm, registered under Indian Partnership Act-1932, Shri Mohsin Ebrahim Dhariwala, Shri Esmail Ebrahim Dhariwala, Smt. Zakiya Badrudin Dhariwala, Smt. Sarah moiz Unawala Shri Kutub Badrudin Dhariwala Shri Yahya Ebrahim Dhariwala Shri Aziz Esmail Dhariwala are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 151681 sq. mtrs or thereabouts situated at Village - Kolkhe, Taluka - Panvel, Dist.- Raigad more particularly described in "First Schedule-Part I" (the "Said Larger Land"). A Layout of the said land is appended hereto as "Annexure-1". A copy of 7/12 extract of said land is appended hereto as "Annexure-2".

B. Owners have granted exclusive development rights of the said land to the Developer vide Development Agreement dated: 29/12 /2012 which is registered with the sub-registrar of assurance Panvel - 4 on 24/01/2013 bearing serial no PVL-4-791-2013.

C. Owners have irrevocably appointed Mr. Esmail Ebrahim Dhariwala and Shri Aziz Esmail Dhariwala jointly and / or severally as their constituted Attorney to deal with the said land through Power of Attorney dated: 29th December 2012. The said Power of Attorney is registered with the sub-registrar of assurance PVL-4 bearing serial no. 792/2013 on 24th



One Smt. Nafeesa w/o Shabbir Jamnagarwala is owner of land bearing survey no 110/1A admeasuring 18250 Sq. Meters and has appointed Mr. Esmail Ebrahim Dhariwala as her constituted attorney vide Power Of Attorney registered with the sub-registrar of assurance PVL-4 on 17th February 2014 bearing serial no 1916/2014.



One Shri Ebrahim Esmail Dhariwala S/o Shri Esmail Dhariwala is co-owner of the land bearing survey no 110/4 & 110/5A total admeasuring 4670 Sq. Mtr land has appointed Mr. Esmail Ebrahim Dhariwala as his constituted Attorney vide Power of Attorney registered with the sub-registrar of assurance PVL-4 on 06th March 2014 bearing serial no 2621/2014.

F. Shri Esmail Ebrahim Dhariwala is also owner of the land bearing survey no 110/6A admeasuring 2530 Sq. Mtrs. Thus the total land holding of owners is 151681 Sq. Mtrs.

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PROMOTER

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PURCHASER/S

G. The Promoter is developing a large scale housing scheme in phases, currently the Promoter is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter dated 28.03.2014 bearing reference no MMRDA/RHD/RHS-63(II)/14/114 as amended on 07.07.2015 sanctioning net eligible area of 1,8,231 sq mtrs. out of total area of 1,51,681 sq. mtrs (the "said land"). The said net eligible area is bifurcated into 85,205.92 sq. mtrs as free sale area (the "Sale Plot") more particularly described in "First Schedule- Part II" and 28,401.98 sqmtrs. (the "Rental Plot") more particularly described in "First Schedule- Part III" and land bearing Survey No.103/1, 103/2, 103/3 and 103/4(part) totally admeasuring 8,623 sq. mtrs (the "amenity plot") more particularly described in "First Schedule- Part- IV".

H. City and Industrial Development Corporation of Maharashtra Limited (the "CIDCO") (NAINA) has granted Commencement Certificate for the said Rental housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/NAINA/PANVEL/Kolkhe /BP-18 /CC/2016/04388. As per the said Commencement Certificate, the promoter is entitled to construct and sell 3,40,823.70 sq. mtrs on the Sale Plot. Further the promoter is required to construct 1,13,607.90 sq. mtrs. on the Rental Plot and hand over free of cost to MMRDA. The Rental Plot for the construction of 25% of area for MMRDA is shaded separately in Annexure-1 attached herewith. The Floor Space Index (the "FSI") of balance 25,450 sq. mtrs out of 1,51,681 sq. mtrs of said larger land shall be utilized by the Promoter subsequently in future expansion. Development of the housing project in the name and style of "SAI WORLD CITY" on sale plot along with amenities plot is hereinafter referred to as the "Entire project". A copy of Commencement Certificate is appended hereto as "Annexure-3".

I. The Promoter has also obtained the sanction of the amenities to be provided in the said entire project. Besides, the CIDCO has sanctioned separate amenities for the construction to be carried out in the Rental Scheme on rental plot which is to be handed over to MMRDA. In addition to the above amenities, the Promoter shall also construct amenities space for the competent authority on the amenity plot area. These amenities shall be handed over to the competent authority for the use by general public. The said amenity plot is separately marked in the land layout marked as Annexure - 1.

J. Out of the total FSI of 3,40,823.70 sq. mtrs on the Sale Plot available to the Promoter, the CIDCO has presently sanctioned FSI to the extent of 70,280.02 sq mtrs. The Promoter is thereby constructing one residential building (inclusive of 2 podiums) having three wings named as Marina, Acropolis & Opera consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) + 25 upper Residential Floor utilizing FSI of 43,751.89 sq.

3,40,823.70
25,450



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mtrs with commercial units on Ground + 1st podium utilizing FSI of 766.76 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of 25,761.37 sq.mtrs, thereby in aggregate utilizing FSI of 70,280.02 sq. mtrs and termed as **Phase- I** of the said entire project.

K. The Promoter further applied for amended CC for phase -1 to the CIDCO and "**CIDCO**") (**NAINA**) has granted **amended Commencement Certificate** vide letter dated 21st February 2018 bearing no. **CIDCO/NAINA/PANVEL/Kolkhe/BP-112/Amended CC/2018/1283**. As per the said amended CC promoter is entitled to construct the building no one (inclusive of 2 podiums) having three wings named as *Marina, Acropolis & Opera* consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) +25 upper Residential Floor utilizing FSI of **47270.89** sq. mtrs with commercial units on Ground + 1st podium utilizing FSI of 2307 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of **27485.42** sq.mtrs, thereby in aggregate utilizing FSI of **77063.86** sq. mtrs and termed as **Phase- I** of the said entire project.

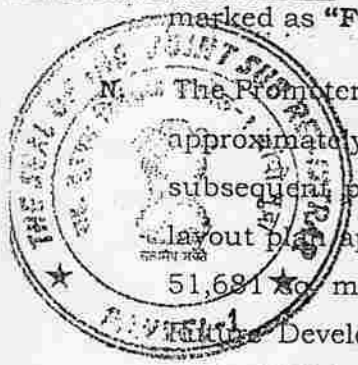
L. The Promoter proposes to construct additional floors in Building No. 1 and Building No.2 by utilizing balance FSI of 39021.73 sq.mtrs thereby taking the Building No.1 and 2 up to 42 floors for which the Promoter shall apply to the competent authorities for the sanction of such additional floors and develop as subsequent phase. The amenities being provided with this Phase-I are more particularly described in "**Second Schedule**". This Phase-I along with corresponding amenities is hereinafter referred to as "**said project**". The said project is more particularly described in "**Third Schedule**". The said project is being developed on the proportionate land admeasuring 31,473.48 sq.mtrs or thereabouts out of the said plot is more particularly described in "**Fourth Schedule**" and is hereinafter referred to as "**Phase - I land**".

M. The Promoter will utilize the balance FSI of the said entire project by constructing Residential and commercial buildings in subsequent phases which are specifically marked as "**Future Development-I**" in the layout plan appended as **Annexure-1**.

N. The Promoter declares that it is in the process of acquiring adjacent lands admeasuring approximately 25 acres or thereabout. The said adjacent lands shall be developed in subsequent phases as "**Future Development - II**" which is shaded separately in the layout plan appended as **Annexure - 1**. The F.S.I of balance 25,450 sq. mtrs out of 1, 51,681 sq. mtrs of said larger land shall be utilized by the Promoter subsequently in **Future Development-II**. This future development I & II shall be separately registered under RERA as separate phases subsequently as and when plans are sanctioned.

O. The said project together with proposed Future Development -I and Future Development-II along with internal and external development and proposed amenities to be developed

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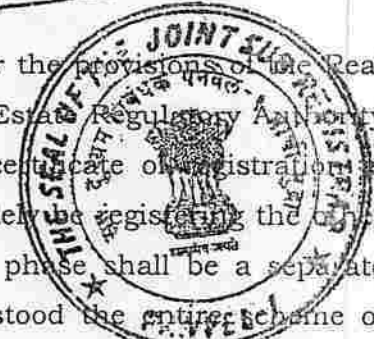
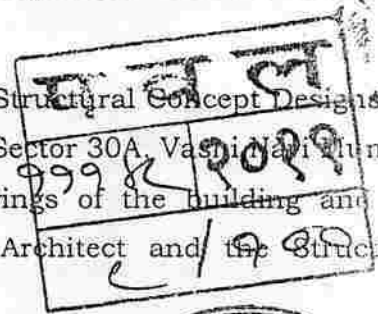


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PROMOTER

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- by Promoters will constitute as "SAI WORLD CITY" a prototype of which is seen by the Allottee.
- P. The Promoter has provided right of way and access of the adjoining land from the said project. The Promoter has also provided internal roads and right of way in the entire Sai World City. The details of right of way, access roads and internal roads have been verified by Allottee and consents thereto.
- Q. The Promoter has upon request, given inspection to the Allottee of all the documents of title including copies of Agreements, Development Permissions and Commencement Certificate 'Certificate of Title dated: 27.10.2016' in respect of said land issued by Advocate Debajit Dutta (appended hereto as Annexure-4) and of such other documents as mentioned in the recitals herein. In addition, the Allottee has perused the 'Architect Certificate' and drawing certifying the carpet area of the shops/offices along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.
- R. The Promoter has appointed M/s Space age Consultants as liasioning Architect having their office at Natraj Building 1st Floor Mulund Goregaon Link Road Mulund Mumbai-400080 and M/s Dimensions Architects Pvt. Ltd as Design Architect having their office at Plot no 99 Sector-8 Vashi Navi Mumbai- 400703 both registered with the council of Architect.
- S. The Promoter have appointed a Structural Engineer M/s Structural Concept Designs Pvt Ltd. having address at 803 Maithli's Signet, Plot no 39/4 Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.
- T. The Promoter has registered the said project- Phase -I under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration no P52000006318. A copy of the certificate of registration is appended hereto as Annexure-5. The Promoter shall separately be registering the other phases of the said entire project under RERA. Each such phase shall be a separate project for the purposes of RERA. 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.
- U. The Promoter has expressed its intention to dispose of the flats to be constructed in the said project on outright sale to the prospective buyers. The Allottee, having satisfied himself/herself/themselves with all documents mentioned herein above and having understood the entire scheme of 'Sai World City' including future developments. The Allottee applied to the Promoters vide request letter dated 03/10/2019 for reservation of



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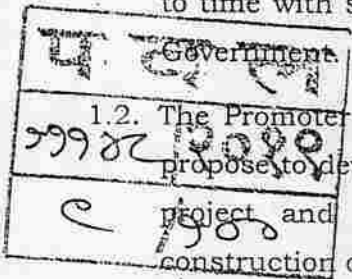
Flat no. 2304, 3BHK admeasuring carpet area of 107.120 Sq. Mtr. (hereinafter referred to as "Said Unit") on 23RD floor in MANHATTAN wing in housing project to be known as "Sai World City". in the said project marked in shaded area in the Floor Plan annexed hereto and marked as Annexure - 6 which is more particularly described in "Fifth Schedule".

- V. The total consideration of the said flat is mutually agreed at **RS. 85,72,500/- (RUPEES EIGHTY-FIVE LAKHS SEVENTY-TWO THOUSAND FIVE HUNDRED 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.23,80,952/- (RUPEES TWENTY-THREE LAKHS EIGHTY THOUSAND NINE HUNDRED AND FIFTY-TWO 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 dated **04/10/2019** to the Allottee. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.
- W. 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.

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

1. Project:

1.1. 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



1.2. The Promoter have informed the Allottee and the Allottee is aware that the Promoter propose to develop the said **Sai World City** in a phased manner since it is a very large project and shall take long time to develop. The Promoter have commenced construction of the **said Project- Phase I** as mentioned in this agreement.



1.3. The Promoter may as required by the concerned authorities and/or in their (i.e., the Promoter) absolute discretion amalgamate the said larger land with adjacent land and/or sub-divide the same and as part of such variation amendment and/or alteration in the building plans. The Promoter may also construct additional independent structures on the said larger land together with adjacent land and/or additional wings and/or additional construction by way of extension of one or more wings to be proposed buildings/units.

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PROMOTER

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1.4. The Allottee hereby irrevocably agrees and gives his consent to the Promoter for carrying out amendments, alterations, modifications and/or variations in respect of the buildings/units and to put up additional structures/construction in the **Sai World City**. It is, however, agreed that the Promoter shall obtain prior consent in writing of the Allottee in respect of any variation or modification in the flat lay out plan which may adversely affect the unit agreed to be purchased by the Allottee.

1.5. The Allottee hereby also gives his/her/its irrevocable consent to the Promoter developing **Sai World City** in such phased manner as the Promoter may determine, even after the Promoter shall have completed the construction of the unit hereby agreed to be sold to the Allottee. 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 World City** in the manner that may be determined by the Promoter.

2. Description Of Said Unit:

2.1. The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee **Flat no. 2304, 3BHK** admeasuring carpet area as defined in the RERA Act 2016 and MAHARERA RULES 2017 of **107.120 Sq. Mtr. on 23RD floor**, in wing **MANHATTAN** of Building **No. 2** as shown in the floor plan hereto annexed and marked as **Annexure -6**. The said unit is more particularly described in "**Fifth Schedule**".

2.2. The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee the additional usable area as per approved plan such as, **10.620 sq. mtrs. of Open Balcony area, 7.410 Sq. Mtrs Niche area, 2.440 Sq. Mtrs Service area.**

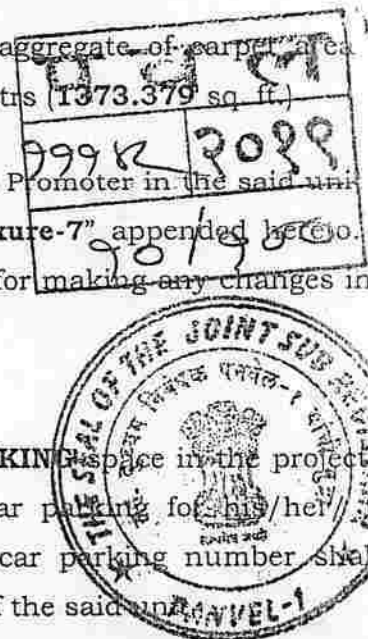
2.3. Therefore, the gross usable area of the unit shall be aggregate of carpet area and additional usable area i.e: "**GROSS AREA 127.590 sq. mtrs (1373.379 sq. ft.)**"

2.4. 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-7**" appended hereto. The Promoter shall not accept any request from the Allottee for making any changes in the amenities to be provided by the Promoter.

3. Reservation for Car Parking:

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

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



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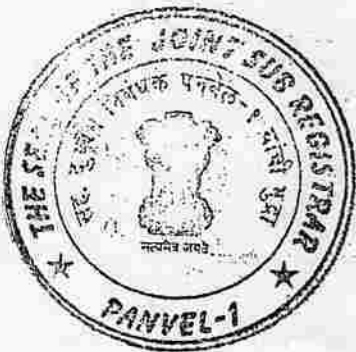
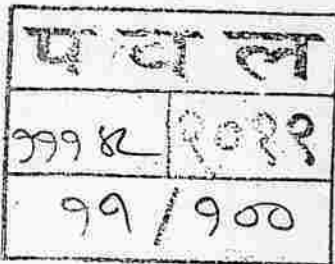
3.3. The said car parking space must be used only for the purpose of parking motor vehicle and not for any other purpose.

3.4. Allottee shall keep the said car 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:**

4.1 The Allottee shall pay a consideration of **RS. 85,72,500/- (RUPEES EIGHTY-FIVE LAKHS SEVENTY-TWO THOUSAND FIVE HUNDRED ONLY)** (hereinafter referred to as "said consideration") for purchase of Said unit. The said consideration amount includes electricity meter charges, water connection charges, society formation 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.

4.2 The Allottee has negotiated the said consideration by offering to pay in the following manner which has been accepted by the Promoter:



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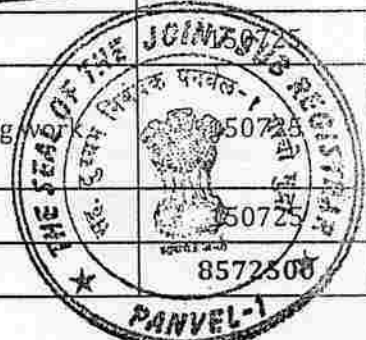
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PAYMENT SCHEDULE

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	1000000
2	On or Before Completion of 2 nd Slab For Basement Or Plinth Competition	782625
3	On or Before Completion of 1st Slab	327175
4	On or Before Completion of 2nd Slab	327175
5	On or Before Completion of 3rd Slab	327175
6	On or Before Completion of 4th Slab	327175
7	On or Before Completion of 5th Slab	301450
8	On or Before Completion of 6th Slab	301450
9	On or Before Completion of 7th slab	301450
10	On or Before Completion of 8th Slab	301450
11	On or Before Completion of 9th Slab	301450
12	On or Before Completion of 10th Slab	301450
13	On or Before Completion of 11th Slab	301450
14	On or Before Completion of 12th Slab	301450
15	On or Before Completion of 13th Slab	301450
16	On or Before Completion of 14th Slab	301450
17	On or Before Completion of 15th Slab	301450
18	On or Before Completion of 16th Slab	301450
19	On or Before Completion of 17th Slab	301450
20	On or Before Completion of 18th Slab	356525
21	On or Before Completion of 28th Slab	150725
22	On or Before Completion of 29th Slab	150725
23	On or Before Completion of 30th Slab	150725
24	On or Before Completion of 31st Slab	150725
25	On or Before Completion of 32nd Slab	150725
26	On or Before Completion of Plaster Work	
27	On or Before Completion of Plumbing, Electric & Flooring	50725
28	On Possession of Flat	50725
TOTAL		8572500

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4.3 All payment shall be made by the Allottee by drawing cheque/ DD in the name of **"PARADISE LIFESPACES LLP"**.

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4.4 The Allottee shall be liable to deduct tax at source on the payments made at the prevalent rate, if applicable and furnish a TDS certificate to the Promoter within 07 days of such deduction made. Provided that the receipt for the payment made shall be issued by the Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate if applicable is received by the Promoter.

4.5 The Allottee has made a payment of of **RS.23,80,952/- (RUPEES TWENTY-THREE LAKHS EIGHTY THOUSAND NINE HUNDRED AND FIFTY-TWO ONLY)** towards booking of said unit along with the request letter dated **03/10/2019** which has been adjusted against the consideration of the unit.

5. Payment Of Statutory Dues And Taxes:

5.1 In addition to the Consideration of said unit the Allottee shall pay to Promoter any statutory taxes (as made applicable or amended from time to time) like GST, or any other charges, levy, tax, duty by whatever name called, if made applicable under any law by the government on this transaction. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. The payments of taxes and GST shall be made in the name of **PARADISE LIFESPACES LLP.**

5.2 The cost of valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. The Promoter undertakes to make themselves available through authorized representative for purpose of registration at 'fifteen (15) days notice' from Allottee. The Promoter will not be liable under any law for any delay, laches and / or negligence shown by the Allottee in presenting this agreement for registration before the competent authority.

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5.3 The Allottee has paid proportionate GST on installment amount and agreement value at prevalent rates and rules and regulations through separate cheque. The Developer hereby acknowledge the receipt hereof.



6.1 Timely payment of all the above installments/amount and statutory payments on their respective due dates is the essence of this Agreement. The possession of the said unit will be handed over to Allottee by the Promoter only upon receipt of all payment including taxes and other charges.

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- o.2 Upon the installment becoming due, the Promoter shall issue a notice of demand giving at least 7 days time from date of notice to Allottee for making the payment. The said notice of demand must be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.
- 6.3 Notice of demand must be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post at the address mentioned in notice clause of this agreement or any other address if formally communicated earlier and such dispatch will be treated as sufficient compliance from Promoter. Thereafter they cannot claim non receipt of the notice of demand.

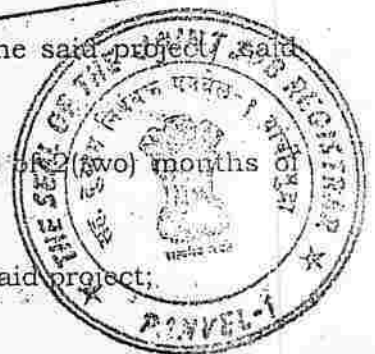
7. Restrictive Covenant:

- 7.1. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said unit in favour of Allottee unless all amounts as agreed upon in this agreement is paid by the Allottee to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908.
- 7.2. The Allottee shall have no claim save and except in respect of the said unit hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said land is conveyed to the Confederation.
- 7.3. The Allottee shall neither have any claim on the other part of said land which is to be developed in subsequent phases nor in the common amenities open spaces, internal and external development. All the spaces and land shall be conveyed to confederation of the societies after the entire **Sai World City** is ready for Occupation.

8. Default By Allottee:

- 8.1 Following shall be deemed to be a default on the part of Allottee:
- Default in making payment of sums due as mentioned in this agreement;
 - Creating nuisance on the site resulting in danger/damage to the said project/ said entire project/said land, threat to life;
 - Delay in accepting the possession of the unit beyond a period of (two) months intimation to take possession by Promoter;
 - Refusing/ delay in taking membership of Society formed for the said project;
 - Breach of any terms and conditions of this agreement;
 - Breach of any law or provisions thereto.

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g. Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority.

8.2 The Allottee will not be in default if he corrects/ remedies such breach within 15 days of notice from the Promoter to the Allottee.

9. Termination of this Agreement:

9.1 On the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) the Allottee shall pay simple interest at the rate of (SBI highest marginal cost of lending rate + 2%) per annum on all such amounts to the Promoter from the date the said amount is due till date of actual realization of payment. Such payment of interest shall not be deemed to be waiver of Promoter's right to terminate this agreement as per the provisions of this agreement.

9.2 On the Allottee committing default in payment of installments for a continuous period of three months, the Promoter may at his own discretion terminate this Agreement. The Promoter must give Seven days prior notice in writing of his intention to terminate this Agreement mentioning specific breach of terms and conditions.

9.3 Upon termination of this Agreement, the Promoter shall refund to the Allottee the payments made by him till that date (subject to adjustment of 25% of payments received till that date as liquidated damages and service charge) which may till then have been paid by the Allottee. Such refund shall be issued within a period of thirty days (30) of the registration of cancellation/termination deed and expulsion of the Allottee from the membership of the society as per the clause mentioned below.

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9.4 The Promoter shall also move for expulsion of the Allottee from the membership of the society as per the by-laws and submit a copy of termination notice to such society. No separate consent of Allottee will be required for such expulsion.



Upon intimation of termination of this Agreement the Promoter, will be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may think fit.

9.6 The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the agreement.

9.7 The Promoter may at its option approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

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PROMOTER

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10. Declaration By The Promoters:

10.1 The Promoter shall perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Allottee, apply to the concerned local authority for occupation and completion certificate in respect of the unit and obtain the said certificate as per the provisions of law.

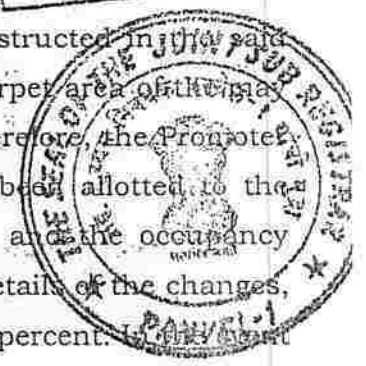
10.2 The Promoter shall not be liable for any delay caused due to 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or such other service connections necessary for occupying the said unit. The Allottee hereby indemnifies the Promoter from any claims made for delay on the above count.

10.3 The Promoter declares that it has provided right of way and access of the adjoining land from the said land / said entire project. The Promoter has also provided common internal roads and right of way in the entire **Sai World City**. The Allottee shall not block, transgress, and obstruct the said right of way / access / internal roads in the **Sai World City**. The Project amenities are being developed along with the whole project. The building would be completed in phases and handed over to respective societies. The amenities would be handed over to the confederation once whole project is complete and said land is conveyed to the confederation. The Allottee is entitled to use the amenities as and when they are completed introspective of formal handing over to confederation provided the Allottee has become the member of society and has taken possession of is unit.

10.4 That the Promoter is entitled to use different design, brand, shape, size and colour material than that mentioned in the **Annexure-7** in the event the supply of original material is withdrawn by the supplier or for any other reason. The Promoter undertakes and assures that it will use only good and standard quality material and close to the quality of material and of such specification as mentioned in the list of amenities.

10.5 The carpet area of the said Unit which is proposed to be constructed in the said building is approximate **107.120** sq. mts., however the actual carpet area of the unit may vary up to 3% due to design and construction exigencies and therefore, the Promoter shall confirm the final carpet area of the Apartment that has been allotted to the Allottee after the construction of the said building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three) percent. In any event of there being difference of more than 3% between the actual carpet area of the said

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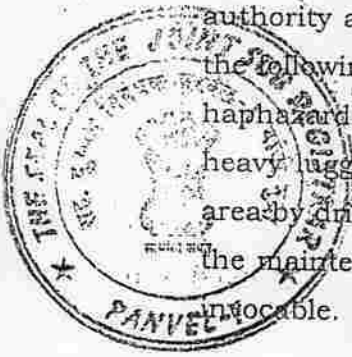
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Unit from the carpet area as mentioned herein at the time of the offering the possession of the said Unit, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottee agrees to pay the differential amounts, if the area is increased beyond 3% within forty five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money (without any interest) paid by Allottee within forty-five days from such demand being made by the Allottee. If there is any increase in the carpet area of the said unit allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee shall pay such additional amounts within a period of forty five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Apartment and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee.

10.6 If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said unit to Allottee, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the unit the Allottee maintains the unit in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association, this warranty shall stand lapsed. Further, in the following cases where the Allottee (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee and/or its tenants load heavy luggage in the lift (iii) Damage any portion of the neighbour's unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoters shall not be invocable.

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11. Declaration By The Allottee:

- 11.1 The Allottee has verified the various documents mentioned in this agreement including title search report of the said larger land and is satisfied that the Promoter has absolute, clear, developable and marketable title to the said land.
- 11.2 The Allottee hereby declares that he shall not in any case interfere/obstruct with the development activity undertaken in respect of said project/ said entire project / **Sai World City** and also more particularly for the said unit.
- 11.3 The Allottee shall use the said unit or any part thereof or permit the same to be used for purpose of residence and / or permitted professional activities. The Allottee shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Promoter nor claim any division or sub division of such common area.
- 11.4 If Allottee wishes to make a site visit during development, prior written permission from the Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Allottee or to any of his family members or friends.
- 11.5 The Allottee hereby assures, undertake and guarantee that the Allottee shall not in any case interfere, cause nuisance, obstruct, stop or in any way hamper with the 'right of way/ easement' granted to the adjacent land from the portion of said larger land.
- 11.6 The Allottee shall make timely payment/ or 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.
- 11.7 The Allottee shall not interfere with use of amenities in **Sai World City** by other Allottees of units in **Sai World City**.
- 11.8 It is agreed that the said entire project has been named "**SAI WORLD CITY**" and that neither the acquirers of premises in the building nor the Society / Body Corporate/ Promoter, shall be entitled to change the said name in any manner whatsoever.
- 11.9 The Allottee understands and accepts that the Promoter is developing the project "**SAI WORLD CITY**" 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 construction area or amenity space or the FSI on the said land in the said entire

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project till the completion of all phases and conveyance of the said land to the confederation of the societies.

11.10 The Promoter will be entitled to place Neon Sign and Boards for branding of "Paradise Group" and "Sai World City" 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. 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:

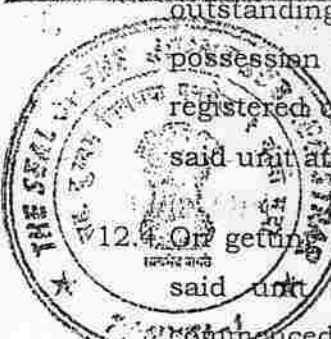
12.1 The Promoter shall give possession of the unit to the Allottee on or before **31.12.2021** subject to receipt and realization of all the amounts payable by the Allottee under this Agreement. If the Promoter fails or neglects to give possession of the said unit to the Allottee on account of reasons other than the reasons prescribed in this agreement, the Promoter shall refund to the Allottee the amounts already received by him in respect of the said unit with simple interest at prevailing rate of SBI highest marginal cost of lending rate + 2% calculated pro rata from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

12.2 The Promoter will be entitled to reasonable extension of time for giving possession of unit on the aforesaid date, if the completion of building in which the unit is to be situated is delayed on account of any court / authority staying either in full or in part any part of the construction / development on the said land, non availability of construction material, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the Sai World City.

12.3 The Allottee shall take possession of the said unit within two months from the date of receipt of Occupancy Certificate in respect of said project. The Allottee must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said unit. The Promoter shall if required, separately execute a registered conveyance deed in favour of the Allottee for transfer of title in respect of said unit at the time of handing over the possession at the cost of Allottee.

12.4 On getting the occupancy certificate, the Promoter may handover possession of the said unit to the Allottee even though electricity and water supply have not commenced by the respective competent authorities. The Allottee shall not raise any claim/ demand on the Promoter for the delay in getting the supply of electric and

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water. On the Promoters offering possession of the said unit to the Allottee, the Allottee shall be liable to bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

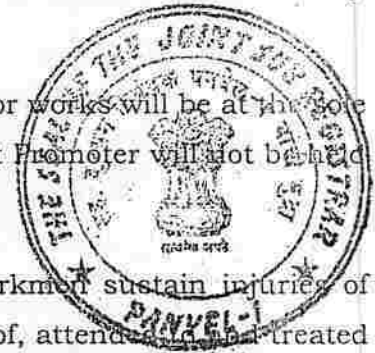
13. UNDERSTANDING BETWEEN THE PARTIES:

The Promoter and the Allottee also agree to the following:

- 13.1 The Allottee shall be permitted/ allowed to commence interior works in the said Unit only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter and after making all payments as per this agreement. Prior to carrying out the interior works in the said unit, the Allottee shall give to Promoter, in writing the details of the nature of interior works to be carried out.
- 13.2 Promoter shall be entitled to inspect all interior works carried out by the Allottee. In the event Promoter finds that the nature of interior work being executed by the Allottee is harmful to the said unit or to the structure, facade and/or elevation of the said Building then, Promoter can instruct the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute.
- 13.3 The Allottee will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottees. All costs and consequences in this regard will be to the account of the Allottee.
- 13.4 The Allottee will further ensure that the contractors and workers (whether engaged by the Allottee) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the Building.
- 13.5 The Allottee/s shall ensure that the contractors and workers do not use or spoil the toilets in the said unit or in the building and use only the toilets earmarked by Promoter for this purpose.
- 13.6 All materials brought into the said unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee and that Promoter will not be held responsible for any loss/theft/damage to the same.
- 13.7 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attendance and treated by the Allottee at his/her/their/its own cost, and that Promoter will not be held

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responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee alone.

13.8 During the execution of interior works, if any of the Allottees contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said unit and the Building. Further, the Allottee shall be responsible for acts of such persons.

13.9 The Allottee shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works.

13.10 The Allottee shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.

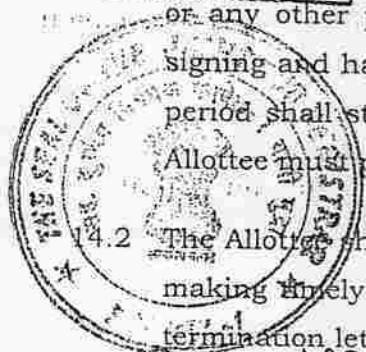
13.11 The Allottee ensures that the contractors hired by the Allottees shall not use lift for the purpose of carrying the materials of interior work and if any damages is caused due to same it shall be repaired and brought to its original condition by the Allottee at their own expense within 30 days of written notice from the Promoter.

14. Formation Of Society And Conveyance:

14.1 The Promoter may form separate Co-operative Societies for each building to be constructed in "Sai World City". A confederation of Societies under "Sai World City" shall be formed in which each of the society must become the member. The Promoter shall apply for the formation and registration of a Society (the "said society") within the prescribed time limit under the MAHA RERA. The Allottee shall for this purpose sign and execute the application for registration and/or membership and other papers and documents, necessary for the formation and the registration of said Society and for becoming a member, including the bye-laws of the said Society. These documents duly filled in and signed must be returned to the Promoter within Seven days (7) of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the said Society as per the provisions of Maharashtra Co-operative Societies Act, 1960 or any other prevalent law. The Promoter will not be liable if the Allottee delays in signing and handing over relevant documents to the Promoter and the prescribed time period shall stand extended accordingly. To become a member of the said society the Allottee must pay all sum and take possession of the said unit.

14.2 The Allottee shall be liable to be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

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- 14.3 The Promoter shall within three (03) months of the formation of said society from the date of receipt of complete amount of the said consideration and upon receipt of occupancy certificate from competent authority or any other authority cause to handover the building in the favour of the said society.
- 14.4 The Promoter shall convey the said land to the confederation within twelve (12) months of the last building receiving the Occupancy Certificate.
- 14.5 The said larger land specified in **First Schedule- Part I** along with common amenities as specified in **Second Schedule-** shall be conveyed to the confederation upon completion of the **Sai World City**. However, the Allottee may enjoy the common amenities as and when they are ready.
- 14.6 The cost of conveyance of said land to confederation shall be borne by the confederation and the Allottees shall come forward to accept conveyance of said land in the name of confederation formed within two (02) months of receiving intimation for such conveyance from the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the confederation after Occupancy certificate.

15. Maintenance Deposit:

15.1 Commencing a week after notice in writing is given by the Promoter to the Allottee that the said unit is ready for use and occupation, irrespective of the Allottee taking the possession of the said unit, the Allottee shall be liable for proportionate share of outgoings in respect of said land for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers and all other expense necessary and incidental to the maintenance of the society. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.

15.2 The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for twelve months aggregating to **RS. 1,50,000/- (RUPEES ONE LAKH FIFTY THOUSAND ONLY)** for **3BHK** along with GST 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 **"PARADISE LIFESPACES LLP"** maintained in **INDIAN OVERSEAS BANK** Branch **NEW PANVEL**. 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.

15.3 In addition to the advance maintenance of the said Project, the Allottee shall also pay to the Promoter in advance seven postdated cheques (PDC's) of amount of **RS. 1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY)** each for initial period of seven years towards the common maintenance charges like electricity of



19 | Page
PROMOTER

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common areas, security, property tax, maintenance of common areas, salaries for areas other than for said project (the "federation charges") until conveyance of Sai World City is executed in favour of the confederation of society. The Allottee shall draw cheque/ Demand Draft/ Managers Cheque in the name of "PARADISE LIFESPACES LLP" maintained in INDIAN OVERSEAS BANK Branch NEW Panvel. 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 favour of the Confederation as aforesaid. The Allottee shall ensure that the above PDC's are cleared on their respective dates. In the event of default the Allottee shall be liable to pay interest @prevailing rate of (SBI + 2%) p. a. for the period of default.

15.4 The Allottee shall pay such contribution as mentioned above at the time of taking possession and shall not withhold the same for any reason whatsoever.

16. Monthly Maintenance Charges:

16.1. The Allottee shall bear and pay monthly maintenance charges directly to the Society after its formation.

16.2. The Allottee shall bear and pay monthly federation charges to the Promoter till the conveyance of Sai World City is made in favour of Confederation. If the Allottee does not pay its share of the federation charges on or before 8th day of every month then the Promoter shall be entitled to levy simple interest at the rate of SBI highest marginal cost of lending rate + 2%) on such payment from the date when the payment is due till the date of actual payment.

16.3. The Promoter will convey the Sai World City to confederation only after all outstanding's and arrears along with interest has been received by it from confederation.

17. Unsold Units In Said Project:

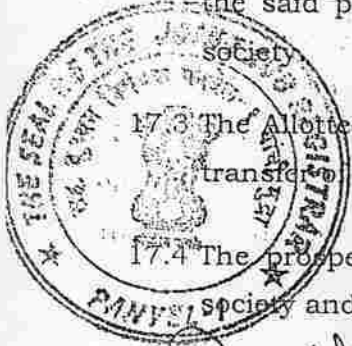
17.1 The Promoter shall be inducted as a member of said society for unsold units upon conveyance of said land to confederation.

17.2 The Promoter may to sell the unsold units in said project without any separate permission or consent of said society. The Promoter may mortgage the unsold units of the said project with the financial institutions without any separate NOC from said society

17.3 The Allottee or said society shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoter to prospective Allottees.

17.4 The prospective Allottees of unsold units will be inducted as a member of the said society and no objection shall be raised by the said society or the Allottee herein.

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18. Post Possession Obligations Of Allottee:

The Allottee himself/themselves with intention to bring all persons into whosoever hands the said unit may come, do hereby covenant with the Promoter as follows :-

- a) To maintain the said unit at Allottee's own cost in good tenable repaired condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said unit is situated and the said unit itself or any part thereof.
- b) Not to store in the said unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- c) To carry out at his own cost all internal repairs to the said unit and maintain the said unit in the same conditions, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffering to be done anything in or to the building in which the said unit is situated or the said unit which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the said project in which the said unit is situated, and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenable repair condition, and in particular, so as to support, shelter and protect the other parts of the project in which the said unit is situated and shall not in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said unit without the prior written permission of the Promoter and/ or the Society, as the case may be.

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- e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the said project in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Unit by the Allottee viz. for any purposes other than for residential purpose.
- h) The Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter to issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub - let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void - ab - initio.
- i) The Allottee shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee shall also observe and follow all the stipulations and conditions laid down by the Society regarding the occupation and use of the said unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

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25/9/00



Amendment:

No amendments and/or modifications of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this agreement and duly signed by the parties hereto.

H. Baliga

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Methu
[Signature]

20. Right To Mortgage Land For Construction:

The Allottee hereby gives his/her/their express consent to the Promoters to raise any loan against the said project or unsold units under construction and to mortgage the same with any bank or bankers or any other financial institutions/s or any other party. Any such loan liability shall be cleared by the Promoters at their own expenses on or before conveyance of land to the Confederation.

21. Allottee Undertaking:

21.1 The Allottee shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof, upon intimation from Allottee.

21.2 All the provisions contained herein and the obligations arising hereunder in respect of said Project shall equally be applicable to and enforceable against any subsequent Allottees of the said unit, in case of a transfer, as the said obligations go along with the said unit for all intents and purposes.

22. Waiver Not A Limitation To Enforce:

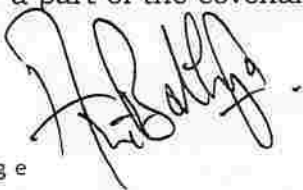
22.1 The Promoter may, without prejudice to its rights as set out in this Agreement, waive the delay in making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee will not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee.

22.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof will not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

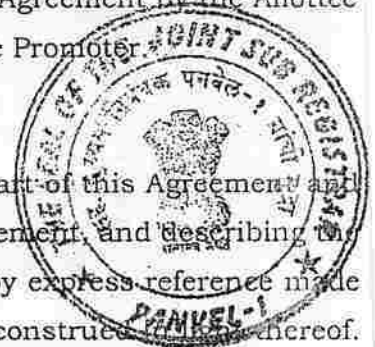
22.3 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter will not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor will the same in any manner prejudice the rights of the Promoter.

23. Binding Effect:

The recitals herein before contained constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement, and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed accordingly.



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The Schedules, Annexure and payment receipt shall be construed as an integral part of this agreement.

24. Severability:

If any provision of this Agreement is determined void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement will be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement will remain valid and enforceable as applicable at the time of execution of this Agreement.

25. Further Assurances

Parties shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions 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 here under or pursuant to any such transaction.

26. Governing Law

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.

27. Notice:

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

ADDRESS OF ALLOTTEE: -

MRS. MITAN MANGESH VETKAR
MR. MANGESH GOPICHAND VETKAR
A/P- VIJAYDURG, TAL. DEVGAD,
DIST: SINDHURG- 415 805.

ADDRESS OF PROMOTER:-

1701, SATRA PLAZA, PLOT NO 19 & 20,
SECTOR 19D, VASHI NAVI MUMBAI - 400 703.

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 of unit handed over to the Allottee under this agreement. In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him / her which shall for all intents and purposes to consider as properly served on all the Allottees.

28. Compliance Of Laws Relating To Remittances:

28.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

28.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the Residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

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29. Jurisdiction:

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Panvel.



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FIRST SCHEDULE
PART -1 THE LARGER LAND

All those pieces or parcels of larger land situated, lying and being at village Kolkhe, Taluka Panvel, District Raigad admeasuring about 1,51,681 sq. metres or thereabouts bearing survey nos as listed below:

SR.NO.	SURVEY NO / HISSA NO.	AREA IN SQ. METERS
1	95 / 1	1900
2	95 / 2	3500
3	95 / 3A	1800
4	98 / 1	2710
5	98 / 2	3970
6	98 / 3	6580
7	98 / 4/ 1	11190
8	98 / 4/2A	
9	98 / 4/2B	
10	98 / 5	4431
11	98 / 7/3	800
8	98 / 8	800
13	98 / 9	1720
14	98 / 10A	6540
15	98 / 10B	
16	99	4400
17	101 / 3	28 0
18	101 / 4/A	2070
19	101 / 4/B	8 40
20	101 / 4/C	1670
21	101 / 5	7180
22	101 / 6	3290
23	101 / 7	4200
	101 / 8A	10330
	101 / 8B	
	101 / 9	5110
	101 / 10/A	8450
	101 / 10/B	
	102	3920
	103 / 1	730
	103 / 2	7210
	103 / 3	8 40
	103 / 4	2980
	110/1A	18250
	110 / 4	1770
	110 / 5A	2900
	110 / 6A	2530
	110/10	5740
	110/11	6630
	TOTAL	1,51,681

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And bounded as under:
 North: Kolkhe River
 East: NH-17
 South: NH-4B
 West: Tributary of River

PART-II THE SALE PLOT

Sr.no.	Survey no / Hissa no.	Area in Sq. Meters
1	95 / 1	1900
2	95 / 2	888
3	95 / 3A	94
4	98 / 1	371
5	98 / 2	8 88
6	98 / 3	5618
7	98 / 4/ 1	8319
8	98 / 4/2A	
9	98 / 4/2B	
10	98 / 5	1371
11	98 / 7/3	800
8	98 / 8	800
13	98 / 9	1032
14	98 / 10A	5530
15	98 / 10B	
16	99	1467
17	101 / 3	28 0
18	101 / 4/A	2070
19	101 / 4/B	8 40
20	101 / 4/C	1670
21	101 / 5	7180
22	101 / 6	3290
23	101 / 7	4200
24	101 / 8A	10239
25	101 / 8B	
8	101 / 9	5110
27	101 / 10/A	4398
28	101 / 10/B	
29	102	8 81
30	103 / 1	674
31	103 / 2	864
32	103 / 4	2337
33	110 / 10	8 30
34	110/11	6025
	TOTAL	85,206

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 PROMOTER

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PART-III RENTAL PLOT

All those pieces and parcels of Land along with constructed area to be Conveyed to MMRDA

Sr. No	Survey no /Hissa no	Area in Sq. Meters
1	110/1A	16087
2	110 / 4	1770
3	110 / 5A	2900
4	110 / 6A	2530
5	110/10	4510
6	110/11	605
	TOTAL	28,402

PART-IV THE AMENITY PLOT

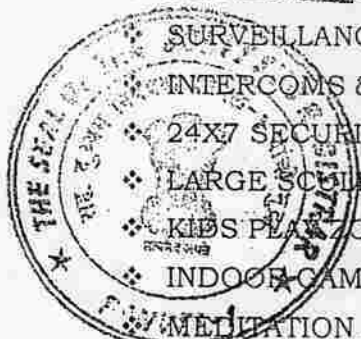
All that pieces and Parcels of land reserved as Amenity Area by Planning Authority

Sr No	Survey no/Hissa	Area in Sq. Mtrs
1	102	306
2	103 / 1	56
3	103 / 2	6346
4	103 / 3	8 40
5	103 / 4	623
6	101 / 10/A	4052
7	101 / 10/B	
	TOTAL	8,623

SECOND SCHEDULE

Amenities in Said project (Phase-I)

- ❖ GROUP SEATING
- ❖ GAZEBO
- ❖ SWIMMING POOL
- ❖ WORLD CLASS FIXTURES & FITTINGS
- ❖ TUITION ROOMS
- ❖ PARTY LAWN
- ❖ LIBRARY ROOM
- ❖ PERFORMANCE STAGE
- ❖ SURVEILLANCE CAMERAS
- ❖ INTERCOMS & VIDEO DOORS
- ❖ 24X7 SECURITY PERSONNEL'S
- ❖ LARGE SCULPTURE
- ❖ KIDS PLAY ZONE
- ❖ INDOOR GAME AREA
- ❖ MEDITATION AREA
- ❖ AIR CONDITION GYMNASIUM
- ❖ JOGGING TRACK



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THIRD SCHEDULE

SAID PROJECT

One residential building (inclusive of 2 podiums) having three wings named as *Marina*, *Acropolis* & *Opera* consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) +25 upper Residential Floor utilizing FSI of 43,751.89 sq. mtrs with commercial units on (Ground + 1st podium) utilizing FSI of 766.76 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of 25,761.37 sq.mtrs, thereby in aggregate utilizing 70,280.02 sq. mtrs as Phase- I of the said entire project. The Promoter proposes to construct additional floors in Building No. 1 and Building No.2 by utilizing balance FSI of 39021.78 sq.mtrs thereby taking the Building No.1 and 2 up to 42 floors in subsequent phases.

FOURTH SCHEDULE

SAID PROJECT

The said project is being developed on the proportionate land admeasuring 31,473.48 sq. mtrs or thereabouts out of the sale plot.

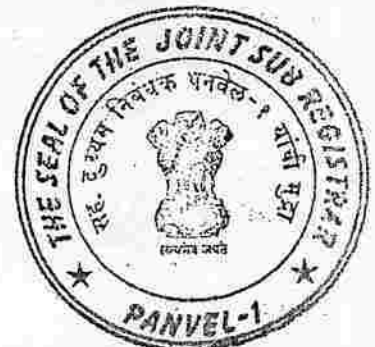
FIFTH SCHEDULE

SAID UNIT

Flat No.2304, 3BHK admeasuring carpet area of 107.120 Sq. Mtrs. On 23RD floor, of **MANHATTAN** wing building in housing project to be known as "**Sai World City**", additional usable areas and facilities as per approved plan such as, 10.620 sq. mtrs. of Open Balcony area, 7.410 Sq. Mtrs Niche area, 2.440 Sq. Mtrs Service area etc. (20.470 Sq.mtr, 220.339 Sq. Ft. is "**Additional Usable Area**") in housing project to be known as "**Sai World City**" to be constructed on land described in First Schedule at Village - ~~Kolche~~, Taluka - ~~Panvel~~ Dist.- Raigad.

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ANNEXURE - 7

Internal Flat Amenities for SAI WORLD CITY

Survey No 95/1, 95/2 and others, Panvel.

- ❖ Big size Vitrified Tiles in Living, Dinning and Passage Area
- ❖ Vitrified Tiles in Kitchen and bedroom
- ❖ European Wooden Flooring in Master Bed Room.
- ❖ Granite Kitchen Platform with Service Platform
- ❖ 4 / 3 Burner Gas Hob, Exhaust Chimney
- ❖ Water Purifier & Geyser for Hot Water at Kitchen Sink
- ❖ Exhaust Fan in Kitchen Window
- ❖ Shower Panel in Master Bedrooms
- ❖ Branded Geyser in Bathrooms.
- ❖ Designer Bathroom with Branded Sanitary Ware & Fixtures
- ❖ Private Sun Decks with each Apartment.
- ❖ T.V., Telephone & Internet Points in all rooms.
- ❖ Concealed Plumbing with Premium Quality C. P. Fitting
- ❖ Branded Concealed Copper Wiring with MCB / ELCB
- ❖ Attractive Main Door with elegant Big Handles & Night Latch
- ❖ Premium Quality Plastic Paints on Interior Walls.
- ❖ Single Electrical Points & Modular Switches
- ❖ Marble & Granite Window Sill with Half Round Moulding / Polished
- ❖ Gypsum Finished Internal Walls
- ❖ Video Door Security Systems in each Flat with Cameras

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A. Bhatia

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

Signed, Sealed & Delivered

By the Within named Promoter
M/S. PARADISE LIFESPACES LLP

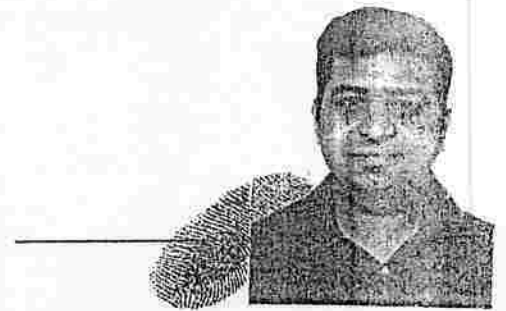
For Paradise Lifespaces LLP

Through Its Designated Partner
M/s. PARADISE INFRA-CON PVT LTD.,

Partner

through its Director.

SHRI. AMIT MADHU BATHIJA



Signed & Delivered By

The Within named Allottee

MRS. MITAN MANGESH VETKAR

Mitani



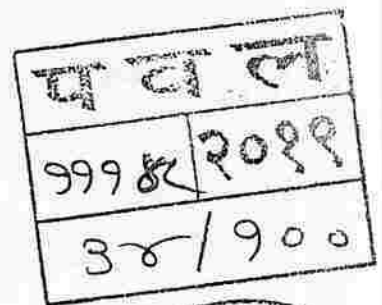
M.R. MANGESH GOPICHAND VETKAR

Mangesh



In Presence

- 1) Ravinder Jardi *Ravinder*
- 2) Sudhakar *Sudhakar*



RECEIPT

RECEIVED with thanks from the Allottee MRS. MITAN MANGESH VETKAR & MR. MANGESH GOPICHAND VETKAR adult, and Indian Inhabitant, residing at A/P VIJAYDURG, TALUKA DEVGAD, DIST. SINDHUDURG - 415 805

a sum of Rs. 23,80,952/- (RUPEES TWENTY-THREE LAKHS EIGHTY THOUSAND NINE HUNDRED FIFTY TWO ONLY)

as part payment on execution hereof as per terms & conditions of this Agreement for Sale of flat no. 2304, 3 BHK on 23rd Floor in Tower MANHATTAN in the Building No 2 of the project named as "Sai World City" at Village - Kolkhe, Taluka - Panvel, Dist.- Raigad.

₹ 23,80,952/-
999K 9099
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Date: 21/12/2019
Place:



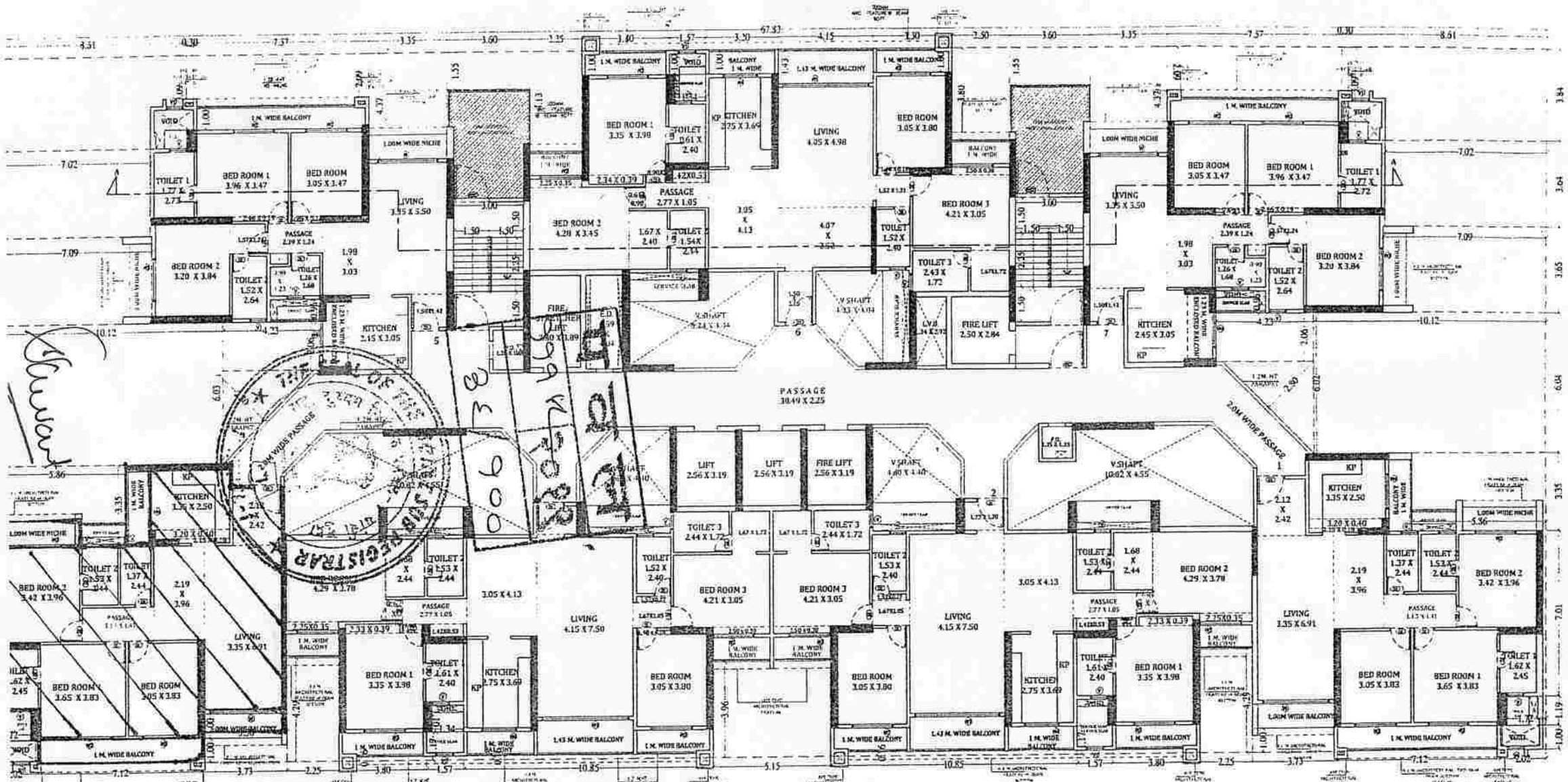
for M/S PARADISE LIFESPACES LLP

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Authorized signatory

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TYPICAL REFUGE FLOOR PLAN (BLDG NO. 2)
 7, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th, 29th & 31st
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For Paradise Lifespaces LLP
 Partner

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MANHATTAN

ANNEXURE - 2

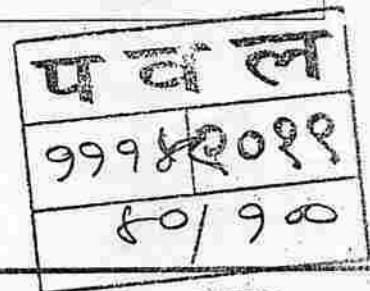
Schedule of the Properties

All those pieces or parcels of land situated, lying and being at village Kolkhe, Taluka Panvel, District Raigad admeasuring about 1,26,231 sq. metres or thereabouts bearing survey nos as listed below:

Sr. No	Survey / Hissn No	Area (SqM)	Name of the owner as on 7/12 Extract of the Land
1	95 / 1	1900	Dhariwala Development
2	95 / 2	3500	Mohsin Ebrahim Dhariwala
3	95 / 3/A	1800	Mohsin Ebrahim Dhariwala
4	98 / 1	2710	Aziz Esmail Dhariwala
5	98 / 2	3970	Esmail Ebrahim Dhariwala
6	98 / 3	6580	Esmail Ebrahim Dhariwala & ors
7	98/4/A	3780	Aziz Esmail Dhariwala
8	98/4/B/1	3640	Esmail Ebrahim Dhariwala
9	98/4/B/2	3770	Zakia Badaruddin Dhariwala & ors
10	98 / 5	4431	Aziz Esmail Dhariwala
11	98 / 7/K	800	Zakiya Badaruddin Dhariwala & ors
12	98 / 8	2600	Aziz Esmail Dhariwala
13	98 / 9	1720	Esmail Ebrahim Dhariwala
14	98/10/A	1460	Aziz Esmail Dhariwala
15	98/10/B	5080	Dhariwala Development
16	99	4400	Dhariwala Development
17	101 / 3	2120	Esmail Ebrahim Dhariwala
18	101/4/A	2070	Dhariwala Development
19	101/4/B	1240	Esmail Ebrahim Dhariwala
20	101/4/C	1670	Dhariwala Development
21	101 / 5	7180	Dhariwala Development
22	101 / 6	3290	Dhariwala Development
23	101 / 7	4200	Dhariwala Development
24	101/8/A	4430	Yahyabhai Ebrahim Dhariwala
25	101/8/B	5900	Mohsin Ebrahim Dhariwala
26	101 / 9	5110	Dhariwala Development
27	101/10/A	4400	Dhariwala Development
28	101/10/B	4050	Zakiya Badaruddin Dhariwala
29	102	3920	Yahyabhai Ebrahim Dhariwala
30	103 / 1	730	Dhariwala Land Development
31	103 / 2	7210	Dhariwala Land Development
32	103 / 3	1240	Dhariwala Land Development
33	103 / 4	2960	Dhariwala Land Development
34	110/10	5740	Mohsin Ebrahim Dhariwala
35	110/11	6630	Dhariwala Development
	TOTAL	1,26,231	

And bounded as under:

North: Kolkhe River ----- East: NH-17
 South: NH-4B ----- West: Tributary of River



(Handwritten Signature)



ANNEXURE - 3



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933
 CIN-U99999 MH 1970 SGC-214674

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04388

Date: 29/08/2016

To,

✓ Mr. Esmail Ebrahim Dhariwala,
 POA Holder of M/s Dhariwala Development and other 69
 116/118, Maniar building,
 P.D's Mello Road, Carnac Bunder,
 Mumbai 400009.

Sub: Amended Development Permission of proposed Rental Housing Scheme on land bearing Survey No. 95/1(pt), 95/2(pt), 95/3(pt), 98/1, 98/2, 98/3, 98/4/1, 98/4/2A, 98/4/2B, 98/5(pt), 98/7C(pt), 98/8, 98/9, 98/10A, 98/10B, 99/0(pt), 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102, 103/1, 103/2(pt), 103/3, 103/4, 110/1A(pt), 110/4, 110/5A, 110/6A, 110/10, 110/11 at Village Kolkhe, Taluka - Panvel, District Raigad

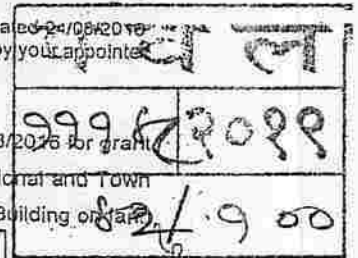
- Ref.: 1. (i) NA and CC granted by District Collector Office, Raigad vide letter No मसा/एल.एन.ए.१३/ प्र.क्र.८७/२०१० dtd ३१/१०/२०११
 (ii) NA permission granted by District Collector Office, Raigad vide letter No मसा/ एल.एन.ए.१३/एल.आर.२९/२०१४ dtd ०३/११/२०१४
 2. Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/160, dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 07/10/2015
 3. Measurement map issued by Land Record Office bearing N
 (i) अति तातडी- विनशेती- मो.र.नं.३०३ / २२.०७.२०१५
 (ii) अति तातडी- विनशेती- मो.र.नं.३०५ / २२.०७.२०१५
 4. Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-167/TC1, dated 06/02/2015.
 5. Letter of Dy. Executive Engineer, MSED Co. Ltd, Panvel-II Sub-Division bearing No Dy.E.E./PNL(II)/Tech/1282 dated 08/06/2015.
 6. Agreement executed by MMRDA with the applicant dated 22/05/2015
 7. NOC from NHAI regarding access to the property vide letter No RW/MUM/11013/NHAI(49) PP-1/2013-14/603, dated 09/04/2014.
 8. NOC issued by Airports Authority of India, vide:
 (i) No Navi/WEST/B/031516/122064 dated 29/03/2016
 (ii) No Navi/WEST/B/031516/122061 dated 29/03/2016
 (iii) No Navi/WEST/B/042916/127137 dated 13/05/2016
 9. NOC issued by TATA Power Co. Ltd vide letter No TLJ/LM-01(BKN)/05 dated 05/01/2015.
 10. NOC of Ex. Engg, Raigad Irrigation Dept, bearing No सपावि/प्रशा-१/३४६५/२०१४, dated 05/05/2014 regarding flood line.
 11. NOC issued by Ex. Engg, MJP vide letter No MJPVMDn/NP/TB-2/1855 dated 31/8/2015
 12. Provisional Fire NOC issued by Fire Officer, CIDCO, vide No CIDCO/FIRE/KHR/053/2015, dated 26/10/2015.
 13. Development charges of Rs 0,59,82,500/- paid vide receipt No 449827, dated 24/08/2015
 14. Your application dated 28/04/2014, and additional documents submitted by your appointed architect on 08/10/2015 and 23/08/2016

Sir

With reference to your application No Nil, dated 28/04/2015 and 23/08/2016 for grant of 123of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building of

In case of any corruption related complaint, please visit :
[cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW / Userlogin.aspx](http://cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)

NAINA OFFICE : Tower No. 10, 3rd Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai - 400 614
 Contact No. : Landline 022 61365200 / 233, Fax : 022 61365255



Swant

bearing Survey No 95/1(pt), and other of Village-Kolkhe, Taluka-Panvel, District-Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04389, dated 29/08/2016, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

Dilchade

(Ashitosh E. Nikhade)
Associate Planner (NAINA), CIDCO

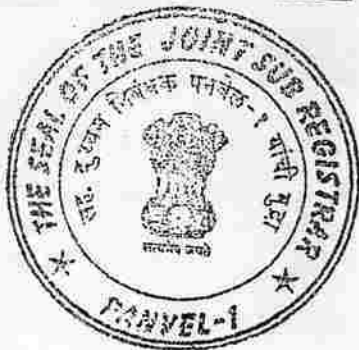
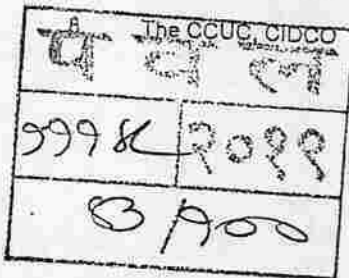
Encl: As above

CC to,

1. Ar. Spaceage Consultant,
Shop No 15, B-106,
Natraj Building, Sristi Complex,
Mulund-Link Road,
Mulund (W), Mumbai 400080
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division
4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206
5. Maharashtra Jeevan Pradhikaran,
Office of the Superintending Engineer,
Plot No 1, Sector No1, Matheran Road --
MJP Circle, Raigad, New Panvel
6. The Sarpanch,
Grampanchayat Kolkhe,
Tal-Panvel, Dist-Raigad
7. The Chief Planner, MMRDA,
Planning Division, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (East),
MUMBAI - 400 051

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent power supply.

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent water supply.



Shirwad

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

A) Location : Survey numbers 95/1(pt), 95/2(pt), 95/3(pt), 98/1, 98/2, 98/3, 98/4/1, 98/4/2A, 98/4/2B, 98/5(pt), 98/7C(pt), 98/8, 98/9, 98/10A, 98/10B, 99/0(pt), 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102, 103/1, 103/2(pt), 103/3, 103/4, 110/1A(pt), 110/4, 110/5A, 110/6, 110/10, 110/11 at Village Kolkhe, Taluka - Panvel, District Raigad

B) Land use (predominant) : Urbanizable-2 (U-2), as per sanctioned Regional Plan of Mumbai Metropolitan Region, and Predominantly Residential (N-1) as per draft IDP of NAINA

C) Details of the proposal with BUA:

	Area statement	Area in sq.mt.	
		Sale plot (75% on 8)	Rental plot (25% on 8)
1	Area of land as per 7/12	151681.00	
2	Overall area approved by MMRDA	149517.98	
3	Net eligible area of plot for RHS (after adjustment of swapping area)	126231.00	
4	Area of land as per measurement plan of land record office	126231.00	
5	Area of land as per triangulation	126262.00	
6	Area considered for proposal (least of above)	126231.00	
7	Deduction for amenity space (10%)	12623.10	
8	Net area of plot (6-7)	113607.90	
9	Area of proposal (in proportion 75:25)	85205.92	28401.98
10	Permissible FSI (on 8)	3.00	1.00
11	Permissible built up area (8 x 10)	340823.70	113607.90
12	Permissible commercial area (15% of 11)	51123.56	17041.19
13	Proposed commercial built up area	766.76	849.18
14	Amenity space required (in proportion 75:25)	9467.33	3155.77
15	Amenity space provided	9467.33	3155.77
16	Recreational ground space required (8% on 9)	6816.47	2272.16
17	Recreational ground space provided	7216.14	7914.64
18	Proposed built up area	70200.02	113598.12
19	Balanced built up area	270543.68	9.78
20	FSI consumed	0.9999	0.9999
21	FSI balanced	2.38	0.0001
22	Tenement proposed (sale)	672	3243

Gaurank



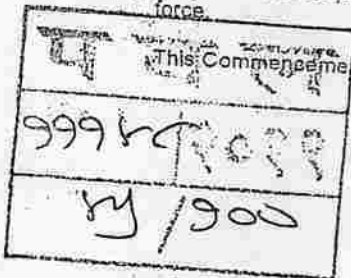
23	Tenement proposed (commercial)	23	24
24	No. Of trees proposed to be planted	1148	601

D) Details of the Buildings are as follows:

Sr. No	Bldg. No with Wing	Predominant use	No of Floors	BUA in Sq. M.
A. Rental Buildings				
1	1	Residential	Gr+27	30938.79
2	2	Residential	Gr+27	35476.17
3	3	Residential with convenience shopping	Gr+27 (pt)	47183.16
Total (A)				113598.12
B. Buildings for houses to be sold in open market				
1	Bldg No 1 (Wing A, B & C)	Residential	2 Basement + 1 stilt (parking) + 4 podium (parking) + 23 upper Resi. Floor	43751.89
		Commercial	G+1 (separate access)	766.76
2	Bldg No 2	Residential	2 Basement + 1 stilt (parking) + 4 podium (parking) + 27 upper Resi. Floor	25761.37
Total (B)				70280.02
Overall Total BUA. (A+B)				183878.14

- E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAIN/PANVEL/Kolkha/BP-112/CC/2016/04389, dated 29/08/2016
- F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

This Commencement Certificate is liable to be revoked by the Corporation if:



Shawal

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 46 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.

GENERAL CONDITIONS

2. The applicant shall :-

- a) Inform to the Corporation immediately after starting the development work in the land under reference.
- b) Give written notice to the Corporation on completion upto the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- d) Obtain the occupancy certificate from the Corporation.
- e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
- f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.
- g) Always exhibit a certified copy of the approved plan on site.
- h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply:

i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:

- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Ward number, Village and Tahsil name of the Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- d) FSI permitted.
- d) Number of Residential flats/Commercial Units with their areas.

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Signature

- e) Address where copies of detailed approved plans shall be available for inspection,
- ii. A notice in the form of an advertisement, giving all the details mentioned in (f) above, shall be published in two widely circulated newspapers one of which should be in regional language.
3. The amount of Rs 74,07,500/- (Rupees Seventy Four Lakh Seven Thousand Five Hundred Only), deposited vide challan No 449828 dated 24/08/2016 with the Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation
 4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.
 5. This permission does not entitle the applicant to develop the land which does not vest with him.
 6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
 7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.
 8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.
 9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
 10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.
 11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.
 12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.
 13. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/lavy penalty, as may be determined, to regulate such occupancies.



Stewart

14. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
15. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.
16. The applicant is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.
17. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
18. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
19. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
20. The amount of Rs 1,30,37,500/- (Rs One Crore Thirty Lakh Thirty Seven Thousand Five Hundred only) is paid against Unique Code No 20160302102404501 towards labor cess for period upto one year. As directed by Industries, Energy & labour Department, Government of Maharashtra, under Building and other Construction workers Welfare Cess Act, 1996, and as per दि २१ एप्रिल २००८ रोजीचे शासन परिपत्रक क्र. बीसीए १२००७/प्र.क्र.७८८/कामगार ७ and सचिव (कामगार) यांचे दि ०३ जुलै २०१० रोजीचे पत्र क्र. बीसीए (इमारत) - २००९/प्र.क्र.१०८/कामगार, the Applicant shall pay 'Building and other Construction workers Welfare Cess' at notified rates on the cost of construction (Excluding the land cost) to Building and other Construction workers Welfare Board, for construction period exceeding one year.
21. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.
The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.
22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 35 of the Standardized Development Control and Promotion Regulations for Regional Plan area in Maharashtra.
23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority.

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Murwant

25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS

26. This permission is granted based on the affidavit/undertaking cum Indemnity Bond submitted by the applicant on 23/08/2016.

27. The design of rental unit is as approved by MMRDA. Parking in Rental portion is provided as shown in the layout approved by MMRDA.

28. This permission is being granted subject to condition that, the decision regarding provision of parking in rental component taken by Authority and/or Govt at a later date shall be binding on the applicant. It shall be responsibility of the applicant to make necessary changes in the proposal, if any at his own cost.

29. The decision of Govt regarding payment of OCSDC in Rental Housing Scheme shall be binding on the applicant.

30. The applicant shall obtain revised environment clearance to the project before initiating any construction on site. All the conditions mentioned in Environment clearance No SEAC 2014/ CR-187/TC1, dated 06/02/2015 shall be binding on the applicant.

31. All the conditions mentioned in revised Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/168, Dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 07/10/2015 shall be binding on the applicant.

32. The applicant shall submit separate 7/12 in his name for survey numbers 95/1, 95/2, 95/3A & 110/1A before applying to this office for plinth completion certificate.

33. The 7/12 of Survey numbers 103/1, 103/2, 103/3 & 103/4 shall be changed in the name of 'M/s Dhariwal Development' in line with the name changed under Indian Partnership Act 1932 dated 01/04/2011, before applying to this office for first plinth completion certificate

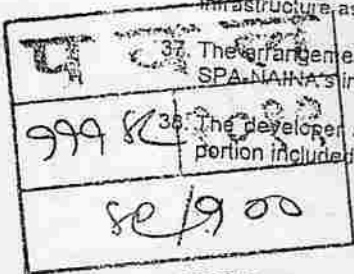
34. The applicant shall execute the work of underground services in supervision of technical expert in the field. Also the applicant shall ensure smooth functioning of the services provided in consultation and under supervision of expertise of that field.

35. The developer shall not carry out any development on land not belonging to him or not having power of attorney in his favor to develop or the land either affected by ownership disputes/claims/encumbrances etc which shall be validated by the Competent Authority.

36. The developer shall develop all on-site infrastructure including roads, water supply, power, solid waste disposal, storm water disposal, sewage disposal and any other infrastructure as may be prescribed by the Corporation at its own cost.

37. The arrangement for off-site infrastructure shall have to be made by the applicant till SPA/NAHA's infrastructure is in place.

38. The developer shall get the survey numbers sub-divided from the Collector for the portion included in Rental Housing component in due course of time.



[Handwritten signature]

39. The access to the Rental Housing portion is derived through 18.00 M wide road from NH-17. The applicant shall submit NOC of access from NH-17 before applying to this office for plinth completion certificate.
40. NA measurement map from land records office incorporating layout roads amenity plots and open spaces shall be submitted while approaching to this office for first Plinth Completion Certificate.
41. The applicant shall submit structural design and stability report from IIT or VJTI, while approaching to this office for plinth completion certificate
42. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.
43. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
44. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary
45. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.
46. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
47. In case of existing drinking water wells, the same shall be well built and protected.
48. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.
49. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.
50. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
51. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

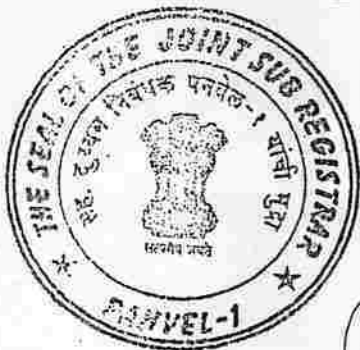
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Edward

52. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
53. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time
54. The applicant shall observe all the rules in force regarding over road/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.
55. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
56. All the conditions mentioned in Provisional Fire NOC dated 28/10/2015 shall be binding on the applicant.
57. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.
58. Every plot of land shall have at least 1 tree for every 100 sqm or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
59. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
60. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the DySLR, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by DySLR shall be submitted before applying for first plinth completion certificate.
61. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by DySLR, which will affect the layout, buildings etc with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.
62. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code and Development Control Regulations, in force.
63. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water

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drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.

64. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme
65. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
66. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
67. The amenity plot shall be handed over to Corporation free of cost and free of any encumbrances
68. The applicant shall construct the society office/room as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course
69. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
70. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
71. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
72. The applicant shall provide the Solar water heating systems in the buildings, as may be applicable.
73. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Yours faithfully,

D. N. Nikhade

(Ashitosh E. Nikhade)

Associate Planner (NA) NALCIDCO

D. N. Nikhade	
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CC to,

1. Ar. Spaceage Consultant,
Shop No.15, B-106,
Natraj Building, Sristi Complex,
Mulund-Link Road,
Mulund (W), Mumbai 400080
2. The District Collector,
Office of the Collector, Revenue Dept.,
Near Hirakot Lake, Allbag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSD Co. Ltd,
Panvel-II Sub-Division
4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206
5. Maharashtra Jeevan Pradhikaran,
Office of the Superintending Engineer,
Plot No 1, Sector No1, Matheran Road --
MJP Circle, Raigad, New Panvel
6. The Sarpanch,
Grampanchayat Kolkhe,
Tal-Panvel, Dist-Raigad
7. The Chief Planner, MMRDA,
Planning Division, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (East),
MUMBAI - 400 051
8. The CCUC, CIDCO

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent power supply.

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent water supply.

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ANNEXURE - 4

DEBAJIT DUTTA

110, Punit Chambers

B.A.L.L.B MBA

Plot no-796 Sector- 18

ADVOCATE, HIGHCOURT

Vashi Navi Mumbai-400703

TO WHOM SOEVER IT MAY CONCERN

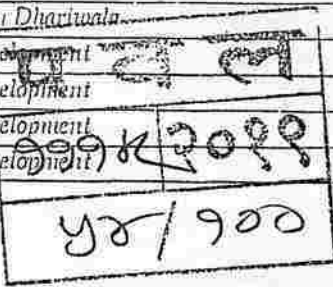
TITLE CERTIFICATE

This is to certify that under instructions of our client, M/s Paradise Lifespaces LLP, we have conducted an investigation of title in respect of the following properties more particularly described in the schedule given below situate at Village Kolkhe, Tahuka Panvel- District - Raigad based on the documents provided to us.

Schedule of the Properties

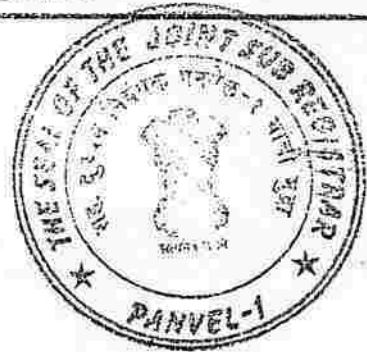
All those pieces or parcels of land situated, lying and being at village Kolkhe, Tahuka Panvel, District Raigad admeasuring about 1,26,231 sq. metres or thereabouts bearing survey nos as listed below:

Sr. No	Survey / Hissa No	Area (SqM)	Name of the owner as on 7/12 Extract of the Land
1	95/1	1900	Dharivala Development
2	95/2	3500	Mohsin Ebrahim Dharivala
3	95/3/A	1800	Mohsin Ebrahim Dharivala
4	98/1	2710	Aziz Esmail Dharivala
5	98/2	3970	Esmail Ebrahim Dharivala
6	98/3	6580	Esmail Ebrahim Dharivala & ors
7	98/4/A	3780	Aziz Esmail Dharivala
8	98/4/B/1	3640	Esmail Ebrahim Dharivala
9	98/4/B/2	3770	Zakia Badaruddin Dharivala & ors
10	98/5	4431	Aziz Esmail Dharivala
11	98/7/K	800	Zakiya Badaruddin Dharivala & ors
12	98/8	2600	Aziz Esmail Dharivala
13	98/9	1720	Esmail Ebrahim Dharivala
14	98/10/A	1460	Aziz Esmail Dharivala
15	98/10/B	5080	Dharivala Development
16	99	4400	Dharivala Development
17	101/3	2120	Esmail Ebrahim Dharivala
18	101/4/A	2070	Dharivala Development
19	101/4/B	1240	Esmail Ebrahim Dharivala
20	101/4/C	1670	Dharivala Development
21	101/5	7180	Dharivala Development
22	101/6	3290	Dharivala Development
23	101/7	4200	Dharivala Development



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24	101/8/A	4430	Yahyabhai Ebrahim Dharivala
25	101/8/B	5900	Mohsin Ebrahim Dharivala
26	101/9	5110	Dharivala Development
27	101/10/A	4400	Dharivala Development
28	101/10/B	4050	Zakiya Badaruddin Dharivala
29	102	3920	Yahyabhai Ebrahim Dharivala
30	103/1	730	Dharivala Land Development
31	103/2	7210	Dharivala Land Development
32	103/3	1240	Dharivala Land Development
33	103/4	2960	Dharivala Land Development
34	110/10	5740	Mohsin Ebrahim Dharivala
35	110/11	6630	Dharivala Development
	TOTAL	1,26,231	

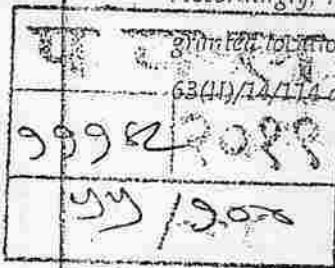
And bounded as under:

North: Kolkhe River ----- East: NH-17
 South: NH-4B ----- West: Tributary of River

M/s Paradise Lifespaces have entered into the Development Agreement registered at serial no PVL-4/791/2013 on 24/01/2013 with Sub-Registrar of assurances at Panvel-4 with the Land owners M/s Dharivala Development, Mr. Esmail Ebrahim Dharivala, Mr. Mohsin Ebrahim Dharivala, Mr. Yahyabhai Ebrahim Dharivala, Mr. Kutub Badruddin Dharivala, Mr. Aziz Esmail Dharivala, Mrs. Zakin Badruddin Dharivala and Mrs. Sarah Moiz Unwala for the development of land admeasuring 126231 Sq. Mtrs more particularly described in the schedule given below at Village Kolkhe Taluka Panvel District Raigad.

All the land owners have irrevocably appointed Mr. Esmail Ebrahim Dharivala and Shri Aziz Esmail Dharivala jointly and / or severally as their constituted Attorney to deal with the said land through Power of Attorney dated: 29th December 2012. The said Power of Attorney is registered with the sub-registrar of assurance at Panvel bearing serial no. PVL-4/792/2013 on 24th January 2013.

M/s Paradise Lifespaces LLP is developing a large scale housing scheme in phases, by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-63(11)/14/114 dated: 28th March 2014 as amended on 07th July 2015.



Esmail

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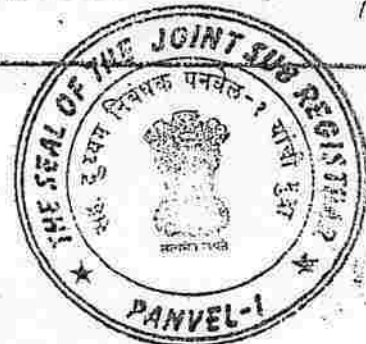
City and Industrial Development Corporation of Maharashtra Limited (the "Corporation") has granted Commencement Certificate for the Phase-I of the Rental Housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04388.

FOR THE PURPOSE OF THIS CERTIFICATE:

- A. We have perused the documents specified herein and have relied upon the registered documents, relevant mutation entries and the 7/12 extracts of the respective properties.
- B. We have relied upon information relation to:
- Lineage, on the basis of revenue records and information.
 - Copies of the title documents; and
 - Copies of mutation entries, 7/12 extracts and other revenue records.
 - Mutation entries provided to us accurately reflects the transactions contained therein and the same have consummated in accordance with law;
 - Mutation entries which are not available / provided do not have an adverse effect on the title of the properties.
 - All documents submitted to us as photo copies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - All signature and Seals on any documents submitted to us are genuine;
 - There have been no amendments of changes to the documents examined by us;
 - The karta or representative of a joint family (or his heirs), as reflected in the land record has executed the purchase deed for and on behalf of the joint family;
 - Wherever any minors' rights are involved the same have been dealt with by their natural guardian and the same have not been challenged by such minors upon their attaining majority; and
 - The legal capacity of all natural persons is as they purport it to be.

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M/s Paradise Lifespaces LLP has entered in to a registered development agreement with the Land Owners who have granted exclusive development rights of the said land to the Developer. Further the competent Authority CIDCO has granted Commencement Certificate to the project named as SAI WORLD CITY.

On basis of aforesaid investigation we certify that the Title of the all lands mentioned in the Development Agreement and schedule herein is clean clear and marketable and free from all encumbrances.

This certificate is for the benefit of our clients M/s Paradise Lifespaces LLP and their Customers / Purchasers / Bankers etc.

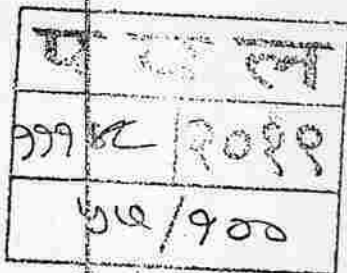
Dated this 27th day of October, 2016.

Yours Truly,

A Datta

Debjit Datta

Advocate High Court.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number [P52009006318]

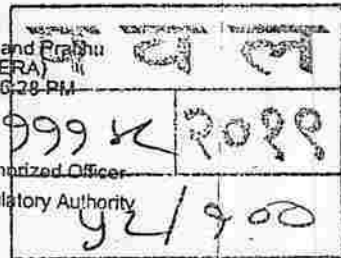
Project: Sai World City, Plot Bearing / CTS / Survey / Final Plot No.: 95/1,2,3A-98/1,2,3,4,5,7K,8,9,10-101/3,4,5,6,7,8,9,10-102,103/1,2,3,4-110/1A,4,5A,6A,10,11 at Kolkhe, Parvel, Ralgarh, 410206;

- 1. Paradise Lifespaces LLP having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400705.
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 (f) 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 14/08/2017 and ending with 31/12/2021 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.

Dated: 14/08/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhoo
(Secretary, MahaRERA)
Date: 8/14/2017 4:36:28 PM

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



Handwritten signature



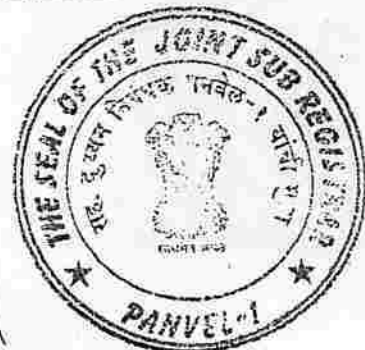
ANNEXURE - 7

Common Amenities for SAI WORLD CITY

Survey No 95/1, 95/2 and others, Panvel.

- ❖ Spa for gents & ladies
- ❖ Swimming pool
- ❖ Group seating
- ❖ Water fountain
- ❖ Leisure pool
- ❖ Jacuzzi pool
- ❖ Gazebo
- ❖ Leisure lawn
- ❖ Drawing & craft room
- ❖ Dry fountain
- ❖ Olympic size lap pool
- ❖ Lagoon Pool
- ❖ Rockery with water fill
- ❖ Premium finishes
- ❖ Sundecks with French windows
- ❖ World-class fixtures & fittings
- ❖ Children play nursery room with Fish aquarium
- ❖ Tuition rooms
- ❖ Amphitheaters
- ❖ Party lawn
- ❖ Library room
- ❖ Water slides for kids
- ❖ Children music room with dance
- ❖ Private theatre Recline chair
- ❖ Virtual game zone
- ❖ Discotheque
- ❖ Performance stage
- ❖ Banquet hall for parties
- ❖ Cafeteria with open terrace restaurant
- ❖ Surveillance cameras
- ❖ Intercoms & video doors
- ❖ 24x7 security Personnel's
- ❖ Electronic Access control system

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- ❖ Control Room
- ❖ World city is earmarked for green spaces
- ❖ Large Sculpture
- ❖ Business center and business lounge with wi-fi
- ❖ Luxury brand stores
- ❖ Kids play zone
- ❖ Squash court
- ❖ Basket ball court
- ❖ Badminton court
- ❖ Lawn tennis court
- ❖ Volley ball court
- ❖ Indoor game area
- ❖ Football court
- ❖ Skating rink area
- ❖ Net cricket
- ❖ Health Care Centre
- ❖ Medical experts
- ❖ Ambulance facility
- ❖ Emergency services
- ❖ Aerobics room
- ❖ Meditation area
- ❖ Air condition Gymnasium & club house
- ❖ logging track
- ❖ Cycling track
- ❖ Fully professional international standard housekeeping services

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REGISTRATION

पावती

Monday, October 17, 2016-
7:43 PM

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

मायाचे नाव: कोळगे
तम्बऐवजाचा अनुक्रमांक: पवल4-8933-2016
दस्तऐवजाचा प्रकार: पॉवर ऑफ अटॉर्नी
सावर करणान्याचे नाव: संजय शिवाजी ओके. - -

पावती क्र.: 10888 दिनांक: 17/10/2016

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 460.00
पुढांची संख्या: 23	
एकूण:	₹. 560.00

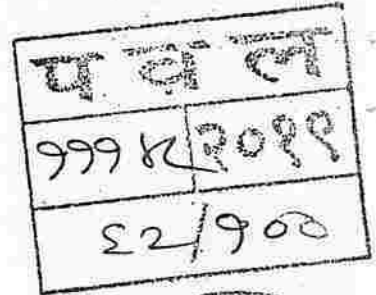
आपणाला मूळ दस्तऐवज (श्रीवंदेरा भिंद, सुनी-२ अंदाजे
8:02 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

भाजार मूल्य: ₹. 1/-
मोयदला ₹. 0/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

पह. दुय्यम निबंधक वर्ग-२.
पुनवेत-४.

- 1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 460/-



Stewart

Other Receipt (इतर पावती)



17/10/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्ता क्रमांक : 8933/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) कोळखे

(1) विलेखाचा प्रकार	पॉवर ऑफ अटॉर्नी
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तुपट्ट्याकर आकारणी देतो की पट्टेदार ते समुद कराये)	1
(4) भू-मापन,गोटेहिल्ला व खण्डमाप (अनुराग)	1) पालिकेचे नाव:दायगड इतर वर्गनं. ; इतर माहिती: ; इतर माहिती: पस्तात समुद केल्याप्रमाणे ((Survey Number: दस्तात समुद केल्याप्रमाणे ;))
(5) क्षेत्राख	1) 12641.0 चौ.मीटर
(6)आकारणी किंवा लुटी देण्यात अरेंज केव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा वृक्षमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गो.पं.राठाईन लाईपल्लेस एलएलपी.एच. भागीदार अमित गणु बट्टीजा -- नव:-35; पत्ता:-प्लॉट नं: 19 व 20, , माळा नं:-, इमारतीचे नाव: सत्र प्लाजा, ब्लॉक नं: ऑफीस नं. 1701, रोड नं: वेक्टर नं. 19टी,प्राची गवी मुंयई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAOFP3788J
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा वृक्षमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनील शिवाजी बोंबे -- नव:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बंधोभन, ब्लॉक नं: -, रोड नं: वेक्टर नं.15ए,नवीन पनवेल,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-BIBPD0091E 2): नाव:-येदीबास अनंत भुजबळ -- नव:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चंद्रभागा सदन, ब्लॉक नं: -, रोड नं: वेक्टर नं.15ए,नवीन पनवेल,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-ANHPB9224F 3): नाव:-श्याम शंकर ठाकुर -- नव:-30; पत्ता:-प्लॉट नं: 26, माळा नं: -, इमारतीचे नाव: साई संदेश, ब्लॉक नं: -, रोड नं: वेक्टर नं.1,नवीन पनवेल,पुर्ण,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-AEGPT5562E 4): नाव:-दिनेश सुदान ब-हाडी -- नव:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत थरहम को.श्री.सो.सि., ब्लॉक नं: -, रोड नं: कोप्रोटी,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-AILPV5774F 5): नाव:-महेश अनंत भुजबळ -- नव:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चंद्रभागा सदन, ब्लॉक नं: -, रोड नं: वेक्टर नं.15ए,नवीन पनवेल,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-AMTPB4134B 6): नाव:-शुभाकर राजलिंगु शादी -- नव:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सी-73/1/B, रोड नं: वेक्टर नं.7,नवीन पनवेल,ता.पनवेल,जि.दायगड, महाराष्ट्र, इंदोराड:-600). पिन कोड:-410206 पॅन नं:-AVIPJ2690N
(9) दस्ताऐवज भरून दिल्याचा दिनांक	17/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	8933/2016
(12)वाचाराणाप्रमाणे पुढांक शुल्क	500
(13)वाचाराणाप्रमाणे नोंदणी-शुल्क	100

सह. दुय्यम निबंधक बर्म-२.
पनवेल-४.



पुस्तक
मुद्रांकन नं. 999 & 2098
दस्ता क्रमांक 8933/2016
पान नं. 53/900

(a) if given to the father, mother brother, sister, wife, husband, daughter, grandson, granddaughter or such other close relative



Signature

Hot Payment Successful. Your Payment Confirmation Number is 86063536



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH005262337201617R	BARCODE	Form ID : Date: 17-10-2016
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (if Any)	
Office Name	IGR146-PNLI_PANVEL NO 1 SUB REGISTRAR Location	PAN No. (if Applicable)	PAN-ANHPB9224F
Year	Period: From: 17/10/2016 To: 31/03/2099	Full Name	DEVIDAS ANANT BHUJBAL AND OTHER
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SURVEY NO 95 HISSA NO 1
0030046401-75	500.00	Road/Street, Area /Locality	AND OTHER VILLAGE
0030063301-70	0.00	Town/ City/ District	KOLKHE PANVEL RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 0 6
	0.00	Remarks (if Any)	पत्र-४
	0.00		८३३ २०१६
	0.00		१ / २३
Total	500.00	Amount in words	Rupees Five Hundred Only
Payment Details: IDBI NetBanking	Payment ID : 102819396	FOR USE IN RECEIVING OFFICE	
Cheque- DD Details:		Bank CIN No : 6907552010000751985	
Cheque- DD No.		Date	17/10/2016
Name of Bank	IDBI BANK	Bank-Branch	PANVEL
Name of Branch		Scroll No.	

For Paradise Life Spaces LLP

[Signature]
Partner

[Signature]

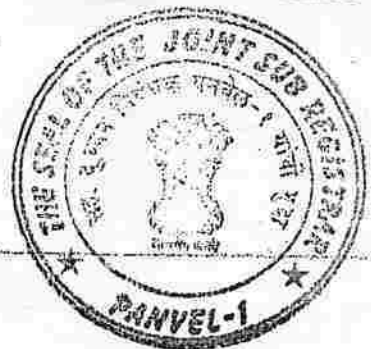
[Signature]

[Signature]

[Signature]

17/10/2016 5:30 PM
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२०/१००

[Signature]



Data of Bank Receipt for CRN MH005262337201617R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 102819395
Pmt Dt/Time : 17/10/2016 17:30:14
ChallanIdNo : 69103332016101751066
District : 1301 / RAIGAD

Simple Receipt
Print Dt/Time :
GRAS GRN : MH005262337201617R
Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 500.00/- (Rs Five Hundred Rupees Only)

RgnFes Schm :
RgnFes Amt :

Article : 48(0)
Prop Mvblty : Immovable
Prop Descr : SURVEY NO 95HISSA NO 1AND OTHERVILLAGE , KOLIKHEPANVELRAIGAD
Consideration : 1.00/-
Maharashtra :
410206
Duty Payer : PAN-ANHPB9224F DEVIDAS ANANT BHUJBAL AND OTHER
Other Party : PAN-AAQFP3788J MS PARADISE LIFESPACES LLP

Bank Scroll No : -
Bank Scroll Date : -
RBI Credit Date : -
Mobile Number : 91989690989

Only for verification-not to be printed and used

Handwritten signature

सह. दृष्टम निबंधक वर्ग-२.
पनवेल-४.

पवेल-४	
८९३३	२०१६
२/२३	



पवेल	
९९१८	२०१६
२५/१००	



Handwritten signature

पवल-४
 ८९३ २०१६
 ३/२३



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:- I, AMIT M. [Signature], Partner of M/s PARADISE LIFESPACES LLP., a limited liability partnership company, Incorporated and Registered under the Limited Liability Partnership Act, 2008, PAN - AAOFP3788], is having registered office at Amit Ashiana, Near Bhaji Market, Gori Maidan, Ulhasnagar-421002 Maharashtra, having office at Corpoprte office 1701, Satra Plaza, Plot No. 19 & 20, Sector 19 D, Vashi, Navi Mumbai-400703 Maharashtra., SEND GREETINGS:

WHEREAS:-

- (a) We are the Developers/owners of the piece or parcel of land, hereditaments and premises together with structures/buildings standing thereon situate, lying and being at "SAI WORLD CITY" to be constructed at Village - Kolhite, Taluka - Panvel, Dist.- Raigad and more particularly described in the Schedule hereunder written and hereinafter referred to as the "said property".
- (b) M/s PARADISE INFRA CON PVT LTD. hereby nominate, constitute and appoint me as an Authorized Director to do all other acts and things required to be act in, conduct, manage and look after all the affairs of the said firm in the development of the said property. The said letter of Authority is annexed and marked here as Annexure-A.
- (c) M/s PARADISE LIFESPACES LLP. hereby nominate, constitute and appoint me as an Authorized Partner to do all other acts and things required to be act in, conduct, manage and look after all the affairs of the said firm in the development of the said property. The said letter of Authority is annexed and marked here as Annexure-B.
- (d) And being unable to personally attend before of the Sub-Registrar of Assurances admitting execution of the Agreement for sales/ Deed of Conveyances of our prospective customers of the "SAI WORLD CITY", So, we are desirous of appointing some fit and proper persons jointly or severally to attend the office of the Sub-Registrar to lodge and to admit execution of the Agreement for sales/ Deed of Conveyances, Correction, Cancellation Deed, or other required documents of our prospective customers in the name of M/s PARADISE LIFESPACES LLP and on its behalf.

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 ९९/१००

For Paradise Life Spaces LLP
 [Signature] Partner

[Signatures]



[Signature]

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint

श्री संजय शिवाजी दोके, PAN - BIEPD0091E, Residing at - YASHODHAN, SECTOR 15 A NEW PANVEL TAL- PANVEL DIST. RAIGAD.

श्री देवदास अनंत भुजबल, PAN- AKD.PB0296F residing at CHANDRABHAGA SADAN, SECTOR - 15A, NEW PANVEL, TAL - PANVEL, DIST. RAIGAD.

श्री श्याम शंकर थकुर, PAN- AEGPT5562E residing at SAI BHANU, PLOT NO - 26, SECTOR - 1, NEW PANVEL (EAST).



श्री दिनेश सुदाम वरहदी, PAN- AILPV5774F residing at ARIHANT ARKAM CHS LTD, VILLAGE - KOPROLI, TAL PANVEL, DIST. RAIGAD.

श्री मालेश अनंत भुजबाज PAN- AMTPB4134B residing at CHANDRABHAGA SADAN, SECTOR - 16A, NEW PANVEL, TAL - PANVEL, DIST. RAIGAD.

श्री सुदीकर राजलिंगु जादी, PAN- AVIPJ2690N residing at C-73/1/6, SEC-7, NEW PANVEL TAL-PANVEL, DIST RAIGAD to be our true and lawful attorney to act for us and in our name for the purposes expressed that is to say:

- To present and lodge in the office of the Sub-Registrar of Assurances at PANVEL for admitting execution of the Agreement for sales/ Deed of Conveyances, Correction Deed, Cancellation Deed, or other required documents of our prospective customers of the "SAI WORLD CITY", and to do all acts and things necessary for effectually registering the Agreement for sales/ Deed of Conveyances, Correction Deed, Cancellation Deed, or other required documents.

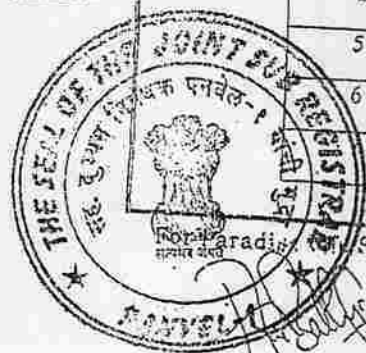
AND WE DO HEREBY for ourselves, our respective heirs, executors and administrators agree to ratify and confirm: all and whatsoever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

Schedule of the Properties

All those pieces or parcels of land situated, lying and being at village Kolkhe, Taluka Panvel, District Raigad admeasuring about 1,26,231 sq. metres or thereabouts bearing survey nos as listed below:

Sr No	Survey / Hissa No	Area (Sq. Mtrs)
1	95 / 1	1900
2	95 / 2	3500
3	95 / 3/A	1800
4	98 / 1	2710
5	98 / 2	3970
6	98 / 3	6580
	98/4/A	3780

पं. सं. सं.
१११४१०११
२६/१००



Spaces LLP
Partner

Handwritten signatures and initials.

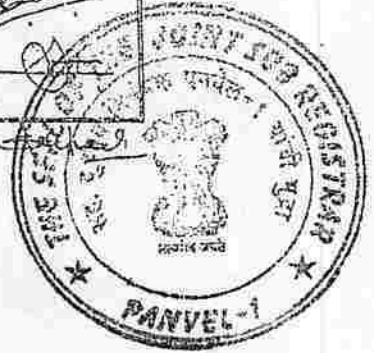
Handwritten signature: Shreebani

8	98/4/B/1	3640
9	98/4/B/2	3770
10	98 / 5	4431
11	98 /7/K	800
12	98 / 8	2600
13	98 / 9	1720
14	98/10/A	1460
15	98/10/B	5080
16	99	4400
17	101 / 3	2120
18	101/4/A	2070
19	101/4/B	1240
20	101/4/C	1670
21	101 / 5	7180
22	101 / 6	3290
23	101 / 7	4200
24	101/8/A	4430
25	101/8/B	5900
26	101 / 9	5110
27	101/10/A	4400
28	101/10/B	4050
29	102	3920
30	103 / 1	730
31	103 / 2	7210
32	103 / 3	1240
33	103 / 4	2960
34	110/10	5740
35	110/11	6630
TOTAL		1,26,271

पवल-४
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५ / २३



पवल
१११८२०१९
६८१००



For Paradise Life Spaces LLP

Handwritten Signature
Partner,

Handwritten Signature

And bounded as under:

North: Kolkhe River East: NH-17

South: NH-4B West: Tributary of River

The above all said lands are the part of our project to be always known as "SAI WORLD CITY" to be situated in above said lands at Village - Kolkhe, Taluka - Panvel, Dist. - Raigad.

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६/२३

IN WITNESS WHEREOF I have hereunto set out our respective hands at this 17th day of October 2015

SIGNED, SEALED AND DELIVERED by the
Within named "EXECUTANT"

AMIT M BATHIA For Paradise Life Spaces LLP

Witness :-

[Signature]
Partner

1. Shurad G Bhoji *[Signature]*

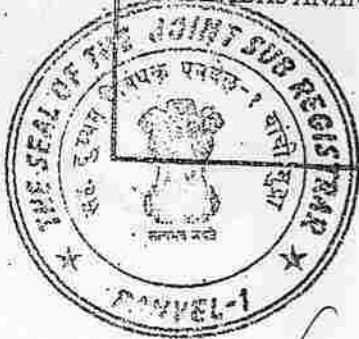
2. Rajar Kal *[Signature]*

SIGNED SEALED AND ACCEPTED by the
Within named "ATTORNEY"

1. SANKET SHIVAJI DOKE

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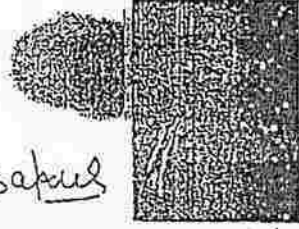
2. DEVIDAS ANANT BHUJAL



[Signature]

3. SHYAM SHANKAR THAKUR

Shankar



4. DINESH SUDAM VARHADI

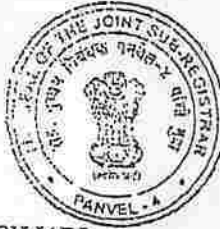
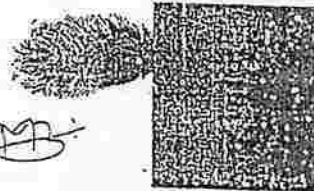
Varhadi



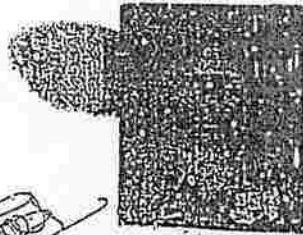
पञ्चल-४	
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5. MAHESH ANANT BHUJBAJ

MB



6. SUDHAKAR RAJALINGU JADI



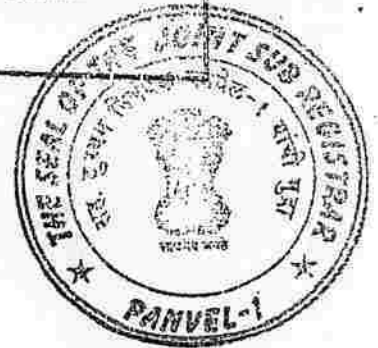
Witness :-

1. *Dehi*

2. *Salul*

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पञ्चल	
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Sauvank

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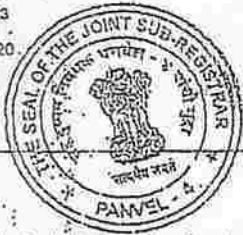
पत्र-४
 ८६२ २०१३
 १०६/१३

- 4) नाम:-सिद्ध मजला, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-ADLPD6964C
- 5) नाम:-मोदीर जगना - - नं:-40; पत्ता:-प्लॉट नं: - , माळा नं: तिसरा नखडा, प्लाटिड विला: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-AEEPDP3302C
- 6) नाम:-सुनील वंद्रींग धारियाला - - नं:-56; पत्ता:-प्लॉट नं: - , माळा नं: तिसरा, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-AAIPDP3993N
- 7) नाम:-सुनील वंद्रींग धारियाला - - नं:-34; पत्ता:-प्लॉट नं: - , माळा नं: तिसरा, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-AAIPDP6694A
- 8) नाम:-अशोक धनराज धारियाला - - नं:-44; पत्ता:-प्लॉट नं: - , माळा नं: पहिला, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 37, रोड नं: कॅम्प कॉर्नर, एव्हागाऊट रोड, मुंबई... पिन कोड:-400026 पॅन नं:-AACPD3728E
- 9) नाम:-शुभाश्रित शारदादेव धारियाला - - नं:-72; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 37, रोड नं: कॅम्प कॉर्नर, एव्हागाऊट रोड, मुंबई... पिन कोड:-400026 पॅन नं:-AABPD9334K
- 10) नाम:-सोनील वंद्रींग धारियाला - - नं:-63; पत्ता:-प्लॉट नं: - , माळा नं: तिसरा, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-AEMPDP2008K
- 11) नाम:-माट्या वंद्रींग धारियाला - - नं:-85; पत्ता:-प्लॉट नं: - , माळा नं: तिसरा, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-ADLPD6964C

- (8)पत्तापेयज करवा.गेशानगा पत्रकाराने व किंवा दिवाणी न्यायालयाचा हुकुपनामा किंवा अपेक्षित अतल्यात,प्रतिवादिचे नाव व पत्ता
- (9) पत्तापेयज करवा दिव्याचा दिनांक
- (10)पत्ता नोंदणी किंवाचा दिनांक
- (11)अनुकरांक,संघ वं पृष्ठ
- (12)भाषाभाषाप्रमाणे मुद्रांक शुल्क
- (13)भाषाभाषाप्रमाणे नोंदणी शुल्क
- (14)शेरा

- 1): नाम:-, पत्ता:-, इमारतीचे नाव: शान्म हस्त, ब्लॉक नं: 15, रोड नं: फॉर्गट स्ट्रीट, मुंबई... पिन कोड:-400026 पॅन नं:-AAWPB0444P

- 23/01/2013
- 24/01/2013
- 791/2013
- 59076620
- 30000



सह दुष्काम नियंत्रक पनवेल वॉ.४

सुरवांनगावाची विषयसह पेतलेला उपवीतः
 मुद्रांक शुल्क आकाराताना निम्नरितेला अनुच्छेद :-

(ii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (i)

पत्र-४
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Signature



**PARADISE™
GROUP**
Your World. Our Vision.
ISO - 9001:2008 Certified Organization

Date :- 15th Oct 2016.

Place :- Navi Mumbai

पवल-४	
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११ / २३	

RESOLUTION No. :- XXI



It is resolved that Directors of M/s. PARADISE INFRA - CON. PVT. LTD., at their office at 1701, Satra Plaza, Plot No-19 & 20, Sector-19D, Vashi, Navi Mumbai, on the date 15/10/2016, all directors hereby authorized one of director Mr. Amit M. Bathija to Sign, Execute & register the agreement pertaining to our project "SAI WORLD CITY", situated at Survey no's 95/1, 95/2 others at village Kolkhe, Taluka Panvel, District Raigad.

Directors.

For Paradise:Infra-Con Pvt. Ltd.

1). Mr. Madhu B. Bathija.

2). Mr. Manish M. Bathija.

3). Mr. Amit M. Bathija.

पवल	
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०२ / १००	

Director

Paradise Infra-con Pvt. Ltd.

Corp. Off: 1701, Satra Plaza, Plot No. 19 & 20, Sector-19D, Vashi, Navi Mumbai.
Tel.: 022 2783 9000 / 2784 9000 | Fax: 022 2703 6800 | Email: admin@paradisegroup.co.in
Website: www.paradisegroup.co.in





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Certified true extract of the resolution passed in the meeting of partners of M/s Paradise Lifespaces LLP Mr. Manish Madhu Bathija, Mr. Ebrahim Esinail Dharivala and M/s Paradise Infracon Pvt Ltd through its Director Amit Madhu Bathija held on 15th October 2016 at the corporate office at 1701-1705 Satra Plaza Sector - 19D, Palm Beach road Vashi Navi Mumbai - 400705.

633 2088
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"RESOLVED unanimously in the meeting of the Partners of M/s Paradise Lifespaces LLP that Mr. Amit Madhu Bathija is hereby authorized for completing the necessary documentation for registration of agreement for sale with the flat/snop purchasers in the SAI WORLD CITY project Panvel. He is also authorized to enter in to contracts, to sign the documents/agreement and to affix company seal if & when required."



"RESOLVED FURTHER THAT Mr. Manish Madhu Bathija, the Partner of the Company, be authorized to provide a Certified Extract of this Resolution".

Certified True Copy
Place: Navi Mumbai
Date: 10th October 2016

For and on behalf of
M/s. Paradise Lifespaces LLP

Manish Madhu Bathija
Partner

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Paradise Lifespaces LLP
Corp. Off: 1701, Satra Plaza, Plot No. 19 & 20, Sector-19D, Vashi, Navi Mumbai.
Tel: 022 2783 9000 / 2784 9000 | Fax: 022 2783 6800 | Email: admin@paradisegroup.co.in
Website: paradisegroup.co.in

