

B

528/6135

Monday, April 01, 2024

5:39 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn.:39M

पावती क्र.: 6641 दिनांक: 01/04/2024

गावाचे नाव: कोळखे

दस्तऐवजाचा अनुक्रमांक: पवल4-6135-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: स्नेहा कार्तिक शहा -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2120.00

पृष्ठांची संख्या: 106

एकूण:

रु. 32120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:58 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.8948951/-

मोबदला रु.16714000/-

भरलेले मुद्रांक शुल्क : रु. 835700/-

सह दुय्यम निदेशक वर. दे  
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324116822033 दिनांक: 01/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.120/-

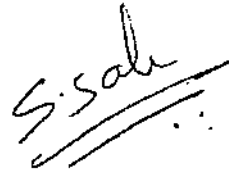
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424013110410 दिनांक: 01/04/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018550759202324E दिनांक: 01/04/2024

बँकेचे नाव व पत्ता:





02/04/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पक्षेत्र 1

दस्ता क्रमांक : 6135/2024

नोदणी :

Regn:63m

## गावाचे नाव : कोळखे

(1) वितेखाचा प्रकार	करार-गमा
(2) मोबदला	16714000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8948951
(4) गु-गायन,पोटहिरसा व घरक्रमांक(असल्यास)	1) घालिकेचे नाव:पनवेल इतर वर्णन : इतर माहिती: 3/9,दर - 69000/- सदनािका क्र. 504,पावला गजला,सेटोसा टॉवर,बिल्डींग नं. 04,साई वल्ड सिटी फेज - 3,सर्के नं. 9/8/1/1,9/8/1/2,9/8/1/3,9/8/1/4,कोळखे,पनवेल,वि. रायगड,चटई क्षेत्र 89.27 चौ.मी. व घालिकेचे क्षेत्र 9.26 चौ.मी. + झुप घालिकेचे क्षेत्र 2.95 चौ.मी.+ निव क्षेत्र 1.89 चौ.मी. व एक कन्व्हर्ट कार पार्किंग.(Mortgage खरेदीदार)घासन आदेश क्र मुद्रांक 2021/अनो. सं. क्र./प्र.क्र.107/ग -1(थोरण)दि.31/03/2021 अन्वय दस्ताऐवजास महिती खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे.)( Survey Number : 9/8/1/1 व इतर ; )
(5) क्षेत्रफळ	1) 89.27 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पॅराडाईज हाईफरपेरोरा एलएलपी तर्फे भागीदार मे. पॅराडाईज इन्फो-वॉन प्रा.लि.तर्फे आदेशावर मधु वठीजा यांचे तर्फे क.ज. अखत्यारी देविदास अगत भुजवळ - वय:-47; पत्ता:-प्लॉट नं. -, गाळा नं. -, 25, नाव:-, ब्लॉक नं. -, रोड नं: ऑफिस नं. 1701, सत्र प्लाझा, प्लॉट नं 19 व 20, रोडर नं.19डी, वाणी, वसई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAOFP3788J
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहा कार्तिक राहा - वय:-34; पत्ता:-प्लॉट नं. -, गाळा नं. -, इगारतीने नाव:-, ब्लॉक नं. -, प्लॉट नं. ची/106, राज रफेडर, गांधीनगर,एसवीएस मार्ग,विक्रोळी पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-GATPS5037C
(9) दस्ताऐवज करून दिल्याचा दिनांक	01/04/2024
(10)दस्त नोदणी केल्याचा दिनांक	01/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6135/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	835700
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,  
पनवेल-४

मुल्यांकनासाठी विवारात घेतलेला तपशील:-


मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNEHA KARTIK SAH	eChallan	02700452024033050942	MH018550759202324E	835700.00	SD	0000026419202425	01/04/2024
		DHC		0324116822033	2000	RF	0324116822033D	01/04/2024
		DHC		0424013110410	120	RF	0424013110410D	01/04/2024
4	SNEHA KARTIK SAH	eChallan		MH018550759202324E	30000	RF	0000026419202425	01/04/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Department of Stamp & Registration, Maharashtra		प व ल - ४
Receipt of Document Handling Charges		६९३५ २०२४
PRN 0424013110410	Date 01/04/2024	९ / १०६
<p>Received from , Mobile number 0000000000, an amount of Rs.120/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar Office S.R. Panvel 1 of the District Raigarh.</p>		
Payment Details		
Bank Name IBKL	Date 01/04/2024	
Bank CIN 10004152024040108263	REF No. 2895948688	
This is computer generated receipt, hence no signature is required.		

द्वयल - ४
६९३५/२०२४
२/१०६



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Department of Stamp & Registration, Maharashtra		५९३५ - ४
Receipt of Document Handling Charges		६९३५ २०२४
PRN 0324116822033	Date 11/03/2024	३ PAGE
<p>Received from , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.</p>		
Payment Details		
Bank Name IBKL	Date 11/03/2024	
Bank CIN 10004152024031120745	REF No. 2891476738	
This is computer generated receipt, hence no signature is required.		

पत्र - ४	
६१३५	२०२४
४ / १०६	



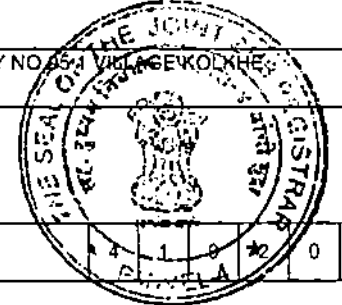


**CHALLAN**  
MTR Form Number-6



GRN	MH018550759202324E	BARCODE			Date	30/03/2024-17:52:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	PAN No.(If Applicable)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name	SNEHA KARSIKAR				
Location	RAIGAD		Flat/Block No.	SAI WORLD CITY SENTOSA 504				
Year	2023-2024 One Time		Premises/Building	SURVEY NO. 254 VILLAGE KOLKHE				
Account Head Details	Amount In Rs.		Road/Street	PANVEI				
0030046401	Stamp Duty		835700.00	Town/City/District				
0030063301	Registration Fee		30000.00	PIN				
			Remarks (If Any)					
			PAN2=AAOFP3788J-SecondPartyName=PARADISE LIFESPACES					
			LLP-CA=16714000					
			Amount In	Eight Lakh Sixty Five Thousand Seven Hundred Rupee				
			Words	s Only				
Total	8,65,700.00							
Payment Details			INDIAN OVERSEAS BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	02700452024033050942	202403300614231		
Cheque/DD No.			Bank Date	RBI Date	30/03/2024-17:54:54	Not Verified with RBI		
Name of Bank			Bank-Branch			INDIAN OVERSEAS BANK		
Name of Branch			Scroll No. , Date			Not Verified with Scroll		

**पवेल - ४**  
२०२४  
५ / १०६



Department ID :

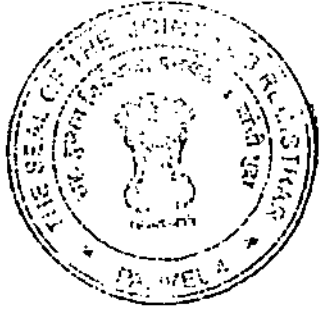
Mobile No. : 9167773392

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



पत्र - ४  
७३५ / २०२४  
६ / १०६





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

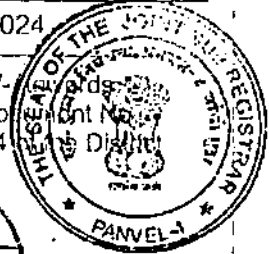
पत्रक - ४  
६९३५ २०२४  
६ ७९०६

**Receipt of Document Handling Charges**

PRN 0324116822033

Receipt Date 01/04/2024

Received from , Mobile number 0000000000, an amount of Rs.2000/- Document Handling Charges for the Document to be registered on Document No. 6135 dated 01/04/2024 at the Sub Registrar office Joint S.R. Panvel 4 Raigarh.



DEFACED

₹ .2000

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 11/03/2024

Bank CIN 10004152024031120745

REF No. 2891476738

Deface No 0324116822033D

Deface Date 01/04/2024

This is computer generated receipt, hence no signature is required.

पु. ल. - ४	
६९३५	२०२४
C/१०६	





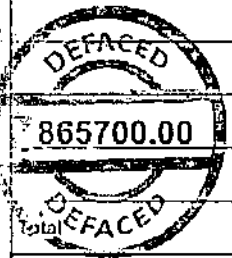
**CHALLAN**  
MTR Form Number-6



GRN	MH018550759202324E	BARCODE	30/03/2024-17:52:05	Date	30/03/2024-17:52:05	Form ID	25 2
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Department		Inspector General Of Registration		Stamp Duty		TAX ID / TAN (If Any)		PAN No.(If Applicable)		Full Name	
Type of Payment		Registration Fee		Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		Location		RAIGAD	
Year		2023-2024 One Time		Flat/Block No.		SAI WORLD CITY BENTOSA RD		Premises/Bullding		SAI WORLD CITY BENTOSA RD	
Account Head Details		Amount In Rs.		Road/Street		SURVEY NO 051 VILLAGE KOLHANE		Area/Locality		PANVEL	
0030046401 Stamp Duty		835700.00		Town/City/District		PANVELA		PIN		4 1 0 2	
0030063301 Registration Fee		30000.00		Remarks (If Any)		PAN2=AAOFP37B&J-SecondPartyName=PARADISE LLP-CA=16714000					
Total		865700.00		Amount In Words		Eight Lakh Sixty Five Thousand Seven Hundred rupees Only					

myof Details  
प व ल - ४  
२९३५ २०२४  
SNEHA KARTIK SAH  
२/१०८



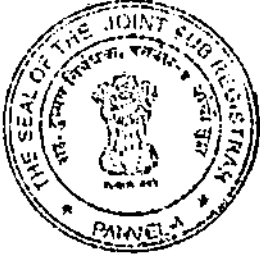
Payment Details		INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02700452024033050942	2024033006147		
Cheque/DD No.		Bank Date	RBI Date	30/03/2024-17:54:54	Not Verified with		
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK				
Name of Branch		Scroll No. , Date	202403301 , 31/03/2024				

Department ID : Mobile No : 91677  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
यादृ चालन करवळ दुसऱ्या निबंधक कार्यालयात नोंदणी करायच्या दस्तऐवजाची लागू आहे. नोंदणी न करायच्या दस्तऐवजाची लागू नसते.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-6135	0000026419202425	01/04/2024-17:39:07	IGR547	865700.00
2	(IS)-528-6135	0000026419202425	01/04/2024-17:39:07	IGR547	865700.00
Total Defacement Amount					8,65,700.00

पत्र ल - ४	
६९३५	२०२४
१० / १०६	



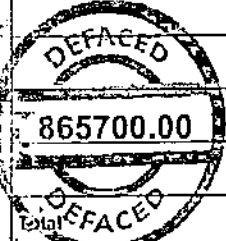


**CHALLAN**  
MTR Form Number-6



GRN	MH018550759202324E	BARCODE	30/03/2024-17:52:05	Date	30/03/2024-17:52:05	Form ID	25.2
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Department		Inspector General Of Registration		TAX ID / TAN (If Any)		PAN No.(If Applicable)		CMTPS5000L	
Type of Payment		Stamp Duty Registration Fee		Full Name		SNEHA KARTIK SAH		पंजल-४ २/१०२	
Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		Flat/Block No.		SAI WORLD CITY BENTOSA		SAI WORLD CITY BENTOSA	
Location		RAIGAD		Premises/Building		SAI WORLD CITY BENTOSA		SAI WORLD CITY BENTOSA	
Year		2023-2024 One Time		Road/Street		SURVEY NO 051 VILAGE KOI		SURVEY NO 051 VILAGE KOI	
Account Head Details		Amount In Rs.		Area/Locality		PANVEI		PANVEI	
0030046101 Stamp Duty		835700.00		Town/City/District		PANVELA		PANVELA	
0030063301 Registration Fee		30000.00		PIN		4 1 0 2 0		4 1 0 2 0	
Total		865700.00		Remarks (If Any)		PAN2=AAOFF3788J-SecondPartyName=PARADISE		PAN2=AAOFF3788J-SecondPartyName=PARADISE	
				LLP-CA=16714000		LLP-CA=16714000		LLP-CA=16714000	
				Amount In		Eight Lakh Sixty Five Thousand Seven Hundred Rupees		Eight Lakh Sixty Five Thousand Seven Hundred Rupees	
		8,65,700.00		Words		s Only		s Only	



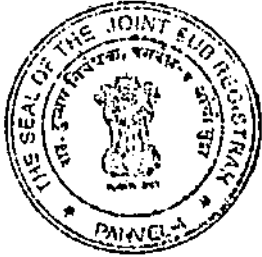
Payment Details		INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02700452024033050942	202403300614291		
Cheque/DD No.		Bank Date	RBI Date	30/03/2024-17:54:54	Not Verified with		
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch		Scroll No. , Date		202403301 , 31/03/2024			

Department ID : Mobile No. : 91577  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर नलन कलत दुय्यम नलतक करालनगत नलरणी करलतलतल वलतलसलठी तलतु आरु. नलरणी न करलतलतल वलतलसलठी सलतु तलतु ललतु.

**Challan Defaced Details**

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-6135	0000026419202425	01/04/2024-17:39:07	IGR547	835700.00
2	(IS)-528-6135	0000026419202425	01/04/2024-17:39:07	IGR547	30000.00
Total Defacement Amount					8,65,700.00

प व ल - ४	
६९३५	२०२४
१० / १०६	





**D**ocument **H**andling **C**harge  
Inspector General of Registration & Stamps

प व ल - ४

०१/०४/२०२४

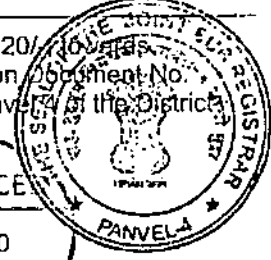
**Receipt of Document Handling Charges**

११ / १०६

PRN 0424013110410

Receipt Date 01/04/2024

Received from , Mobile number 0000000000, an amount of Rs.120/-  
Document Handling Charges for the Document to be registered on Document No.  
6135 dated 01/04/2024 at the Sub Registrar office Joint S.R. Panvel of the District  
Raigarh.



DEFACE

₹ 120

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 01/04/2024

Bank CIN 10004152024040108263

REF No. 2895948688

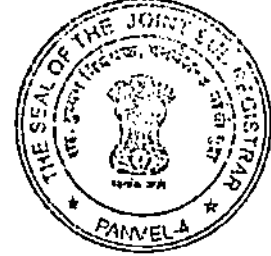
Deface No 0424013110410D

Deface Date 01/04/2024

This is computer generated receipt, hence no signature is required.



प व ल - ४	
९९५	२०२४
१२ / १०६	



**AGREEMENT FOR SALE**  
**SAI WORLD CITY PHASE- III**

This Agreement is entered into at Panvel, on this 30<sup>th</sup> Day of MARCH Month, year 2024.

**Between**

**M/S PARADISE LIFESPACES LLP**, a registered limited liability Partnership Firm, incorporated and registered under Limited Liability Partnership Act, 2008, PAN:AAOFP3788J, 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 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;

**AND**

**MRS. SNEHA KARTIK SAH** having PAN **CMTPS5037C** adult, Indian Inhabitant, residing at **FLAT NO B/106, RAJ SPLENDOUR, GANDHINAGAR, LBS MARG, VIKHROLI WEST, MUMBAI 400083**, 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.

1 | Page  
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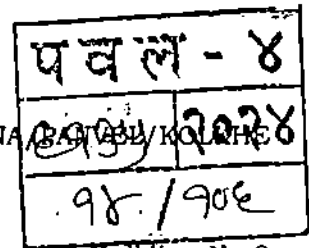
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**WHEREAS:**

- A. M/s Dhariwala Developments, a partnership firm, registered under Indian Partnership Act, 1932, constituted by Partners Shri Mohsin Ebrahim Dhariwala, Shri Yahya Ebrahim Dhariwala, Shri Kutub Badruddin Dhariwala, Shri Aziz Esmail Dhariwala, Shri Ebrahim Esmail Dhariwala, Smt. Sarah Moiz Unwala are the Owners and possessors of rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 126231 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 extracts 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 executed on 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 Shri Aziz Esmail Dhariwala as their constituted Attorney to deal with the said land through Power of Attorney dated 29<sup>th</sup> December 2012. The said Power of Attorney is registered with the sub-registrar of assurance PVL-4 bearing serial no. 792/2013 on 24<sup>th</sup> January 2013.
- D. 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.
- E. 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-112/CC/2016/04388, 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". Out of the total FSI of 3,40,823.70 sq. mtrs on the Sale Plot available to the Promoter, the CIDCO has sanctioned FSI to the extent of 77063.86 sq. mtrs. for Sale Building no 1 & 2 constructed in the **PHASE -I** of the Sai World City Project which has been registered in RERA having registration no. **P52000006318**. Further the CIDCO has granted amended Commencement

*[Signature]*

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Certificate by letter dated 07.09.2018 bearing no CIDCO/NAINA/PANVEL/KOLKHE/BP-112/CC/2018/2079.

F. CIDCO NAINA has granted Commencement Certificate for the said Building No 3 vide letter dated 1<sup>st</sup> October 2019 bearing CIDCO/NAINA/PANVEL/KOLKHE/BP-112/CC/2019/1079/SAP/1808 building no 3 being constructed in **PHASE - 2** of the Project which has been registered in RERA bearing registration no **PS2000022708**.



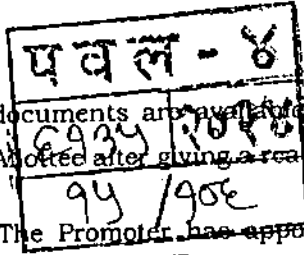
G. Further the CIDCO has granted Amended Commencement Certificate by letter dated 04<sup>th</sup> October, 2023 bearing no. CIDCO/NAINA/PANVEL/KOLKHE/BP-00112/ACC/2023/0436 Sanctioning building no 4 named as **SENTOSA** and Building no 5 wing A named as **LLOYDS**, wing B named as **ATLANTIS** and wing C named as **MIAMI**, hereinafter collectively referred to as the said Project (and more particularly described in **Second Schedule** hereunder written) to be constructed on the project land defined in the **Third Schedule** hereunder written. A copy of Commencement Certificate is appended hereto as "**Annexure-3**".

H. The Promoter proposes to construct additional floors in Building No. 3, 4 & 5 by utilizing balance FSI of thereby taking the buildings to 37 floors for which the Promoter shall apply to the competent authorities for the sanction of such additional floors and develop as subsequent phase.

I. The Promoter will utilize the balance FSI of the said entire project by constructing Residential and commercial buildings in subsequent phases. The said project together with proposed Future Development along with internal and external development and proposed amenities to be developed by Promoters will constitute as "**SAI WORLD CITY**" a prototype of which is seen by the Allottee. The list of Common Amenities in the entire project is listed out as Annexure 9 annexed hereto.

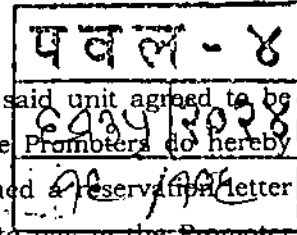
J. The Promoter has provided right of way and access of the adjoining land from the said project. The Promoter has also provided internal roads and right of way in the entire **Sai World City**. The details of right of way, access roads and internal roads have been verified by Allottee and consents thereto.

K. 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: 01/11/2023 in respect of said land issued by UK JURIS Advocates (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.

- L. The Promoter has appointed M/s Space age Consultants as liasioning Architect having their office at Natraj Building 1<sup>st</sup> 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.
- M. 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.
- N. The Promoter has registered the said project SAI WORLD CITY PHASE 3 under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration no. **P52000053727**. 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 the entitlement of the Promoter to utilize the full potential of FSI for the development of various phases in the said entire project.
- O. 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 **03-03-2024** for reservation of Flat no. **504, 3 BHK** admeasuring carpet area of **89.27 Sq. Mtrs.** (hereinafter referred to as "Said Unit") on **5<sup>TH</sup>** floor named as Tower "**SENTOSA**" in the Building No "**04**" of the project named as "**SAI WORLD CITY PHASE-3**". The Said Flat has been marked in shaded area in the Floor Plan annexed hereto and marked as **Annexure - 6** which is more particularly described in "**FOURTH SCHEDULE**".
- P. The total consideration of the said flat is mutually agreed at **Rs. 1,67,14,000/- (RUPEES ONE CRORE SIXTY-SEVEN LAKHS FOURTEEN THOUSAND ONLY)** besides taxes and sum as mentioned herein. At and before the execution of these present the Allottee has paid to the Promoter a sum of **Rs. 5,00,001/- (RUPEES**



FIVE LAKHS ONE 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 04-03-2024 to the Allottee. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.

Q. 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.

R. The Allottee has requested for a concession of 1% of Stampduty to ladies purchaser as per Maharashtra State Government Notification.



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

**1. PROJECT:**

1.1. The Promoter therefore develop the SAI WORLD CITY PHASE -3 and entire project in accordance with the plans, designs, specifications approved by the competent authority from time to time with such variations or as may be required by the competent authority or the Government.

1.2. The Promoter have informed the Allottee and the Allottee is aware that the Promoter proposes 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 has commenced construction of the Phase 3 as mentioned in this agreement.

1.3. The Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

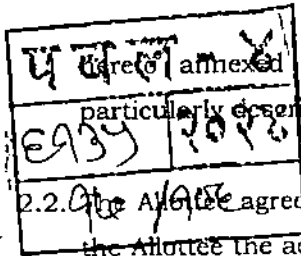
1.4. The Allottee hereby agrees to give all the facilities and assistance that the Promoter may require from time to time, but at the costs and expenses of the Promoter so as to enable the Promoter to complete the development of Sai World City in the manner that may be determined by the Promoter.

**2. DESCRIPTION OF SAID UNIT:**

2.1. The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee Flat no. 504, 3 BHK admeasuring carpet area as defined in the RERA Act 2016 and MAHARERA RULES 2017 of 89.27 Sq. Mtrs. on 5<sup>TH</sup> floor, named as Tower "SENTOSA" of Building No. "04" as shown in the floor plan

5 | Page  
PROMOTER

PURCHASER/S



is annexed and marked as **Annexure -6**. The said unit is more particularly described in "**FOURTH SCHEDULE**".

2.2. The Allottee agrees to purchase from Promoter and Promoter agrees to sell to the Allottee the additional usable area as per approved plan such as, **9.26 sq. mtrs. of Balcony area, 2.95 sq. mtrs. Of Dry Balcony Area, 1.89 sq. mtrs. of Niche Area.**

2.3. Therefore the gross usable area of the unit shall be aggregate of carpet area and additional usable area i. e: **103.37 sq. mtrs (1112.674 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 COVERED CAR PARKING** 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.

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.

3.5. The society shall finally ratify the reservation of such car parking in its first meeting at the time of handover by the Promoter.

### 4. CONSIDERATION AND SCHEDULE OF PAYMENT:

4.1 The Allottee shall pay a consideration of **Rs. 1,67,14,000/- (RUPEES ONE CRORE SIXTY-SEVEN LAKHS FOURTEEN THOUSAND 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.

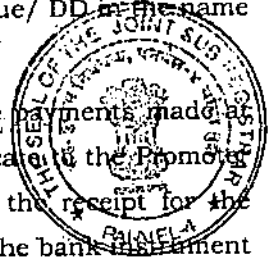
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4.2 The Allottee has negotiated the said consideration by offering to pay in the manner as has been described in the **Payment Schedule** appended herewith and marked as **Annexure -8** which has been accepted by the Promoter

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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"**.

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 installment 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 **Rs. 5,00,001/- (RUPEES FIVE LAKHS ONE ONLY)** towards booking of said unit along with the request letter dated **03-03-2024** 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 GST**.

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.

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.

7 | Page  
PROMOTER  
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6. NOTICE OF DEMAND:

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 shall be handed over to Allottee by the Promoter only upon receipt of all payment including taxes and other charges.

6.2 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.

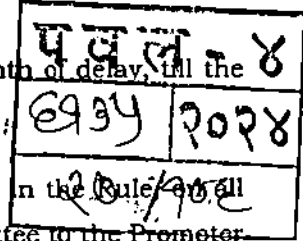
7.3. The Allottee shall neither have any claim on the other part of said land which is to be developed in subsequent phases nor in the common amenities open spaces, internal and external development. All the spaces and land shall be conveyed to confederation of the societies after the entire **Sai World City** is ready for Occupation.

8. INTEREST:

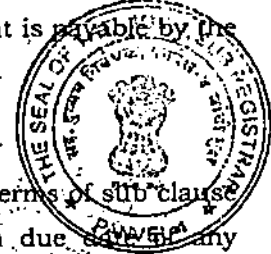
8.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in



the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession.



8.2. The Allottee agrees to pay to the Promoter, interest as specified in the Rule/Annex all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.



**9. TERMINATION OF THIS AGREEMENT:**

9.1. Without prejudice to the right of promoter to charge interest in terms of sub clause 8.2 above, on the Allottee committing default in payment on due 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) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

9.2. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

9.3. Upon termination of this Agreement, the Promoter shall refund the installments of sale price of the unit (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) or signing of the cancellation/termination deed.

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

9.5. 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. Upon such termination the Allottee shall not raise any objection. The Promoter is entitled to register the cancellation deed with the registrar without requirement of execution from Allottee.

9.7. 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.

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

**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 has also provided common internal roads in the Project.

10.3. 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. The Promoter is entitled to use different design, brand, shape, size, and color material than that mentioned in the Annexure-7 in the event the supply of promised 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.

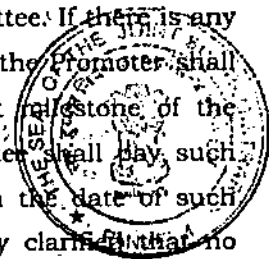
**11. VARIATION CAP OF 3%:**

The carpet area of the said 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 the event of there being difference of more than 3% between the actual carpet area of the said 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

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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.



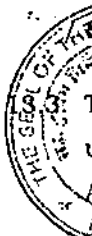
**12. DEFECT LIABILITY PERIOD:**

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 neighbor'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.

13. DECLARATION BY THE ALLOTTEE:

13.1. 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.

13.2. 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.



13.3. 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 subdivision of such common area.

13.4. 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.

13.5. 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.

13.6. 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.

13.7. The Allottee shall not interfere with use of amenities in **Sai World City** by the other Allottees of units in **Sai World City**.

13.8. 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.

13.9. 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

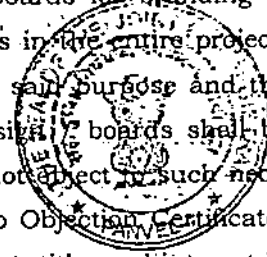
Handwritten signature of the promoter.

Handwritten signature of the purchaser.

develop this phase and all other phases remains unhindered and the Allottee shall not claim exclusive right, title, and interest in any portion of the land or any phase or constructed / under construction area or amenity space or the PSl on the said land in the said entire project till the completion of all dues and conveyance of the said land to the confederation of the societies.

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- 13.10. 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'.



**14. DATE OF POSSESSION:**

The Promoter shall give possession of the unit to the Allottee on or before **30<sup>th</sup> December 2029** subject to receipt and realization of all the amounts payable by the Allottee under this Agreement.

**15. FORCE MAJEURE:**

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 situated, is delayed on account of.

- i) war, flood, drought, fire, cyclone, earthquake, or any other calamity caused by nature affecting the said Project.
- ii) Any notice, order, rule, notification of Government and/or other public or competent authority/ court.

**16. PROCEDURE FOR TAKING POSSESSION:**

16.1 The Promoter upon obtaining the occupancy certificate from the competent Authority and the payment made by the Allottee as per the agreement the Promoter shall offer in writing the possession of the said unit to the Allottee in terms of this agreement to be taken within 3 (Three months' time) from date of issue of such notice). The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

16.2 ~~The Allottee agree(s) to pay the maintenance charges as determined by the Promoter of association of allottees, as the case may be, his/her/ their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period. after receiving offer in writing to take~~

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16.3 The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.

16.4 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.

**17 UNDERSTANDING BETWEEN THE PARTIES:**

The Promoter and the Allottee also agree to the following:

17.1 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.

17.2 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.

17.3 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.

17.4 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, wastewater line or soil line or in any other place other than those earmarked for the same, which may

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block the free flow of wastewater, thus resulting in perennial choking and leakage in the said Unit or the Building.

17.5 The Allottee/s shall ensure that the contractors and workmen 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.

17.6 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.

17.7 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, attended to, and treated by the Allottee at his/her/their/its own cost, and that Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee alone.

17.8 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.

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

17.10 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 are 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.

#### 18 CONVEYANCE:

18.1 The Promoter shall within three months (3) of receipt of occupancy certificate from competent authority or any other authority and receipt of complete amount of the said consideration, subject to promoter's rights to dispose of unsold flats/units/parking's execute Conveyance of the building premises in the favour of the said society.

18.2 The Promoter shall convey the said land to the confederation within three months of the last building receiving the Occupancy Certificate in the last Phase after utilizing the entire potential FSI of the said entire land.

18.3 The said land specified in First Schedule along with common amenities 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.

18.4 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 months' time 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.

#### 19 MAINTENANCE DEPOSIT:

19.1 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, 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 said land. 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.

19.2 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 LAKHS FIFTY THOUSAND ONLY)** For 3 BHK along with GST or any other taxes as "common maintenance charges" for the upkeep and maintenance of the said Project building. The Allottee shall draw Cheque/ Demand Draft/ Managers Cheque in the name of "**Paradise Lifespaces LLP -A/c Maintenance**". 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.

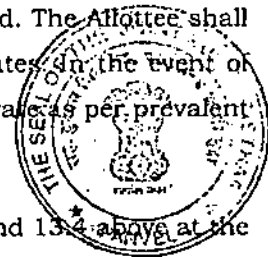
19.3 The Allottee shall bear and pay monthly maintenance charges directly to the Society after the handing over of the building to the respective societies.

19.4 In addition to the advance maintenance of the said Project, the Allottee shall also pay to the Promoter in advance seven postdated Cheque (**PDC's**) for an 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



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 favor of the confederation of society. The Allottee shall draw Cheque/ Demand Draft/ Managers Cheque in the name of **Paradise Lifespaces LLP - A/c Maintenance**". The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favor of the Confederation as aforesaid. The Allottee shall ensure that the above PDC's are cleared on their respective dates. In the event of default, the Allottee shall be liable to pay interest at prescribed rate as per prevalent law for the period of default.

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19.5 The Allottee shall pay such contribution as mentioned in 13.2 and 13.4 above at the time of taking possession and shall not withhold the same for any reason whatsoever.

19.6 The Promoter will convey the Sai World Legend to confederation only after all out standings and arrears along with interest has been received by it from confederation.

**20 UNSOLD UNITS IN SAID PROJECT:**

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

20.2 The Promoter is entitled 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.

20.3 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.

20.4 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.

20.5 The Promoter is entitled to retain at least one parking for each unsold flat in the said project and Allottee/society/confederation shall not raise any objection or create any hindrance in the enjoyment of said parking by the promoter.

**21 POST POSSESSION OBLIGATIONS OF ALLOTTEE:**

21.1 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: -

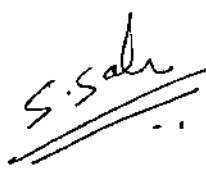
2. To maintain the said unit at Allottees own cost in good tenantable repaired condition from the date of possession of the said unit is taken and shall not do or ~~caused to be done~~ anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase 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.

21.3 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.

21.4 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 byelaws 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.

21.5 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 color 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 tenantable 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 chisel or 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.

  
18 | Page  
PROMOTER

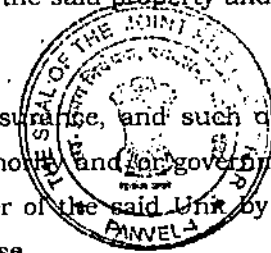
  
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21.6 Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the said project in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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21.7 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.

21.8 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.



21.9 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.

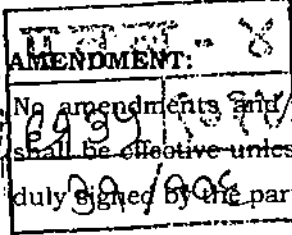
21.10 The Allottee shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations, or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and byelaws 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.

21.11 Till a conveyance of said land and all building in the said project is executed the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

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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.

23

**MORTGAGE OF LAND FOR CONSTRUCTION LOAN:**

The Allottee hereby gives his/her/their 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 if required in future. Any such loan liability shall be cleared by the Promoters at their own expenses on or before conveyance of land to the Confederation. However, the Promoter shall not create any mortgage on the sold unit after registration of this agreement.

24 **ALLOTTEE UNDERTAKING:**

24.1 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.

24.2 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.

24.3 The Allottee/s requested for concession of 1% to the Ladies purchaser as per Maharashtra State Notification.

25 **WAIVER NOT A LIMITATION TO ENFORCE:**

25.1 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.

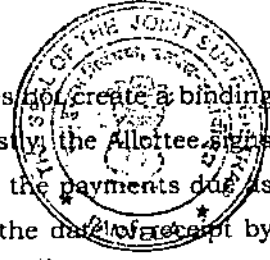
25.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof will not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25.3 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.

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26 **BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee. Secondly, the parties appear for registration of the same before the concerned Sub Registrar as and when intimated by the Allottee. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or register this agreement, the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



27 **SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall 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 shall remain valid and enforceable as applicable at the time of execution of this Agreement.

28 **FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge a 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 hereunder or pursuant to any such transaction.

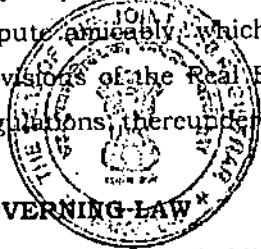
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DISPUTE RESOLUTION:	

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Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MahaRERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereupon.



30

**GOVERNING LAW**

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

31 **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: -

**Name & Address of Allottee: -**

**MRS. SNEHA KARTIK SAH**

FLAT NO B/106, RAJ SPLENDOUR,  
GANDHINAGAR, LBS MARG, VIKHROLI  
WEST, MUMBAI 400083

**Address of Promoter: -**

Paradise Lifespaces LLP,

1701 Satra Plaza Sector 19 D Palm Beach Road

Vashi Navi Mumbai-400705

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

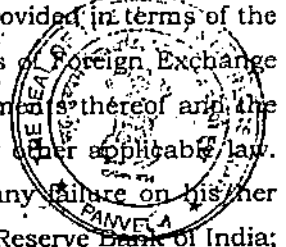
In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32 **Compliance of Laws Relating to Remittances:**

32.1 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.

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32.2 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.

**33 JURISDICTION:**

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

**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 126231 sq. metres or thereabouts bearing survey nos as listed below:

Sr. No	Description	Survey /Hissa No	Area (Sq. M)
1	Rental Plot	9/8/1/1	28402
2	Rental Amenity	9/8/1/2	3156
3	Sale Plot	9/8/1/3	85206
4	Sale Amenity Plot	9/8/1/4	9467
		<b>TOTAL</b>	<b>1,26,231</b>

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And bounded as under:

North : Kolkhe River

East : NH-17

South : NH-4B

West : Tributary of River

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**SECOND SCHEDULE**

**SAID PROJECT**

Residential building no 4 named as **SENTOSA** and Residential Building no 5 consisting of Wing A named as **LLOYDS**, Wing B named as **ATLANTIS** and Wing C named as **MIAMI** in Phase - 3 of the entire project. The Promoter proposes to construct additional floors in Building by utilizing balance FSI thereby taking the building up to 37 floors in subsequent phases.



**THIRD SCHEDULE**

**SAID PROJECT LAND**

The Phase - 3 is being developed on the proportionate land admeasuring 11737 sq. mtrs or thereabouts of Survey no 98/1/1/3 out of the sale plot.

**FOURTH SCHEDULE**

**SAID UNIT**

Flat No. 504, 3 BHK admeasuring carpet area of 89.27 Sq. Mtrs. on 5<sup>TH</sup> floor, named as Tower "**SENTOSA**" of building no "04" in housing project to be known as "**SAI WORLD CITY PHASE - 3**", additional usable areas and facilities as per approved plan such as 9.26 Sq. Mtrs Balcony area, 2.95 sq. mtrs. Of Dry Balcony Area, 1.89 Sq. Mtrs Niche area ("14.10 sq. mtrs is "**Additional Usable Area**") ("103.37 sq. mtrs of **gross usable area** i.e total of carpet area of the Unit and additional usable area of the Unit) in the said unit.

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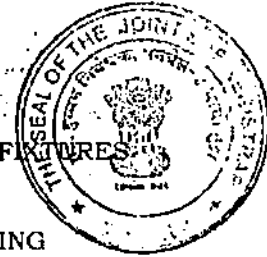


Annexure 7

**INTERNAL FLAT AMENITIES FOR "SAI WORLD CITY"-PHASE-3**

- ❖ BIG SIZE VITRIFIED TILES IN LIVING, DINNING AND PASSAGE AREA
- ❖ VITRIFIED TILES IN KITCHEN AND COMMON 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
- ❖ 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.
- ❖ AMPLE 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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**Annexure -8  
PAYMENT SCHEDULE**

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	3342800
2	On or Before Commencement of Work	1671400
3	On or Before Completion of Lower Basement Slab	1337120
4	On or Before Completion of Upper Basement Slab / Plinth	1169980
5	On or Before Completion of 1st Slab	501420
6	On or Before Completion of 2nd Slab	501420
7	On or Before Completion of 3rd Slab	334280
8	On or Before Completion of 4th Slab	334280
9	On or Before Completion of 5th Slab	334280
10	On or Before Completion of 6th Slab	334280
11	On or Before Completion of 7th slab	334280
12	On or Before Completion of 8th Slab	334280
13	On or Before Completion of 9th Slab	334280
14	On or Before Completion of 10th Slab	334280
15	On or Before Completion of 11th Slab	334280
16	On or Before Completion of 12th Slab	334280
17	On or Before Completion of 13th Slab	334280
18	On or Before Completion of 14th Slab	334280
19	On or Before Completion of 15th Slab	334280
20	On or Before Completion of 16th Slab	334280
21	On or Before Completion of 17th Slab	334280
22	On or Before Completion of 18th Slab	334280
23	On or Before Completion of 19th Slab	334280
24	On or Before Completion of 20th Slab	334280
25	On or Before Completion of 21th Slab	334280
26	On or Before Completion of 22nd Slab	167140
27	On or Before Completion of 23rd Slab	167140
28	On or Before Completion of 24th Slab	167140
29	On or Before Completion of 25th Slab	167140
30	On or Before Completion of 26th Slab	167140
31	On or Before Completion of 27th Slab	167140
32	On or Before Completion of 28th Slab	167140
33	On or Before Completion of 29th Slab	167140
34	On or Before Completion of 30th Slab	83570
35	On or Before Completion of 31st Slab	83570
36	On or Before Completion of Brick Work	83570
37	On or Before Completion of Plaster Work	83570
38	On or Before Completion of Plumbing, Electric & Flooring work	83570
39	On Possession of Flat	83570
<b>TOTAL</b>		<b>16714000</b>

*[Handwritten Signature]*

*[Handwritten Signature]*

**Annexure - 9**  
**COMMON AMENITIES IN THE PROJECT**

- ❖ GROUP SEATING
- ❖ SPA FOR GENTS & LADIES
- ❖ SWIMMING POOL
- ❖ WATER FOUNTAIN
- ❖ LEISURE POOL
- ❖ JACUZZI
- ❖ GAZEBO
- ❖ LEISURE LAWN
- ❖ DRAWING & CRAFT ROOM
- ❖ DRY FOUNTAIN
- ❖ OLYMPIC SIZE LAP POOL
- ❖ WORLD CLASS FIXTURES & FITTINGS,
- ❖ CHILDREN PLAY NUSREY ROOM WITH FISH AQUARIUM
- ❖ TUITION ROOM
- ❖ PARTY LAWN
- ❖ LIBRARY ROOM
- ❖ WATER SLIDES FOR KIDS
- ❖ PRIVATE THEATRE RECLINE CHAIR
- ❖ VIRTUAL GAME ZONE
- ❖ DISCOTHEQUE
- ❖ PERFORMANCE STAGE
- ❖ BANQUET HALL FOR PARTIES
- ❖ CAFETRIA WITH OPEN TERRACE RESTAURANT
- ❖ SURVEILLANCE CAMERAS
- ❖ INTERCOMS & VIDEO DOORS
- ❖ 24/7 SECURITY PERSONNELS
- ❖ ELECTRONIC ACCESS CONTROL
- ❖ WORLD CITY IS EARMARKED FOR GREEN SPACES
- ❖ LARGE SCULPTURE
- ❖ BUSINESS CENTER AND BUSINESS LOUNGE WITH WIFI
- ❖ LUXURY BRAND STORE
- ❖ KIDS PLAY ZONE
- ❖ SQUASH COURT
- ❖ BASKET BALL COURT
- ❖ BADMINTON COURT
- ❖ LAWN TENNIS COURT
- ❖ VOLLEY BALL COURT
- ❖ INDOOR GAME AREA

पत्र - ४	
९३५	२०२४
३६/१०६	



*[Handwritten Signature]*

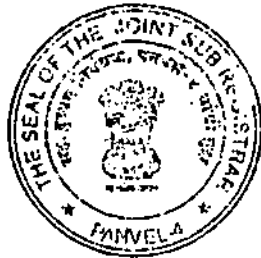
*[Handwritten Signature]*

- ❖ FOOTBALL COURT
- ❖ NET CRICKET
- ❖ HEALTHY CARE CENTRE
- ❖ MEDICAL EXPERTS
- ❖ AEROBICS ROOM
- ❖ MEDITATION AREA
- ❖ AIR CONDITION GYMNASIUM & CLUB HOUSE
- ❖ JOGGING TRACK
- ❖ CYCLING TRACK
- ❖ FULLY PROFESSIONAL INTERNATIONAL STANDARD HOUSEKEEPING SERVICES

*[Handwritten Signature]*

*[Handwritten Signature]*

पयल - ४	
६९७५	२०२४
३२/१०६	



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

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

through its Director.

**SHRI. AMIT MADHU BATHIJA**

For Paradise Lifespaces LLP



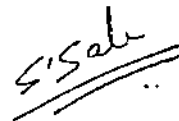
Partner



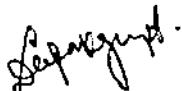

**Signed & Delivered By**

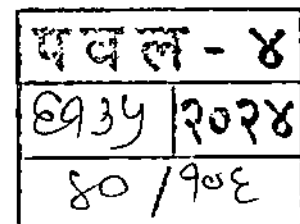
The Within named Allottee

**MRS. SNEHA KARTIK SAH**



In Presence

- 1)  DEEPAK GUPTA
- 2) Rakesh A Patil 



प व ल - ४	
६९३५	२०२४
४९/१०६	



**RECEIPT**

RECEIVED with thanks from the Allottee **MRS. SNEHA KARTIK SAH** adult, and Indian Inhabitant, residing at **FLAT NO B/106, RAJ SPLENDOUR, GANDHINAGAR, LBS MARG, VIKHROLI WEST, MUMBAI 400083** a sum of **Rs. 5,00,001/- (RUPEES FIVE LAKHS ONE ONLY)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of **FLAT NO. 504, 3 BHK** on **5<sup>TH</sup>** Floor named as Tower "**SENTOSA**" in the Building No "**04**" of the project named as "**SAI WORLD CITY**" PHASE - 3 at Village - Kolkhe, Taluka - Panvel, Dist.- Raigad.

SR. NO.	DATE	PAYMENT MODE	AMOUNT	BANK NAME	PARTICULARS
1	08-03-2024	563219	1,00,000/-	STATE BANK OF INDIA	SLAB
2	11-03-2024	IMPS	4,00,001/-	STATE BANK OF INDIA	SLAB

The receipt is subject to realization of Cheques.

Date: 01-04-2024

Place: Panvel

For M/S PARADISE LIFESPACES LLP

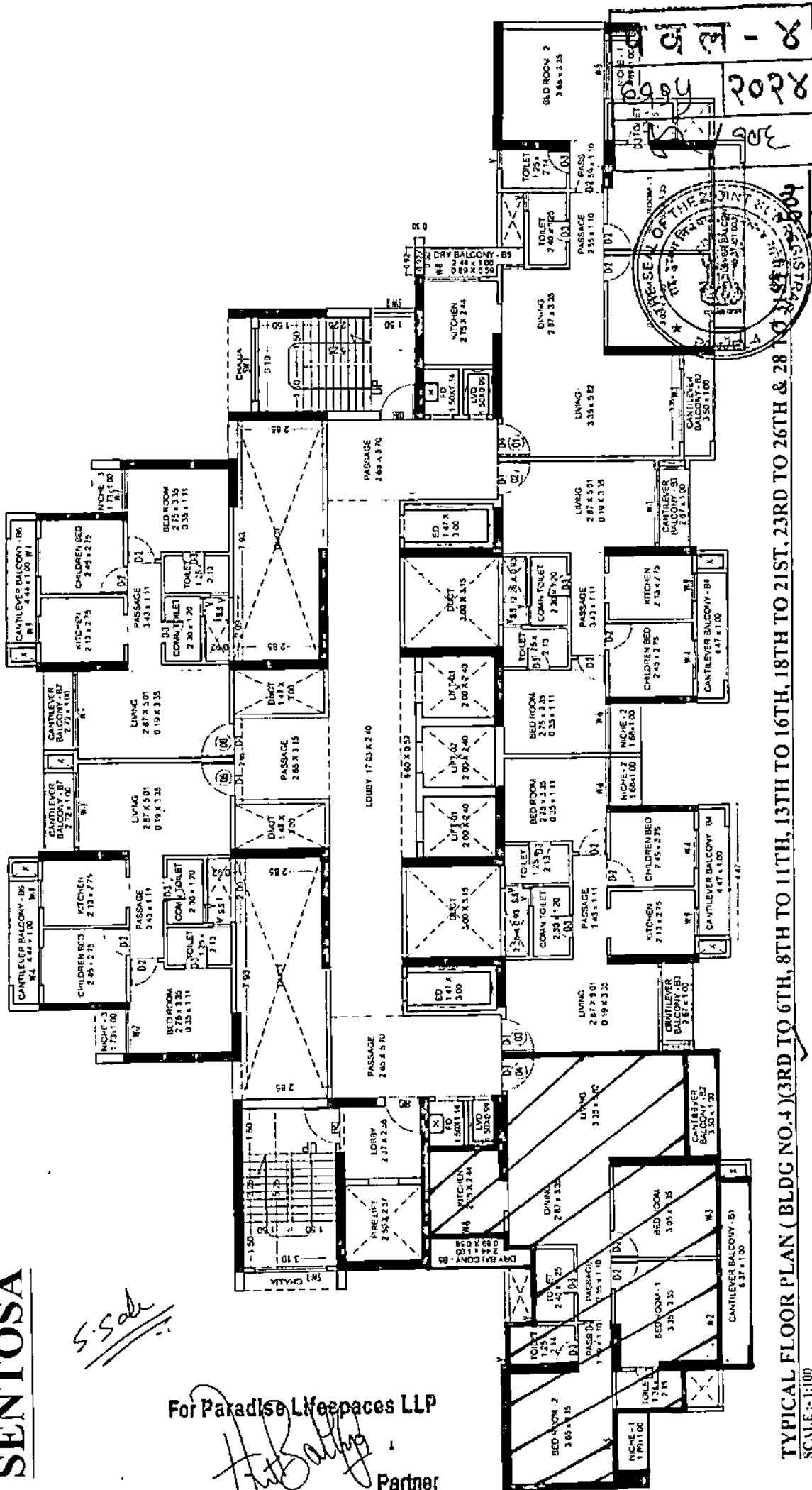
Authorized Signatory

**SENTOSA**

*S.S. Sol*

For Paradise Lifespaces LLP

*H. S. Baliga*  
Partner

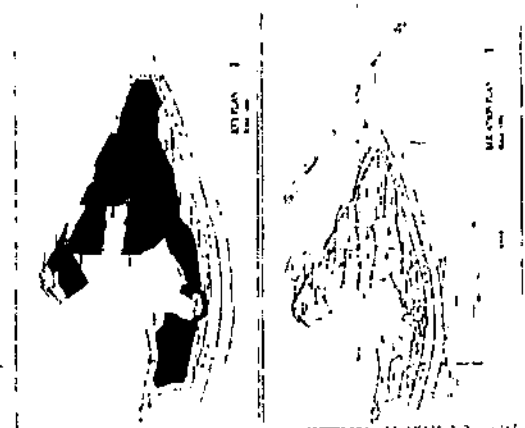


TYPICAL FLOOR PLAN (BLDG NO.4) (3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28 TO 30)

SCALE: 1:100

REVENUE DEPARTMENT  
GOVERNMENT OF INDIA

MUTUAS MUTUAS		MUTUAS	
No.	Area	No.	Area
1	1000	1	1000
2	1000	2	1000



REVENUE DEPARTMENT  
GOVERNMENT OF INDIA

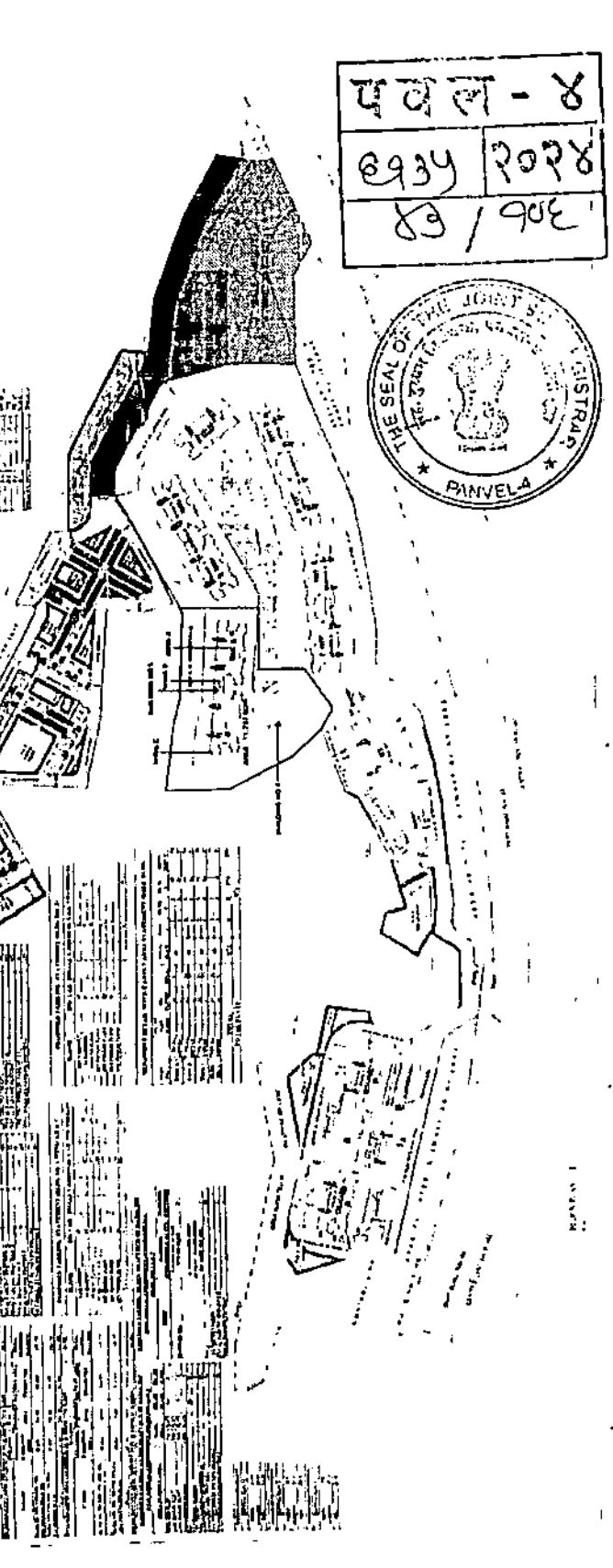
MUTUAS MUTUAS		MUTUAS	
No.	Area	No.	Area
1	1000	1	1000
2	1000	2	1000

REVENUE DEPARTMENT  
GOVERNMENT OF INDIA

MUTUAS MUTUAS		MUTUAS	
No.	Area	No.	Area
1	1000	1	1000
2	1000	2	1000

REVENUE DEPARTMENT  
GOVERNMENT OF INDIA

MUTUAS MUTUAS		MUTUAS	
No.	Area	No.	Area
1	1000	1	1000
2	1000	2	1000



पत्र - ४	
६९३५	२०२४
४३ / १०६	







महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

। महाराष्ट्र कमीन महसूल अधिकार अगितेख आणि नोंदवहा । तयार करणे व सुस्थितीत ठेवणे । नियम, १९७२ यातील नियम ३,५६ अन्वये

गाव - कोळखे पेठ ( 911128 )

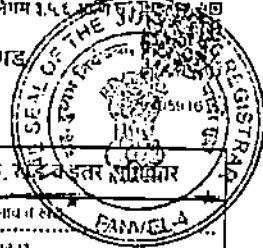
तालुका - पनवेल

जिल्हा - रायगड

ULPIN 29495916151 गट क्रमांक व उपविभाग : 9/8/1/1

शेताचे स्थानिक नातः

क्षेत्र, एकक व आकाराची	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ. क्र. व इतर परिचय
अग्रणी अर.पो.मो.वो.सं.मी. १	अ	अलीज इस्माईल धारीवाला	7171.00 737.10 ( 2841 )	कुळ्याचे नाव नसणे
अनुषंगिक क्षेत्र	अ	इस्माईल इब्राहीम धारीवाला	17.4710 474.70 ( 2841 )	
वेन सी। 284.102.00	अ	मोहसिन इब्राहीम धारीवाला	89.1910 891.90 ( 2841 )	दर आधिकार
फाका(सी) 284.120	अ	पाहपाभाई इब्राहीम धारीवाला	11.3310 113.30 ( 2841 )	दर
	129	मे.धारीवाला डेकलपेट्टे भागीदार		भाडेगवावरील जागेचे क्षेत्र ( 2841 )
		इस्माईल इब्राहीम धारीवाला	( 2841 )	
		पाहपाभाई इब्राहीम धारीवाला	( 2841 )	प्रलंबित फेरफार, नाही.
		मोहसिन इब्राहीम धारीवाला	( 2841 )	
		कुतुब बद्रुद्दीन धारीवाला	( 2841 )	शे.स.सा.पेरफार क्रमांक 2845 व दिनांक 22/09/2023
		सामाईल क्षेत्र	32.6410 326.40	
	130	इस्माईल इब्राहीम धारीवाला	( 2841 )	
		पाहपाभाई इब्राहीम धारीवाला	( 2841 )	
		मोहसिन इब्राहीम धारीवाला	( 2841 )	
		कुतुब बद्रुद्दीन धारीवाला	( 2841 )	
		सारा बद्रुद्दीन धारीवाला ऊर्फ सारा मोहिन उनवाला	( 2841 )	
		इस्किम-बद्रुद्दीन धारीवाला	( 2841 )	
		सामाईल क्षेत्र	962.00 962.00	
	139	कुतुब बद्रुद्दीन धारीवाला	( 2841 )	
		सारा बद्रुद्दीन धारीवाला ऊर्फ सारा मोहिन उनवाला	( 2841 )	
		इस्किम-बद्रुद्दीन धारीवाला	1.1610 11.60 ( 2841 )	
		सामाईल क्षेत्र	1.1610 11.60	




गाव नमुना सात ( पिकांची नोंदवही )  
 । महाराष्ट्र कमीन महसूल अधिकार अभिलेख आणि नोंदवहा । तयार करणे व सुस्थितीत ठेवणे । नियम, १९७२ यातील नियम २९ ।  
 गाव :- कोळखे पेठ ( 911128 ) तालुका :- पनवेल जिल्हा :- रायगड

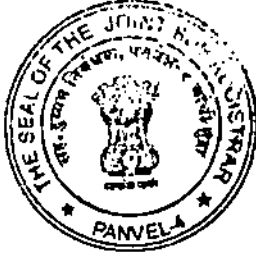
पिकांखालील क्षेत्राचा तपशील							सांगवडीसाठी उपलब्ध नसलेली जमीन		शरा	
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. पो.मी.	ह.आर. पो.मी.			ह.आर. पो.मी.	

टीप : • सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये विलाले."  
दिनांक : ०५/०७/२०२३  
माकेतिक क्रमांक :- २७३ (०००)२०२३/३५४०००/१७२०२३३३३

  
श्री. पद्म श्री. सुभाष  
जिल्हा सहायक पंचायत अधिकारी, पन्वेल, जि. रायगड  
जिल्हा सहायक पंचायत अधिकारी  
पन्वेल सभा - कोळखे  
ठा. पन्वेल, जि. रायगड

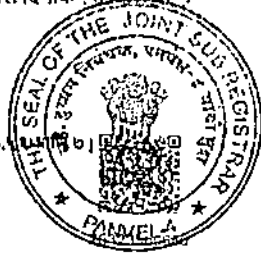
पत्र - ४	
६९३५	२०२४
४५/१०६	



पवेल - ४  
२०२४  
४९/१०६



अहवाल दिनांक : ०६/०७/२०२३



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७२ पाठील नियम ३. )

गाव :- कोळखे पेठ  
( १५५५२४ )

तालुका :- पनवेल

जिल्हा :- रायगड

ULPIN :- 26323560680 गट क्रमांक व उपविभाग :- १/४/१/२

भू-धारणा पध्दती :- भोगवटादार वर्ग - १

शेतारे स्थानिक नाव :-

Table with 4 columns: क्षेत्र, एकक व आकारणी, खाते क्र., भोगवटादारचे नांव, क्षेत्र आकार चौ.ख. फे.फा., कुळ, खंड व इतर अधिकार. It lists various land records and rights for the village of Kolakhe Peth.

गाव नमुना वारा ( पिकांची नोंदवही )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७२ पाठील नियम २९ )

गाव :- कोळखे पेठ ( १५५५२४ )

तालुका :- पनवेल

जिल्हा :- रायगड

गट क्रमांक व उपविभाग :- १/४/१/२

Table for crop registration with columns: वर्ष, हंगाम, खाता क्रमांक, पिकांचा प्रकार, पिकांचे नाव, जल सिंचित, अजल सिंचित, जल सिंचनाचे साधन, स्वरूप, क्षेत्र, शेरा. It provides details for various crops and irrigation methods.

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- ०५/०७/२०२३  
सांकेतिक क्रमांक :- २७२४०००२०२४३५६/००१७२१०२३३३५

प्रकार तैजराब तयार  
तलाठी प्रमाणित प्रती तयारीत आहे :- तयारीत  
तलाठी सजा - कोळखे  
ता. पनवेल, जि. रायगड

प व ल - ४  
६९३५/२०२४  
४६/९०६

अहवाल दिनांक : 05/07/2023



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- कोळखे ( ९४४२८ )

तालुका :- पनवेल

जिल्हा :- रायगड

ULPIN 33615238463 गट क्रमांक व उपविभाग : ९४४/१३

33615238463

भू-धारणा पध्दती : भोगवटादार वर्ग - १

शेताचे स्थानिक नाव :

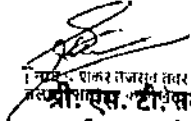
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.पग.	कुळ, खंड व इतर अधिकार
४ राचे आर.घो.मो.घो.स.मो.सू.क. अनुषंगिक क्षेत्र येवून येतो ४६२.०६.०० भू-धारणी ४६२.०६.००	३	अहमद हुस्साईन धारीवाला	७६.१०.०० ७६१.०० ( २४१६ )	कुळाचे नाव व खंड
	६	हुस्साईन इब्राहीम धारीवाला	२९.४३.०० २९४.३० ( २४४१ )	इतर अधिकार
	४९	मोहसिन इब्राहीम धारीवाला	४०.३१.०० ४०३.१० ( २४४१ )	इतर
	५०	याहयाभाई इब्राहीम धारीवाला	५७.१६.०० ५७१.६० ( २४४१ )	पिकी जागेचे क्षेत्र ( २४४१ )
	१०६	सोनिवास नारायण पाटी	२६.३०.०० २६३.०० ( २४४६ )	
	१२९	मे धारीवाला डेकनसपेट भगीदार हुस्साईन इब्राहीम धारीवाला याहयाभाई इब्राहीम धारीवाला मोहसिन इब्राहीम धारीवाला कुतुब वदुद्दीन धारीवाला	४३८.२५.०० ४३८२.५० ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ )	प्रस्तावित फेरफार : नाही. शेवटचा फेरफार क्रमांक २९४४ व दिनांक ३२/०५/२०२३
	१३०	हुस्साईन इब्राहीम धारीवाला याहयाभाई इब्राहीम धारीवाला मोहसिन इब्राहीम धारीवाला कुतुब वदुद्दीन धारीवाला सारा वदुद्दीन धारीवाला ऊर्फ सारा मोहिन उनवाला इ.इ.क्रिया वदुद्दीन धारीवाला	५६.१४.०० ५६१.४० ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ )	
	१३१	कुतुब वदुद्दीन धारीवाला सारा वदुद्दीन धारीवाला ऊर्फ सारा मोहिन उनवाला इ.इ.क्रिया वदुद्दीन धारीवाला	६४.७४.०० ६४७.४० ( २४४१ ) ( २४४१ ) ( २४४१ ) ( २४४१ )	
		सामाईक क्षेत्र		

गाव नमुना वारा ( पिकांची नोंदवही )  
 १ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )  
 गाव :- कोळखे पेट ( ९४४४२८ ) तालुका :- पनवेल जिल्हा :- रायगड  
 गट क्रमांक व उपविभाग : ९४४/१३

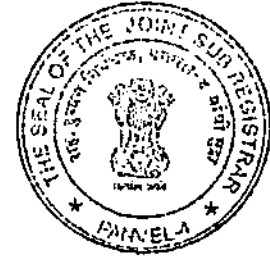
पिकांखालील क्षेत्राच्या तपशील							तागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी

टीप : • सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीस्यटी जी म्हणून १५० रुपये गिळाते."  
दिनांक :- 05/07/2023  
सांकेतिक क्रमांक :- 27140002023M156400172023330

  
श्री. एस. टी. सार्दा  
तलाठी सजा - कोळणे  
ता. पन्वेल, जि. रायगड.

प व ल - ४	
6934	१०२४
६८ / १०६	



पत्र - ४  
६९३५/२०२४  
६९/१०६

अहवाल दिनांक : 05/07/2023



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ; तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव :- कोळखे पेठ

तालुका :- पनवेल

जिल्हा :- रायगड

( 944428 )

ULPIN : 25135705600

गट क्रमांक व उपविभाग : 9/8/1/4

25135705600

भू-धारण पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व अकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	गो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार	
129	घारघाभाई इस्माईल धारीवाला	3.06.00	30.00			( 2841 )	कुळाचे नाव व खंड	
	मे धारीवाला डेकलपट्टे भागोदार					( 2841 )		
	इस्माईल इस्माईल धारीवाला					( 2841 )	इतर अधिकार	
	घारघाभाई इस्माईल धारीवाला					( 2841 )	इतर	
	मोहसिन इस्माईल धारीवाला					( 2841 )	विक्री जागेचे सुविधा क्षेत्र ( 2841 )	
	कुतुब बद्दुलिन धारीवाला					( 2841 )		
	सामाईक क्षेत्र	85.2800	852.80				प्रतिवाग फेरफार : नाही.	
130	कुतुब बद्दुलिन धारीवाला					( 2841 )		
	सारा बद्दुलिन धारीवाला ऊर्फ					( 2841 )	शेवटचा फेरफार क्रमांक 2934 व दिनांक	
	सारा मोहंज उनवाला					( 2841 )	22/04/2022	
	इम्किया बद्दुलिन धारीवाला	6.33.00	63.30			( 2934 )		
	सामाईक क्षेत्र	6.33.00	63.30					
<p>मूळ फेरफार क्र ( 633 ) 643 646 647 647 659 676 695 761 762 768 769 772 773 )            774 778 784 809 817 818 859 860 866 870 873 878 883 885 888 889 899 )            903 905 906 911 913 914 915 916 917 920 943 944 945 962 973 980 981 )            1007 1013 1019 1026 1061 1075 1092 1098 1156 1158 1160 1170 1173 1174 )            1175 1176 1179 1190 1211 1215 1225 1227 1370 1377 1387 1390 1396 )            1392 1311 1317 1332 1333 1339 1341 1346 1352 1361 1367 1386 1389 1390 )            1396 1397 1398 1400 1401 1402 1410 1420 1421 1424 1433 1436 1437 1438 )            1454 1457 1459 1460 1461 1476 1486 1520 1521 1522 1523 1524 1528 1528 )            1546 1555 1557 1589 1613 1631 1634 1635 1670 1691 1725 1725 1727 1774 )            1789 1790 1791 1793 1812 1858 1859 1866 1881 1927 1928 1929 1930 1958 )            1963 1973 1989 1993 1999 2053 2055 2056 2057 2065 2099 2100 2137 2146 )            2173 2175 2240 2243 2244 2256 2263 2267 2268 2280 2283 2316 2347 2358 )            2359 2371 2381 2412 2432 2433 2473 2482 2517 2525 2564 2599 2602 2603 )            2673 2696 2733 2736 2744 2749 2772 2776 2777 2780 2781 2810 2811 2813 )            2814 2816 2817 2818 2839 2841 2916 )</p>							श्रीगा आणि भूगायन विद्	

गाव नमुना वारा ( पिकांची नोंदवही )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ; तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव :- कोळखे पेठ ( 944428 )

तालुका :- पनवेल

जिल्हा :- रायगड

गट क्रमांक व उपविभाग : 9/8/1/4

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ग	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. पो.सी	ह.आर. पो.सी				ह.आर. पो.सी

टीप : • सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

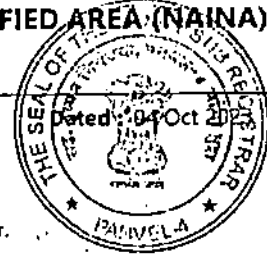
"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."  
दिनांक :- 05.07.2023  
सांकेतिक क्रमांक :- 2\*240002028356000172025137

महाराष्ट्र जमीन महसूल अधिकार  
तालुका सहायक अधिकारी पनवेल जि. रायगड  
प्रतीसाठी सजा - कोळखे  
ता. पनवेल, जि. रायगड

पवेल - ४	
७३५	२०२४
५० / १०६	



**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**



**Certificate No. :** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

To,  
M/S Paradise Lifespaces LLP POA holder of Ebrahim Dhariwala  
Maharashtra Mumbai Mumbai 116/118, Maniar Building, P.Ds Mello Road, Carnac Bunder.  
400009

**Sub:** Amended Development Permission for proposed Residential building on land bearing Survey No. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 at Village-Kolkhe, Tahsil - Panvel City/ District - Raigad.

**File No. :** CIDCO/NAINA/BP-00112/2018/Amm13

**Ref:** 1. Commencement Certificate for Rental Housing Scheme on land u/r issued by The Office of Collector, Raigad vide CC dated 03/11/2014.

2. Amended Commencement Certificate granted for Rental building nos.1,2 & 3, Sale building no 1 (Wing A, B & C), Sale Building no.2, by this office vide order no. CIDCO/ NAINA/ Panvel/ Kolkhe /BP-112/CC/2016/04389 dated 29/08/2016

3. Amended Commencement Certificate granted for Sale building no 1 (Wing A, B & C), Sale Building no.2 by this office vide order dated 21/02/2018.

4. Amended Commencement Certificate granted for Sale building no. 3 (Wing A, B & C) by this office vide order no. CIDCO/ NAINA / Panvel/ Kolkhe /BP-112/Amended CC/2019/1079/SAP/1308 dtd. 01/10/2019.

5. Occupancy Certificate granted for Sale building no. 1 & 2 by this office vide order no. CIDCO/NAINA/PANVEL/Kolkhe/BP-00112/Part/OC/2022/0217A dated 24/06/2022.

6. Amended development permission with respect to newly proposed Club House Building vide. CIDCO/NAINA/PANVEL/KOLKHE/BP-00112/ACC/2022/0302, dtd. 23.12.2022.

7. Architect's Application received to this office on 26.07.2023 & through NIAMS on 25.07.2023, for development permission for Newly proposed Sale Building no.4 & 5 (Wing A,B & C) & ACC of building no. 3(Wing AB & C).

8. Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63

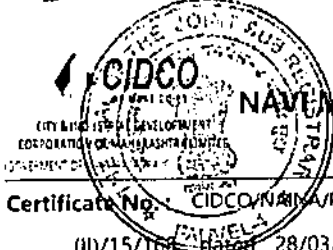
**Signature Not Verified**

Digitally signed by ABHINAV ELAMBE Bhat NAINA  
Date: 04 Oct 2023 17:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Partner

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

**BP-00112/ACC/2023/ Page 1 of 15**

पत्र - ४  
६९३५ २०२४  
५९/४०६



## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated: 04 Oct 2023

(II)/15/160 dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 26/9/2014, 07/10/2015, 24/1/2017 and 22/11/2018 and revalidated vide MMRDA/RHD/RHS-63(III)/67/2023, dtd. 27.07.2023, valid upto 14.01.2024.

9. Measurement map issued by Land Record Office bearing No. ati tatadi/Binsheti-Mor.No.323, dtd. 01.12.2022.

10. 7/12 extract dated 05.07.2023.

11. Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-187/TC1, dated 06/02/2015 & Revised Environmental clearance granted by Ministry of Environment, Forest and Climate Change as per minutes of the 23rd meeting of Expert Appraisal Committee (Infra-2) dated 13/10/2017.

12. 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

13. NOC regarding Water Supply issued by MJP vide letter no. MJPWMDn/NP/TB-2/1855 dated 31/8/2015.

14. NOC from NHA1 regarding access to the property vide letter No RW/MUM/11013/NHA1/(4B) PP-1/2013-14/603, dated 09/04/2014.

15. NOC from NHA1 regarding access to property vide letter No RW/MUM/11013/NHA1/NH (17)/4/2016-17/PP-213, dated 23/02/2017.

16. NOC form Mumbai JNPT PORT ROAD COMPANY LIMITED (A SPV of National Highways Authority of India) vide letter no. NHA1/PIU/Panvel/MJPRCL2019/361, dated 06/06/2019.

17. NOC issued by AAI regarding Height clearance, vide letter No Navi/WEST/B/072717/234902, dated 04.08.2017. vide letter No Navi/WEST/B/061523/763327, dated 28.06.2023.

18. NOC issued by TATA Power Co. Ltd vide letter No TLJ/LM-01(BKN)/05 dated 05/01/2015.

19. Provisional Fire NOC issued by Fire officer, CIDCO, vide no. CIDCO/FIRE/HQ/E-326/2019 dated 29/5/2019 and Revised letter vide no. CIDCO/FIRE/HQ/E-380/2019 dated 3/7/2019, CIDCO/FIRE/NAINA/2023/E-230039, dtd. 27.07.2023

Signature Not Verified

Digitally signed by ABHISHEK UPESH PAVAR  
Date: 04 Oct 2023 11:01:10  
Organization: NAINA Integrated Approval Management System  
Delegation: Assistant Planner



प व ल - ४	
७९३५	२०२४
५२ / १०६	



## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)



**Certificate No.:** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

20. Undertaking dtd. 26.07.2023
21. PP's letter dtd. 26.07.2023, regarding FSI release.

22. PP's letter dtd. 14.09.2023, Request regarding deletion of payment of Ancillary premium FSI charges imposed in the Letter of Intimation for Proposed Rental Housing Scheme.

Sir/ Madam

With reference to your application No.CIDCO/NAINA/BP-00112/2018/Amm13, dated 25 Aug 2023 for grant of Amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No.98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 at Village-Kolkhe, Tahsil - Panvel City/ District - Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436,dated 04 Oct 2023, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

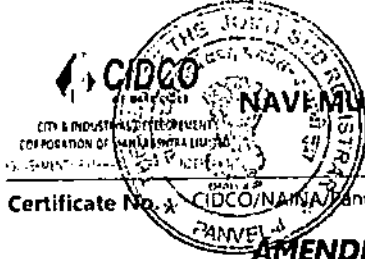
Signature Not Verified

Digitally signed by Anil E. S. Patil  
Date: 04 Oct 2023 11:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

BP-00112/ACC/2023/ Page 3 of 15

पत्र - ४	
८९३५	२०२४
५३/१०६	



## NAVA MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. X/CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated : 04 Oct 2023

### AMENDED COMMENCEMENT CERTIFICATE

The Amended 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 Number :98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 at Village :Kolkhe, Tahsil :Panvel, District :Raigad

(B) Land use (predominant): Predominantly residential

(C) Proposed Use : Residential

(D) Total Net Built-up Area	191.52 sq.m
a) Sale Component	0
b) EWS Component	0
c) Commercial / Convenient Shops	0

(E) Details of the Buildings are as follows:

Total No. of buildings :

No. of units proposed	0
a) Residential - Sale Component	0
Residential - EWS Component	0
b) Commercial	0

Note : In above mention table, (D) Total Net Built-up Area 191.52 sq.m. shall be read as 185026.28 sq. m. which is including existing area of 120861.42 sq.m and proposed area under amendment of building no. 3 (floor 31st & 32nd) area - 3625.36 sq.m., building no. 4 (upto 31st floor) area - 17868.61 sq.m. & building no. 5 (upto 20th floor for all A, B & C wing) area - 42670.89 sq.m.; total - 64164.86 sq.mt. In above mention table, (E) Details of the Buildings, Total number of buildings: 01 shall be read as 5 (Existing Buildings- 2 + Amended buildings - 1 + Proposed buildings - 2) for and total No. of units 0 shall be read as 1984 (including earlier approved & instant proposed). For further details please refer Proforma - I , Built-up Area Summary table mentioned in approved drawings. There is no change in Rental component from earlier CC.

Signature Not Verified

Digital signed by ADHAR KULKARNI  
Date: 04 Oct 2023 17:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

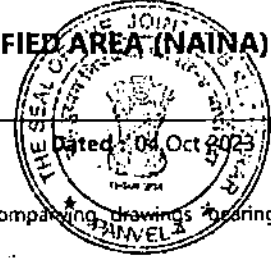
NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline. +91-22-6255-0330 Fax: +91-22-62550345

BP-00112/ACC/2023/ Page 4 of 15

पत्र - ४  
६३५ २०२४  
५४/१०६



**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**



**Certificate No. :** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

F) This Amended Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436, dated 04 Oct 2023.

G) This Amended 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.

**GENERAL CONDITIONS :**

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

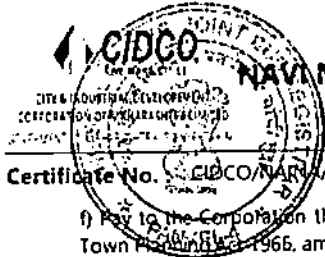
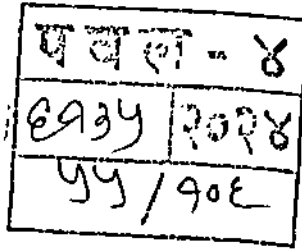
- a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Amended 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 45 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.

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 up to 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.

**Signature Not Verified**

Digitally signed by ADARSH MESH PANKAJ  
Date 04 Oct 2023 11:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Assistant Planner



## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated : 04 Oct 2023

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:-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- FSI permitted.
- Number of Residential flats/Commercial Units with their areas.
- 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 (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of 1560500/-in (rupees), deposited via NAINA/7009/2023 Dated : 18/09/2023 with the Authority 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 Amended Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

Signature Not Verified

Digitally signed by ANIL KESHAVJI  
Date: 04 Oct 2023 11:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Structure Planner

पत्र - ४	
६९३५	१०२४
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## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)



**Certificate No. :** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

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 Amended Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alternation 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/levy penalty, as may be determined, to regulate such occupancies.

14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.

15. 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.

16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

17. 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.

**Signature Not Verified**  
Digitally signed by ASHOK B.S. JESHA for NAINA  
Date: 04 Oct 2023 11:01:10  
Organization: NAINA (Navai Mumbai Airport) Management System  
Designation: Associate Planner

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## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No.: CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated : 04 Oct 2023

18. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
20. 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.
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 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.
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
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. The applicant shall submit the Non-Agricultural Measurement Plan and Non-Agricultural 7/12 extract showing NA status of Survey Number :98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 at Village :Kolkhe, Tahsil :Panvel, District :Raigad while applying for Plinth Completion Certificate

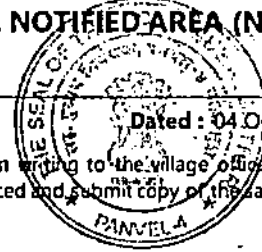
Signature Not Verified

Digitally signed by APOUSE ELMARIE BHAIKAR  
Date: 04 Oct 2023 11:51:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

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## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)



**Certificate No.:** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

**Dated:** 04 Oct 2023

27. As per section 42 B sub section (2) of MLR Code, applicant shall inform in writing to the village officer and the Tahasildar within 30 days from the date on which change of use of land commenced and submit copy of the same to this office.

28. The compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for the Plinth Completion certificate.

29. 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.

30. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.

31. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.

32. 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.

33. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.

34. In case of existing drinking water wells, the same shall be well built and protected.

35. 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.

36. 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.

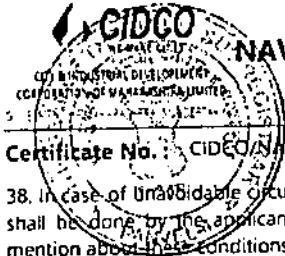
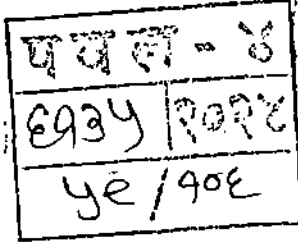
37. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.

**Signature Not Verified**

Digitally signed by ABBAS E. KHAN on 04 Oct 2023 11:01:10  
Organization: CIDCO Integrated Approval Management System  
Designation: Associate Planner

**NAINA OFFICE:** Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

**BP-00112/ACC/2023/ Page 9 of 15**



## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. CIDCO/NAINA/Parvel/Kolkhe/BP-00112/ACC/2023/0436

Dated : 04 Oct 2023

38. 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.

39. 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.

40. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.

41. The applicant shall observe all the rules in force regarding overhead / underground 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.

42. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.

43. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 5 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.

44. Every plot of land shall have at least 1 tree for every 100 Sq.mt. 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.

45. Planted tree shall be indigenous, healthy, well grown and of minimum 1.50 m. high from ground level maintaining a distance 3.0 m. from center to center between two trees and 0.45 m. from the compound wall / plot edge.

46. 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.

47. The applicant shall get the approved layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first plinth completion certificate.

48. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DCRs or any conditions in the NOC's that

Signature Not Verified

Digitally signed by a BSNL E-Signature Service  
Date: 04 Oct 2023 17:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,  
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

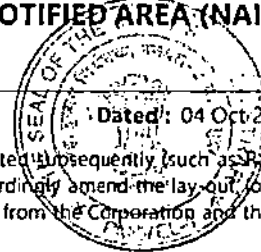
BP-00112/ACC/2023/ Page 10 of 15



पत्र - ४  
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## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)



**Certificate No. :** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

**Dated:** 04 Oct 2023

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 Amended Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.

49. 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/or Development Control Regulations, in force.

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

51. 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

52. 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.

53. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.

54. The applicant shall construct the society office / room, if any 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.

55. 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.

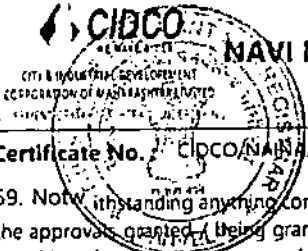
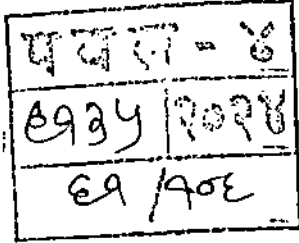
56. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.

57. 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.

58. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.

**Signature Not Verified**

Duly signed by ABHINAV K. SHINDE  
Date: 04 Oct 2023 17:21:10  
Organization: Navai Integrated Approval Management System  
Designation: Associate Planner



**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**

Certificate No. CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated : 04 Oct 2023

59. 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.

**ADDITIONAL CONDITIONS :**

60. This permission shall be read along with the development permissions granted on 29.08.2016 for Rental component buildings, development permissions granted on 01.10.2019 for Sale building no. 3, Part OC granted to Sale building no.1 & 2 dated 24.06.2022, development permission granted on 23.12.2022 and all conditions mentioned therein are binding on you.

61. This development permission is issued by not charging Ancillary FSI premium and by calculating all the free of FSI component in built up area (entire p-line area as consumed Built up area). As it is a Rental housing project, clarity from UD, GoM, is sought regarding applicability of Ancillary FSI premium in RHS project. Once this clarification is received from UD, GoM. The ancillary FSI will be realized from consumed Built up area as per UD, GoM. Accordingly, following are the details of instant area calculations: - building no. 3 (floor 31st & 32nd) area - 3625.36 sq.m., building no. 4 (upto 31st floor) area - 17868.61 sq.m. & building no. 5 (upto 20th floor for all A, B & C wing) area - 42670.89 sq.m.; total - 64164.86 sq.mt. However, in view of MMRDA's NOC for CC vide letter no. MMRDA/RHD/RHS-63-(III)/67/2023, dtd. 27.07.2023, 1.50 FSI is released till date for the free sale component. Accordingly, in the present amendment, FSI is exceeding by 0.13 which corresponds to are of 9681.65 sq.m and equivalent to 6 upper floors of building 5, all wings A, B & C. Hence, out of 20 habitable, 6 upper floors of building 5 (all wings A, B & C) need to be kept on hold till further release of FSI by MMRDA and prior permission from this office.

62. This Amended Commencement Certificate shall be read as addressed to "Mr. Esmail Ebrahim Dhariwala, POA Holder of M/s Dhariwala Development and other 8" and also to "M/S Paradise Lifespaces LLP POA holder of Ebrahim Dhariwala."

63. You shall submit the rectified 7/12 extract as per request made by you within four weeks of issuance of this ACC

64. You shall submit the rectification deed within three months from issuance of this ACC.

65. The applicant shall submit structural design and stability report from IIT or VJI, while approaching to this office for Occupancy Certificate.

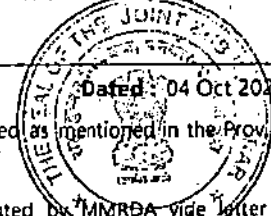
66. All the conditions mentioned in provisional fire NOC dated 27.07.2023 shall be binding on the applicant.

67. Additional safety measures like sprinklers, detectors, MCB etc should be provided as mentioned in the Provisional Fire NOC.

Signature Not Verified  
Digitally signed by ASHLE E. S. PATIL  
Date: 04 Oct 2023 17:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

**NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)**

पत्र - ४	
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**Certificate No.:** CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

67. Additional active measures like sprinklers, detectors, MCP, etc. should be provided as mentioned in the Prov. Fire NOC.

68. All the conditions mentioned in Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/16B, dated 28/03/2014 and 07/07/2015 and revalidations dated 15.01.2021, 28.06.2022, 11.03.2022 and 27.07.2023, shall be binding on you. Agreement executed with MMRDA shall be binding on applicant.

69. All the conditions mentioned in Environment clearance dated 06/02/2015 and Revised Environment clearance dated 15/6/2018 shall be binding on the applicant.

70. All the conditions mentioned in access NOC shall be binding on the applicant.

71. 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.

72. 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.

73. 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.

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

75. Space required for electrical infrastructure pertaining to subject Rental Housing project shall be provided in the areas other than amenity plots of the project. If space required for creating MSEDCL infrastructure is catering to surrounding area / city level electrical demand, then MSEDCL shall approach CIDCO for further processing.

76. All the conditions mentioned in AAI NOC vide letter No. Navi/WEST/B/072717/234902, dated 04/08/2017 shall be binding on you.

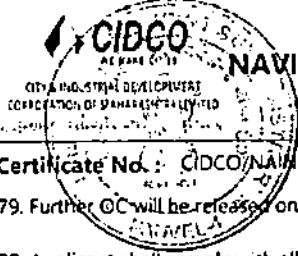
77. The compound wall erected on site needs to be revised as per revised TILR before coming for final OC.

78. OC shall not be granted to any construction beyond permissible height of 101.90 m AMSL for building no. 3.

**Signature Not Verified**

Digitally signed by ABHILEKSHI SHIRKAR  
Date: 04 Oct 2023 17:01:10  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

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## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No.: CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

Dated: 04 Oct 2023

79. Further OC will be released on the basis of actual availability of water on the site/building/buildings.

80. Applicant shall comply with all conditions of undertakings submitted to this office.

81. Conditions mentioned in all submitted NOC's / executed agreements / deed shall be binding on the applicant.

82. You shall follow all the order / notification / circular / guidelines etc. regarding Covid-19 pandemic issued by central govt. / Govt. of Maharashtra / Collector / any other competent authority from time to time.

83. All statutory conditions as per relevant acts, including RERA, shall be adhered to.

84. All the above conditions shall be binding on applicant applicant's heirs and successors.

CC To,

Devyani Shrikant Khadilkar, RegistrationNo : CA/90/13184

2. District Collector, Office of the Collector, Revenue Dept.

Near Hirakot Lake, Alibag, Dist-Raigad 402201.

Yours faithfully,

3. The Tehshildar, Talathi training centre,

Sai nagar, Tal.Panvel, Raigad 410206.

4. MSED Co. Ltd. Pen Circle, Pen 402107.

5. Dy Superintendent of Land Records, CIDCO samaj mandir,

ground floor, Sector-18, Besides Bathiya School,

New Panvel, Tal.Panvel, Dist.Raigad 410206.

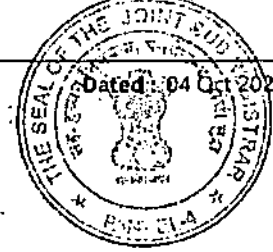
Signature Not Verified

Digitally signed by ANHILE KULKARNI BHATTAR  
Date: 04 Oct 2023 17:01:10  
Organization: Naina Integrated Approval Management System  
Designation: Associate Planner

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Kolkhe/BP-00112/ACC/2023/0436

पञ्च - ४	
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९४/१०६	



6. Matheran Monitoring Committee, Matheran Nagar  
Parishad Samiti Sabhgruh, Matheran, Taluka - Karjat,  
District - Raigad 410102.

7. Desk Officer, UD-12, Urban Development Department,  
Government of Maharashtra, 4th floor, Mantralaya,  
Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point,  
Mumbai - 400032.

8. Chief Engineer (II), CIDCO.

9. CCUC(NAINA), CIDCO.

Signature Not Verified

Digitally signed by ABHINAV KESHAV PANDIT  
Date: 24 Oct 2023 11:01:19  
Organization: NAINA Integrated Approval Management System  
Designation: Associate Planner

# UK JURIS

ADVOCATES

237/2, SHASTRINAGAR, SANTACRUZ EAST MUMBAI 400029.

पत्र - ४	
९९५	२०२४
९५/१०६	

Date: 01.11.2023

To,  
MahaRERA,  
6<sup>th</sup> & 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No C-21, E-Block,  
Bandra Kurla Complex,  
Bandra East, Mumbai 400 051.



Format - A Circular No 28/2021.

## LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to Plot situated at S. Nos. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 of Village - Kolkhe, Tahsil - Panvel City, District - Raigad (Herein after referred as the Larger Plot). The SAI WORLD CITY PHASE 3 project consisting of building no 4 and building no 5 wing A named as LLOYDS, Wing B named as ATLANTIS, Wing C named as STERLING is being constructed on land admeasuring 11737 Sq. mtrs. from Survey no 98/8/1/3 which is part of the Larger Plot.

- I have investigated the Title of the said Plot on the request of my Client M/s Paradise Lifespaces LLP and following documents, i.e:
  - Description of the Property
  - The Title Documents of Allotment of the Plot
  - 7/12 extract issued by the Talathi dated 14/09/2023.
  - Search Report for 30 Years from 1993 to 2023.
- On perusal of the above-mentioned documents and all other relevant documents relating to Title of the said Property, I am of the opinion that the Title of the following Owner is Clear, Marketable and without any encumbrances.
- Owners of the Land  
Dhariwala Developments  
Esmail Ebrahim Dhariwala,  
Kutub Badaruddin Dhariwala,  
Yahyabhai Ebrahim Dhariwala,  
Mohsin Ebrahim Dhariwala,  
Aziz Ebrahim Dhariwala  
Sara Moiz Unwala  
Survey Nos  
98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4
- The Report reflecting the flow of the Title of the Owner Dhariwala Developments on the above said land is enclosed herewith as annexure A.

Enclosed: Annexures A.

Date: 01-11-2023



For UK JURIS

*Apadhyay*  
Partner

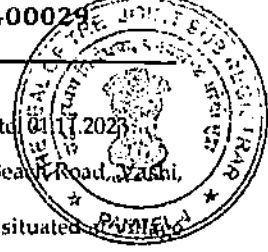
# UK JURIS

ADVOCATES

237/2, SHASTRINAGAR, SANTACRUZ EAST MUMBAI 400029

पवल - ४	
६९३५	२०२४
६६/१०६	

Date: 01/11/2023



M/s Paradise Lifespaces LLP having Office at 17th Floor, Satra Plaza Palm Beach Road, Vashi, Navi Mumbai 400705, have requested us to investigate the Title of the lands situated at Kolkhe in Panvel Tahsil of District Raigad. Under its instructions we have investigated the title to the property bearing new Survey no 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 of village Kolkhe, Tahsil - Panvel City, District - Raigad (herein after referred to as "The Property") as per records and the documents provided to us and searches conducted in the offices of the concerned Sub-Registrar of Assurances at Panvel for documents executed in last 30 years.

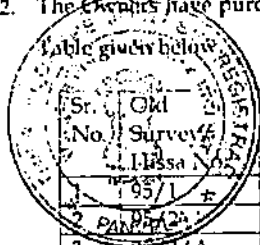
## FLOW OF TITLE

1. M/s Paradise Lifespaces LLP has entered into Development Agreement with land owners Dhariwala Developments having Partner Shri Esmail Ebrahim Dhariwala, Shri Kutub Badaruddin Dhariwala, Shri Yahyabhai Ebrahim Dhariwala, Shri Mohsin Ebrahim Dhariwala, Shri Aziz Ebrahim Dhariwala and Sara Moiz Unwala for Development of land admeasuring 126231 Sq. Meters bearing old Survey no 95/1, 95/2, 95/3A, 98/1, 98/2, 98/3, 98/4A, 98/4B/1, 98/4B/2, 98/5, 98/7K, 98/8, 98/9, 98/10A, 98/10B, 99, 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, 103/3, 103/4, 110/10 & 110/11 situated at Village Kolkhe Taluka Panvel District Raigad duly registered with Sub Registrar of assurances at Panvel under Serial No. PVL-4/791/2013 on 24<sup>th</sup> January, 2013.



पु. अ. नं. - ४  
 ६९३५/१०२४  
 ६०/१०६

2. The Owners have purchased the said lands by registered Conveyances as described in the



Sr. No.	Old Survey No.	Area in (sq. metres)	Registration no	Date
1	95/1	1900	Panvel/1350/1992	14.05.1992
2	Panvel/24	3500	Panvel/525/1985	30.08.1985
3	95/3/A	1800	Panvel/557/1986	08.10.1986
4	98/1	2710	Panvel 1904/1993	27.04.1993
5	98/2	3970	Panvel/1629/1997	01.08.1997
6	98/3	6580	Panvel/551/1986	08.10.1986
7	98/4/A	3780	Panvel /1904/1993	27.04.1993
8	98/4/B/1	3640	Panvel/1627/1997	01.08.1997
9	98/4/B/2	3770	Panvel/1943/1994	21.09.1994
10	98/5	4431	Panvel/1797/2007	17.02.2007
11	98/7/K	800	Panvel/1943/1994	21.09.1994
12	98/8	2600	Panvel/3868/1983	04.05.1983
13	98/9	1720	Panvel/201/1998	20.01.1998
14	98/10/A	1460	Panvel-1/2321/2003	17.09.2003
15	98/10/B	5080	Panvel/524/1985	30.08.1985
16	99	4400	Panvel/119/1985	25.02.1985
17	101/3	2120	Panvel/1626/1997	01.08.1997
18	101/4/A	2070	Panvel/14/1987	02.01.1987
19	101/4/B	1240	Panvel/1625/1997	01.08.1997
20	101/4/C	1670	Panvel/1943/1994	21.09.1994
21	101/5	7180	Panvel/246/1983	04.05.1983
22	101/6	3290	Panvel/13/1987	02.01.1987
23	101/7	4200	Panvel/245/1983	04.05.1983
24	101/8/A	4430	Panvel/2553/1997	26.08.1997
25	101/8/B	5900	Panvel/525/1985	30.08.1985
26	101/9	5110	Panvel/247/1983	04.05.1983
27	101/10/A	4400	Panvel/12/1983	02.01.1987
28	101/10/B	4050	Panvel/2002/1992	08.07.1992
29	102	3920	Panvel/2553/1997	26.08.1997
30	103/1	730	PVL3/03659/2007	27.12.2007
31	103/2	7210	PVL3/03659/2007	27.12.2007
32	103/3	1240	PVL3/03659/2007	27.12.2007
33	103/4	2960	PVL3/03659/2007	27.12.2007
34	110/10	5740	Panvel/394/1991	24.01.1991
35	110/11	6630	Panvel/273/1984	26.07.1984
36	TOTAL	1,26,231		





५५५५ - ४	
९९३५	२०२४
९८/१०९	

- By an Order dated 6<sup>th</sup> October 2008 bearing Ref. No. Kra. Masha./LNAL BR 429 /2007, the Collector Raigad has granted the Non-Agricultural land use permission (NA) to M/s. Dhariwala Development for the above-mentioned land which has been recorded in Mutation Entry no 2371 dated 10<sup>th</sup> November 2008.
- MMRDA vide Locational Clearance dated 23.01.2015 permitted development of the land admeasuring 126231 Sq. meters under Rental Housing Scheme of Government of Maharashtra.
- Further by a tripartite agreement executed on 22.05.2015 executed between MMRDA (Authority), Dhariwala developments (Landowners) and Paradise Lifespaces LLP the Rental Housing Scheme is being executed over the said property.
- In pursuance of Commencement Certificate dated 29.08.2016 issued by NAINA (CIDCO) for Rental Housing Project the TILR department has conducted NA land measurement of entire Plot admeasuring 126231 Sq. Meters and then amalgamated all old survey nos in new survey nos as follows.

Sr. No	New Survey no	Area	Description
1	98/8/1/1	28402.	Rental Plot
2	98/8/1/2	3156	Rental Amenity Plot
3	98/8/1/3	85206	Sale Plot
4	98/8/1/4	9467	Sale Amenity Plot

- The said changes of Survey nos. have been recorded in the mutation entries no 2839, 2841 and 2843.
- The 7/12 Extracts of old Survey nos have been closed and new Survey nos. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 has been entered in the Revenue records by the Concerned authorities.
- We have checked the copies of 7/12 Extracts of Survey no 98/8/1/1, 98/8/1/2, 98/8/1/3, and 98/8/1/4 of village Kolkhe issued by Talathi on 14.09.2023 and respective mutation Entries.
- We have taken search of properties from year 1993 to 2023 in the offices of Sub Registrar at Panvel and also perused the Mutation Entries of old survey nos and new survey nos recorded by revenue authorities.



पत्र - ४	
६९३५	२०२४
६६/१०६	



CIDCO (NAINA) has granted amended commencement certificate dated 04.10.2023 for construction of Building no 4 named as Sentosa and Building no 5 wing A named as I.B.S.P. Wing B named as ATLANTIS and Wing C named as STERLING and the promoter has decided to register it as Sai World City Phase-3 in MahaRERA.

**CONCLUSION:**

Taking into consideration copies of the Registered Documents, Search Report, Mutation entries, Locational Clearance granted by MMRDA, Commencement Certificates granted by CIDCO, our perusal of all land and revenue records in our opinion the title of the Owners M/s. Dhariwala Developments, to the said Property bearing new Survey no 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4 of village - Kolkhe, Taluka - Panvel District - Raigad is clear and marketable and free from all encumbrance and beyond reasonable doubts. Further on the basis of Development Agreement dated 24.01.2013 and Tripartite Agreement dated 22.05.2015 executed between MMRDA (Authority), Paradise Lifespaces LLP (Developer) and Dhariwala Developments (landowner), M/s Paradise Lifespaces LLP is legally authorized to construct the buildings as permitted by Authority and sell the units therein to the Intending purchasers.

Date: 01.11.2023



For UK JURIS

*Spadhy*  
Partner



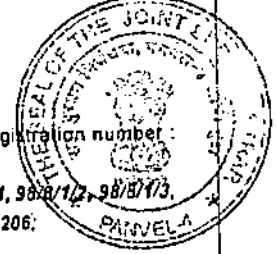
## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

प व ल - ४
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६०० / १०६



This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000053727

Project: SAI WORLD CITY PHASE 3 , Plot Bearing / CTS / Survey / Final Plot No.: 98/8/1/1, 98/8/1/2, 98/8/1/3,  
98/8/1/4 at Village - Kolkhe, Tahsil - Panvel City, District - Raigad at Kolkhe, Panvel, Raigarh, 421206;

1. Paradise Lifespaces Llp having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400703.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a 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 28/11/2023 and ending with 30/12/2029 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: 28/11/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 28-11-2023 17:13:20

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



8  
 82492-1  
 Mumbai, July 27, 2022  
 8:30 PM

पत्राची

Digital Certificate

सं. 1/2022

दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022

आपला पत्र क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022, मंडळ क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022, मंडळ क्र. 3748 दि. 27/07/2022

जुलै 2022  
 मंडळ क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022

आपला पत्र क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022

मंडळ क्र. 3748 दि. 27/07/2022

मंडळ क्र. 3748 दि. 27/07/2022

1) मंडळ क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022  
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Handwritten signature

मंडळ क्र. 3748 दि. 27/07/2022

पत्र क्र. - 8  
 8934/2022  
 69/906



827-2

Joint Sub Registrar (Mumbai)

827-2  
 Mumbai, July 27, 2022

पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022  
 मंडळ क्र. 3748 दि. 27/07/2022

Handwritten signature

पत्राचा क्र. 3748 दि. 27/07/2022

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पत्राचा क्र. 3748 दि. 27/07/2022

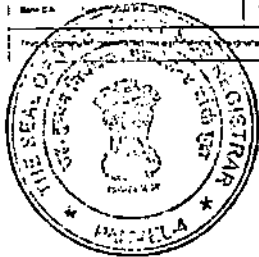
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पत्राचा क्र. 3748 दि. 27/07/2022

पत्राचा क्र. 3748 दि. 27/07/2022




Government of Karnataka Department of Revenue, Bangalore Office of the District Registrar, Bangalore	
No. 693/2022	Dt. 2/6/22
Amount of Rs. 1440/- towards Document Handling Charge for the Document No. 8273 dated 27/05/2022 at the Sub Registrar Office, B.R.	
Name: IBKL	Date: 27/05/2022



पव ल - ४  
 २९३२०२२  
 २ / ६२



 <b>District Handling Charge</b> Revenue Department of Karnataka & Stamps	
<b>Receipt of Document Handling Charges</b>	
No. 3105202205897	Dated: 27-05-2022
Renewal term: Invoice number 881808897 for an amount of Rs. 1440/- towards Document Handling Charge for the Document to be registered on Document No. 8273 dated 27/05/2022 at the Sub Registrar Office, B.R. Part 4 of the District Registrar.	
Payment Details	
Name: IBKL	Payment Date: 27-05-2022
Bank: 10004152027963101418	PAN No: 2782875560
Deface No: 21052022058970	Deface Date: 27-05-2022
<small>This is computer generated receipt. There is no signature or stamp.</small>	

पव ल - ४  
 २९३२०२२  
 ३ / ६२



**CHALLAN**  
MTR Form Number 6

File No.	REGISTRATION	BARCODE	REGISTRATION	Date	21.06.2022	Form ID	605
Description: 1. General Form of Registration				Payment Details			
Name of Applicant: <u>Smt. Jyoti</u> Type of Payment: <u>Pre-paid</u> Office Name: <u>PH-1, PUNE, SUB REGISTRAR'S OFFICE</u> Location: <u>PUNE</u> Year: <u>2022</u> Account No. of Debit: <u>XXXXXXXXXXXX</u>				PAN No. of Applicant: <u>XXXXXXXXXX</u> Full Name: <u>Smt. Jyoti Suresh Chandra and others</u> Postcode No.: <u>411004</u> Address: <u>XXXXXXXXXX</u> District: <u>PUNE</u> Sub-District: <u>PUNE</u> PIN: <u>XXXXXXXXXX</u> Telephone No.: <u>XXXXXXXXXX</u> Mobile No.: <u>XXXXXXXXXX</u> E-mail: <u>XXXXXXXXXX</u> Signature: <u>XXXXXXXXXX</u> Date: <u>21/06/2022</u>			
Amount: <u>XXXXXXXXXX</u> Total: <u>XXXXXXXXXX</u>				Payment Mode: <u>CASH</u> Cheque/DD Details: <u>XXXXXXXXXX</u> Bank Name: <u>XXXXXXXXXX</u> Branch Name: <u>XXXXXXXXXX</u> Account No.: <u>XXXXXXXXXX</u> Date: <u>21/06/2022</u> Amount: <u>XXXXXXXXXX</u>			

पंचल - ४  
293/2022  
४/६२



[Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]

पंचल - ४  
२९३ / २०२४  
६३ / १०६



**CHALLAN**  
MTR Form Number 6

File No.	REGISTRATION	BARCODE	REGISTRATION	Date	21.06.2022	Form ID	605
Description: 1. General Form of Registration				Payment Details			
Name of Applicant: <u>Smt. Jyoti</u> Type of Payment: <u>Pre-paid</u> Office Name: <u>PH-1, PUNE, SUB REGISTRAR'S OFFICE</u> Location: <u>PUNE</u> Year: <u>2022</u> Account No. of Debit: <u>XXXXXXXXXXXX</u>				PAN No. of Applicant: <u>XXXXXXXXXX</u> Full Name: <u>Smt. Jyoti Suresh Chandra and others</u> Postcode No.: <u>411004</u> Address: <u>XXXXXXXXXX</u> District: <u>PUNE</u> Sub-District: <u>PUNE</u> PIN: <u>XXXXXXXXXX</u> Telephone No.: <u>XXXXXXXXXX</u> Mobile No.: <u>XXXXXXXXXX</u> E-mail: <u>XXXXXXXXXX</u> Signature: <u>XXXXXXXXXX</u> Date: <u>21/06/2022</u>			
Amount: <u>XXXXXXXXXX</u> Total: <u>XXXXXXXXXX</u>				Payment Mode: <u>CASH</u> Cheque/DD Details: <u>XXXXXXXXXX</u> Bank Name: <u>XXXXXXXXXX</u> Branch Name: <u>XXXXXXXXXX</u> Account No.: <u>XXXXXXXXXX</u> Date: <u>21/06/2022</u> Amount: <u>XXXXXXXXXX</u>			

पंचल - ४  
293/2022  
५/६२



Value known

Sl. No.	Disbursement No.	Disbursement Date	Slip No.	Disbursement Amount
1	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
2	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Total Disbursement Amount				XXXXXXXXXX

**POWER OF ATTORNEY**  
TO KNOW IT MAY CONCERN

I, Mr. Amit Madhu Bathija, Aged 39, having my office address at 1701, Satra Plaza, Plot no. 16 & 20, Sector 19D Vashi, Navi Mumbai 400 705

SEND GREETINGS

I, Mr. Amit Madhu Bathija am Director/Partner in the following companies / Partnership Firms

- 1) M/S PARADISE INFRA-COM PVT. LTD.
- 2) M/S OM SAI CONSTRUCTIONS
- 3) M/S PARADISE LIFESPACES LLP
- 4) M/S PARADISE SUPERSTARS LLP
- 5) M/S KANAKA WILDFIRE PROPERTIES LLP
- 6) M/S SALASAMORE REHUSING
- 7) M/S CHARTER PROPERTIES LLP

Handwritten notes and stamps on the list of companies, including a large 'copy' stamp and a 'Text' stamp.

पबल - ४  
२९३ २०२२  
८/७२

... companies Partnership Firm namely as mentioned above...  
... by executing deeds, contracts, agreements, etc. consisting of Flats, Shops, Offices, etc.  
... agreements and so on and in all such matters and things in this behalf, and...  
... my self being Director/Partner on behalf of my companies has to present the said...  
... Agreements and other documents before the Registrar of Assurances for the...  
... purpose of registrations of these documents.

Whereas my companies/partnership firms is desirous of presenting and executing...  
... documents/agreements signed by me as mentioned companies incorporated...  
... in the year 1992 through 1999 before Mr. Amit Madhu Bathija for...  
... registration in form of the concerned Registrar of Assurance by the...  
... concerned attorneys, namely 1) Mr. Shyam Shaker Thakur, at - 1701 Satra...  
... Plaza, Plot no. 16 & 20 Sector 19D Vashi, Navi Mumbai - 400705. 2) Mr. Devidas...  
... Anant Bhujbal, 4) Mr. Mahesh Anant Bhujbal, 4) Sankat Aparna Bhujbal, at -...  
... Shop No. 98, Street Datta Khera, Panvel Munciple Complex, Final Plot No. 247,...  
... Panvel, Tal. Panvel, Dist. Raigad. 5) Mr. Sudhakar Jadh, at - 1701, Satra Plaza...  
... Plot no 16 & 20 Sector 19D Vashi Navi Mumbai - 400705. 6) Mr. Dinesh Sudam...  
... Varhadi at - Shop No. 98, Street Datta Khera Panvel Munciple Complex, Final...  
... Plot No. 247 Panvel, Tal. Panvel, Dist. Raigad. It be the any one person...  
... (Attorney Holder) are signed document of Registrar to execute the companies...  
... true and lawful attorneys to do all or any of the following acts, deeds, matters...  
... and things generally for and on behalf of and in the name of aforesaid mentioned...  
... companies.

To appear before the Sub-Registrar of Assurances of Panvel, Navi Mumbai to present several documents, agreements and on the indentures before the Sub-Registrar of Assurances of Panvel, Navi Mumbai to admit to execute thereof and to do any act that be necessary for registration of the said document and to receive back when it has been duly registered and to and deliver a proper receipts for the same. To obtain certified copies thereof from the Sub-Registrar of Assurances of Panvel, Navi Mumbai.

पबल - ४  
२९३ २०२२  
८/७२

**SCHEDULE OF PROPERTIES**

Plot No./SURVEY NO.	Sector	Mode	
10 & 108	35F	KHARGHAR	
51	33D	KHARGHAR	
18	35F	KHARGHAR	
93/2 & 4 & Others		RODNIAR	
98/1/3 & Others		KOLHAR	
6	18B	OWS	
7	33E, 32/2	GHOT	
8	55	AKULI	
9	24 & 15	33D	KHARGHAR
10	26	35H	KHARGHAR
11	48	18	KHARGHAR
12	45/52/51A	35D	KHARGHAR
13	4 & 5	23H	KHARGHAR
24	4 & 5	35F	KHARGHAR
25	1, 1A, 1B, 1C, 2, 3 & 10A	34A	KHARGHAR
14	020 & 23	6	NEW PANVEL (E)
17	37 & 180	28	ULWE
18	15	8	ULWE
19	99	21	ULWE
20	3	2	ULWE
21	5 & 5A	35G	ULWE
22	6A	5	ULWE
23	11 & 12	7	TALDA



पबल - ४  
२९३ २०२२  
८/७२

Handwritten signatures and stamps on the right side of the schedule.

IN WITNESS WHEREOF M/S PARADISE INFRA-COM PVT. LTD., M/S OM SAI CONSTRUCTIONS, M/S PARADISE LIFESPACES LLP, M/S PARADISE SUPERSTARS LLP, M/S PARADISE AFFORDABLE HOMES, M/S CHARTER PROPERTIES LLP & M/S SAI AFFORDABLE HOMES through its Director/Partner Mr. Amit Madhu Bathija and subscribed our hands, on this 31<sup>st</sup> day of July, 2022

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED THROUGH ITS DIRECTOR/PARTNER MR. AMIT MADHU BATHIJA

पबल - ४  
२९३ २०२२  
८/७२

Handwritten signature of Mr. Amit Madhu Bathija and a circular stamp.

IN THE PRESENCE OF

- 1) Pravin Kulkarni
- 2) Pradeep Chavan

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED POWER OF ATTORNEY HOLDERS

- 1) Mr. Shyam Shaker Thakur
- 2) Mr. Devidas Anant Bhujbal
- 3) Mr. Mahesh Anant Bhujbal
- 4) Sankat Aparna Bhujbal
- 5) Mr. Sudhakar Jadh
- 6) Mr. Dinesh Sudam Varhadi

IN THE PRESENCE OF

- 1) Pravin Kulkarni
- 2) Pradeep Chavan

Handwritten signatures and circular stamps of the six attorney holders listed on the left.

पबल - ४  
२९३ २०२२  
८/७२



पंचल-४  
८२९३२०२२  
१०/७२



पुर्वी सं २  
पंचल-४  
८२९३२०२२  
१०/७२

पंचल-४  
८२९३२०२२  
१०/७२



पंचल-४  
८२९३२०२२  
११/७२



पंचल-४  
८२९३२०२२  
११/७२



पंचल-४  
८२९३२०२२  
१२/७२



पुर्वी सं २  
पंचल-४  
८२९३२०२२  
११/७२

पंचल-४  
८२९३२०२२  
११/७२

पंचल-४  
८२९३२०२२  
११/७२



पंचल-४  
८२९३२०२२  
११/७२





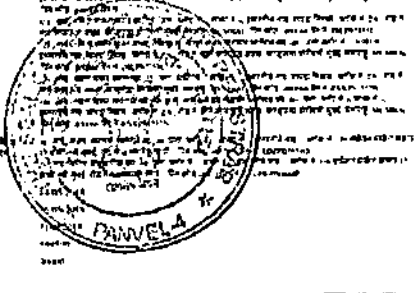




पत्रिका क्र. १०२१  
२९/७२

- 1. विचारणा प्रमाणित करावा
- 2. प्रमाणित करावा
- 3. प्रमाणित करावा
- 4. प्रमाणित करावा
- 5. प्रमाणित करावा

पत्रिका क्र. १०२१  
२९/७२



पत्रिका क्र. १०२१  
२९/७२

- 1. विचारणा प्रमाणित करावा
- 2. प्रमाणित करावा
- 3. प्रमाणित करावा
- 4. प्रमाणित करावा
- 5. प्रमाणित करावा

पत्रिका क्र. १०२१  
२९/७२

पत्रिका क्र. १०२१  
२९/७२



1. विचारणा प्रमाणित करावा	१०२१
2. प्रमाणित करावा	२९/७२
3. प्रमाणित करावा	२९/७२
4. प्रमाणित करावा	२९/७२
5. प्रमाणित करावा	२९/७२

पत्रिका क्र. १०२१  
२९/७२

पत्रिका क्र. १०२१  
२९/७२





पंचाल - ४  
293/2022  
30/02

THE SEAL OF THE JOINT SUB REGISTRAR  
PANVELA

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पंचाल - ४  
293/2022  
33/02

THE SEAL OF THE JOINT SUB REGISTRAR  
PANVELA

पंचाल - ४  
293/2022  
32/02

THE SEAL OF THE JOINT SUB REGISTRAR  
PANVELA

पंचाल - ४  
293/2022  
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THE SEAL OF THE JOINT SUB REGISTRAR  
PANVELA











पंचल - ४  
२९३ २०२२  
५० / ७२



पंजीकरण संख्या

पंजी. सं. सं. INDEX NO. II

पंजीकरण संख्या: ५०/७२  
पंजी. सं. सं. INDEX NO. II  
पंजीकरण संख्या: ५०/७२  
पंजी. सं. सं. INDEX NO. II  
पंजीकरण संख्या: ५०/७२  
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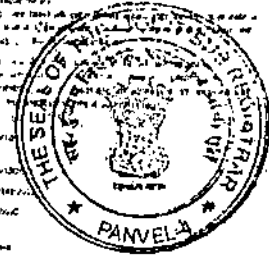


पंचल - ४  
२९३ २०२२  
५१ / ७२



पंजीकरण संख्या

पंचल - ४  
२९३ २०२४  
५१ / ७२



पंजीकरण संख्या

पंजी. सं. सं. INDEX NO. II

पंजीकरण संख्या: ५०/७२  
पंजी. सं. सं. INDEX NO. II  
पंजीकरण संख्या: ५०/७२  
पंजी. सं. सं. INDEX NO. II  
पंजीकरण संख्या: ५०/७२  
पंजी. सं. सं. INDEX NO. II



पंजीकरण संख्या: ५०/७२



पंचल - ४  
२९३ २०२२  
५१ / ७२



पंजीकरण संख्या

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पंजी. सं. सं. INDEX NO. II  
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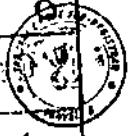
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पवेल - ४  
८२९३ २०२२  
५४ / ७२



पुणे नगर मधील इन्डिअर नो. ४  
पवेल - ४  
८२९३ २०२२  
५४ / ७२

पवेल - ४  
८२९३ २०२२  
६६ / १०६

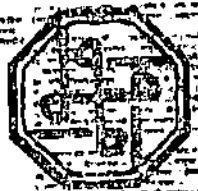


पवेल - ४  
८२९३ २०२२  
५६ / ७२



पुणे नगर मधील इन्डिअर नो. ४

पुणे नगर मधील इन्डिअर नो. ४  
पवेल - ४  
८२९३ २०२२  
५६ / ७२



पुणे नगर मधील इन्डिअर नो. ४

पवेल - ४  
८२९३ २०२२  
५५ / ७२



पुणे नगर मधील इन्डिअर नो. ४  
पवेल - ४  
८२९३ २०२२  
५५ / ७२



पवेल - ४  
८२९३ २०२२  
५७ / ७२



पुणे नगर मधील इन्डिअर नो. ४  
पवेल - ४  
८२९३ २०२२  
५७ / ७२



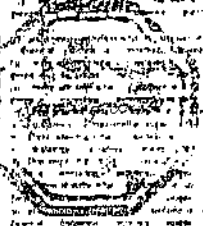


सदर आज्ञाकारी शिरोधार्य

सुधी क. लोकाचार्य वरिष्ठ

पवेल-४  
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६६/७२



सदर आज्ञाकारी शिरोधार्य

सुधी क. लोकाचार्य वरिष्ठ

पवेल-४  
२९३/२०२२  
६६/७२



पद पुराण (मिशन, एन-१)



पवेल-४  
२९३/२०२२  
६६/७२

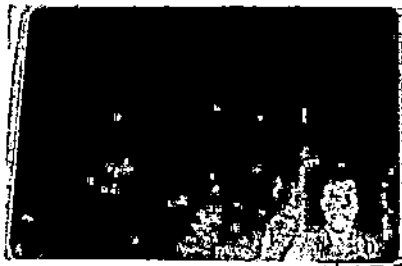


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पद पुराण (मिशन, एन-१)

पवेल - ४  
 २९३ २०२२  
 ६६/७२



पवेल - ४  
 २९३ २०२२  
 ६६/७२

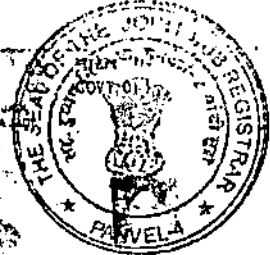
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 Shyam Shankar Thakur  
 जन्म तारीख/ DOB: 30/10/1970  
 पुरुष / MALE

7100 3231 6253

पवेल - ४  
 २९३ २०२२  
 ६६/७२



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 सुभाकार राजलिंगु जेठ  
 RAJALINGU LANCHANA



4453 4785 4623

MAHARASHTRA STATE JUDICIAL OFFICE  
 COURT OF JUDGES  
 5000 70, BHOIRDI (M)

DOE 27-66-1979

Name: DEEPAK BHANDAL  
 ROOM NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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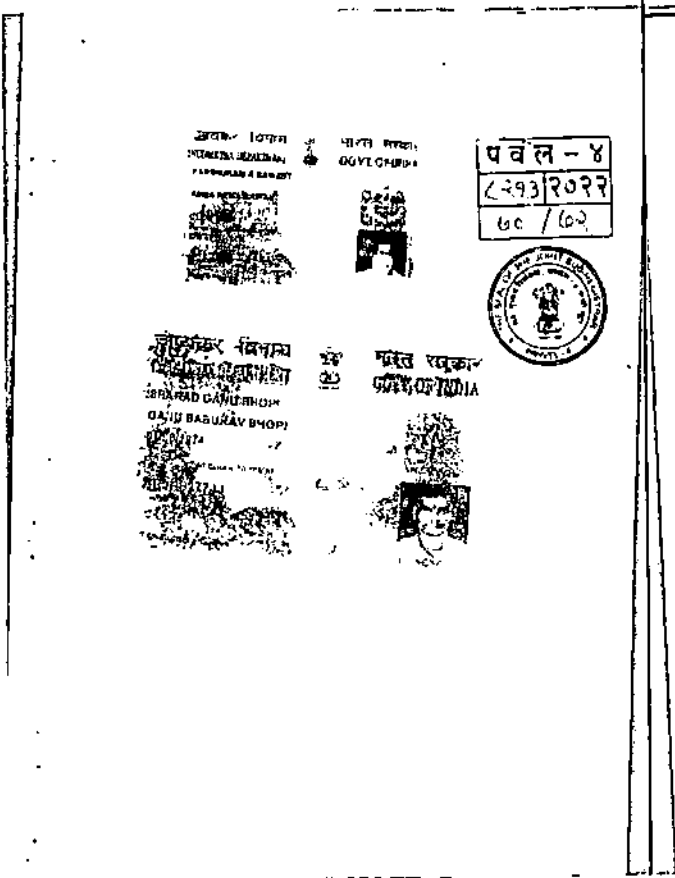
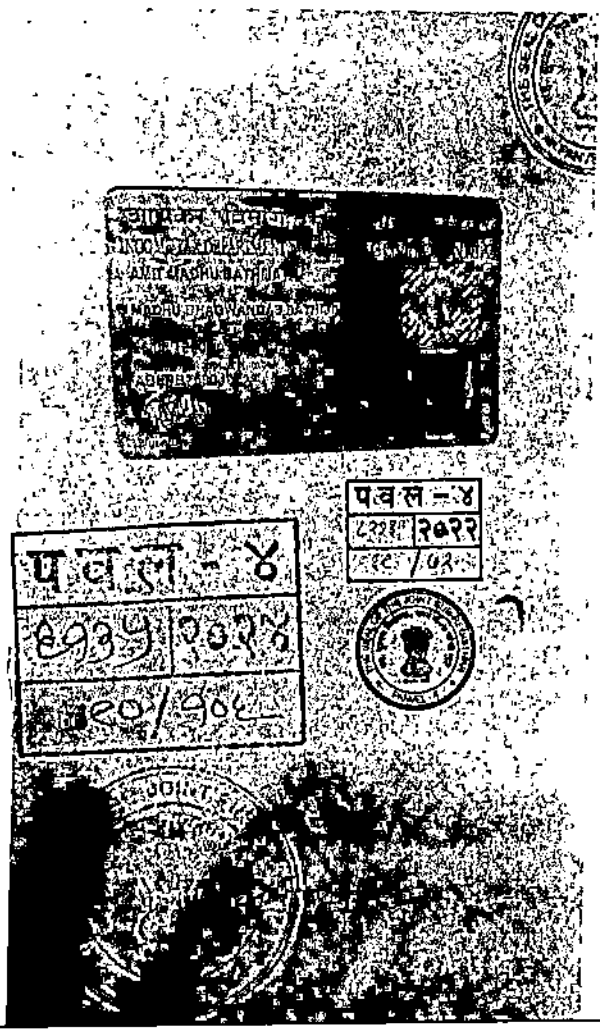
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 MAHESH ANAND DIT  
 ANAND NARAYAN  
 15/01/1979  
 AUTP841308  
 H.A. Ghoshal

पवेल - ४  
 २९३ २०२२  
 ६६/७२



पारदर्शक विभाग  
 PIMPRI CHINCHWAD  
 SUDAM VARHALI

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 पारदर्शक विभाग  
 Pimpri Chinchwad  
 BIRDPORE



1. Name of the Applicant: [Name]  
 2. Date of Birth: [DOB]  
 3. Address: [Address]  
 4. Occupation: [Occupation]  
 5. Educational Qualification: [Education]  
 6. Income Details: [Income]  
 7. Declaration: [Declaration]



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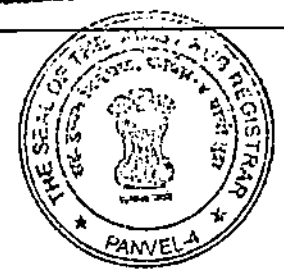
(To Stamp Due) (If Requirement Fulfills) (If Document No. stamp Change)  
 1. Name of the Applicant: [Name]  
 2. Date of Birth: [DOB]

पुनक क 7  
 राज क 2292 पर पं.दस्ता.  
 यह दस्तावेज विधिक विवेक प  
 दि. 26 फरवरी 2024

प व ल - ४  
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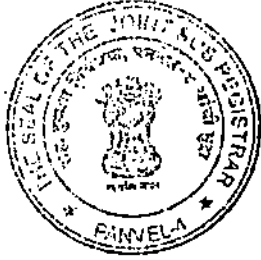


प व ल - ४  
 ६९३५/२०२४  
 ६९/९०६



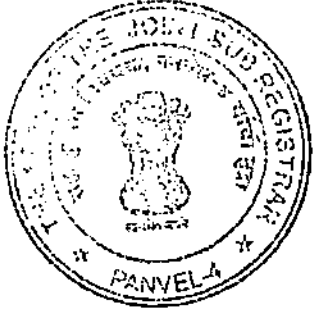


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६९३५	२०२४
२२/१०६	

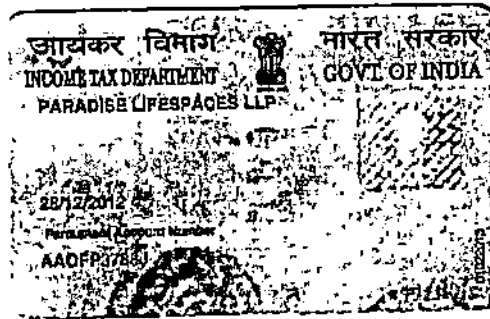
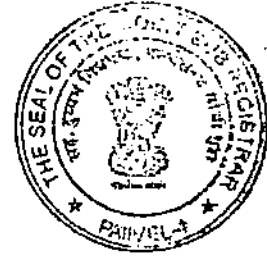




पत्र - ४	
७९३५	२०२४
२४/१०६	



पत्र - ४  
६९३५ / २०२४  
२५ / १०६



For Paradise Lifespaces LLP

*[Handwritten Signature]*  
Partner

आयकर विभाग

INCOME TAX DEPARTMENT

SNEHA KARTIK SAH

KARTIK PRASAD SAH

30/06/1989

आयकर खाते क्रमांक / Account Number

CMTPS5037C

S. Sah

Signature



भारत सरकार

GOVT. OF INDIA

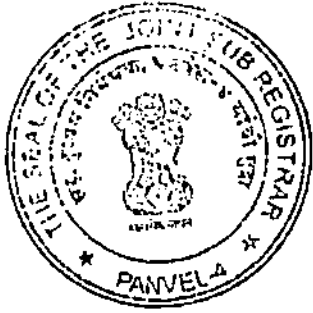
भारत सरकार



पत्र क्र - ४
६९३५ २०२४
२६ / ७०६



पं. सं. - ४	
७९३५	२०२४
६८/४०६	





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



प व ल - ४	
६९३५	२०२४
०९/१०/१९८६	

नोंदणी क्रमांक/Enrolment No.: 1104/20596/01409

Sneha Kartik Sah (श्रेहा कार्तिक शहा)

204 A wing shradhha maahal, chinchpada road, near saket college turning, kalyan E, Kalyan, Thane, Maharashtra - 421306

तुमचा आधार क्रमांक/ Your Aadhaar No.:

2376 4917 8355



माझे आधार, माझी ओळख



1947



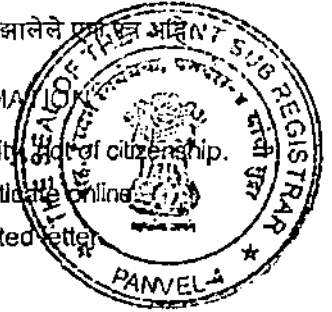
help@uidai.gov.in



www.uidai.gov.in

INFORMATION

- Aadhaar is a proof of identity and citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



S. Sah

Signature valid

Digitally signed by Unique Identification Authority of India  
Date: 2016.02.29 22:43:57 IST

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



श्रेहा कार्तिक शहा  
Sneha Kartik Sah  
जन्म तारीख/ DOB: 30/06/1989  
महिला / FEMALE



पत्ता:

204 ए विंग श्रद्धा महाल,  
चिंचपाडा रोड, साकेत  
कॉलेज टर्निंग जवळ, कल्याण  
पूर्व, कल्याण, ठाणे,  
महाराष्ट्र - 421306

Address:

204 A wing shradhha maahal,  
chinchpada road, near saket college  
turning, kalyan E, Kalyan, Thane,  
Maharashtra - 421306

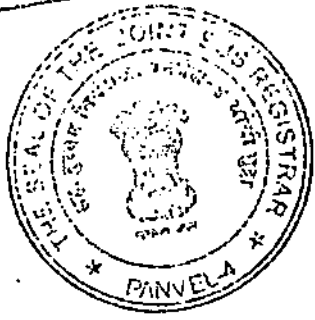
2376 4917 8355

2376 4917 8355

माझे आधार, माझी ओळख

MERA AADHAAR, MERI PEHACHAN

पत्रक - ४	
६९३५	२०२४
१०० / १०९	







THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH46 20110021477  
Valid Till : 03-04-2026 (NT)

DOI : 04-04-2006

DLD 05-10-2011

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
MCWG 04-04-2006  
LMV 04-04-2006



FORM 7  
RULE 16 (2)



DOB : 27-06-1976 BG

Name : DEVIDAS BHUJBAL  
S/DW of ANANT BHUJBAL  
Add : ROOM-10, 3RD FLR, BHUJBAL WADI,  
TAL-PANVEL, DIST-RAIGAD.

Pin : 410205  
Signature & ID of  
Issuing Authority: MH46 201145

Signature/Thumb  
Impression of Holder

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH ANANT BHUJBAL  
ANANT NAMDEV BHUJBAL

भारत सरकार  
GOVT. OF INDIA

पत्र - ४	
६९३५	२०२४
१००९/१००६	

15/01/1979  
Permanent Account Number  
AMTPB4134B

Signature



15102010



INCOME TAX DEPARTMENT GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHBPU3543J



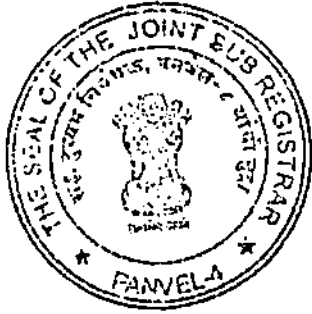
नाम / Name  
SURHASH RAMA UGHADA

पिता या माता / Father's Name  
RAMA UGHADA

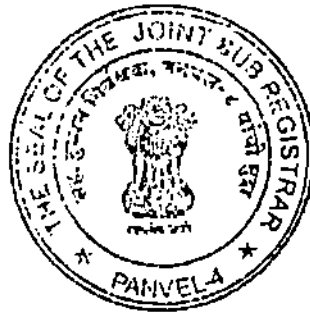



जन्म तिथि / Date of Birth

प व ल - ४	
	२०२४





प व ल - ४	
६९३५	२०२४
१०४/१०६	

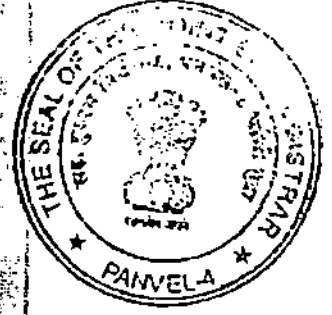




**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 EX. No. MH46 2011002 (477)      04-04-2006  
 Valid Till: 03-04-2026 (111)      OLD 05-10-2011  
 AUTHORIZATION TO DRIVE FOR JAWAS CLASS OF VEHICLES THROUGHOUT INDIA  
 GOV      DCI  
 MCWG      04-04-2006  
 LMV      04-04-2006  
 FORM 7  
 RULE 18 (7)


DGB: 27-06-1976      89  
 NAME: DEVIDAS BHUJAL  
 S/O/W of ANANT BHUJAL  
 AGO ROOM 10, 3RD FLR, BHUJAL WALK  
 TAL. PANVEL, DIST. RAIGAD  
 PIN: 410204  
 Signature & ID of Issuing Authority: MH46 201145  
 Signature/Thumb Impression of Holder

**पवल - ४**  
**६९३५ २०२४**  
**१०३ / १००८**

**आयकर विभाग**      भारत सरकार  
**INCOME TAX DEPARTMENT**      GOVT. OF INDIA  
**MAMESH ANANT BHUJAL**  
**ANANT NAMDEV BHUJAL**  
**1501/1979**  
 Permanent Account Number  
**AMTP84134B**  



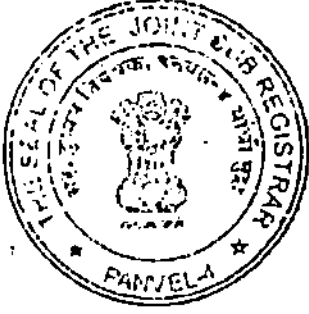



 भारत सरकार  
 Government of India


 दुर्वेश सुरेंद्र बेलोसे  
 Durvesh Surendra Belose  
 जन्म तारीख/DOB: 23/10/1999  
 पुरुष / MALE  
 Issue Date: 24/08/2020  
 Download Date: 02/10/2020

**3536 4429 3329**  
**VID : 9103 3746 1301 9722**  
**माझी आधार, माझी ओळख**

प व ल - ४	
	२०२४
/	



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 202404013790

01 April 2024, 05:15:13 PM

पवेल

मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
मूल्य विभाग तालुका: पनवेल  
उच्च मूल्य विभाग 3.9-साई वलर्ड सिटी प्रकल्प  
हेऱाचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजगापनावे एकक
7000	69000	75800	82400	75800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	112.29 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण-	1-आर री सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289
उद्देशाने सुविधा -	आहे	मजला -	5th to 10th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घटवाढ = 105 / 100 Apply to Rate= Rs.72450/-

पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
= ( ( 72450-7040 ) \* (100 / 100 ) ) + 7040 )  
= Rs.72450/-

१) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 72450 \* 112.29  
= Rs.8135410.5/-

Applicable Rules = 3, 9, 18, 19

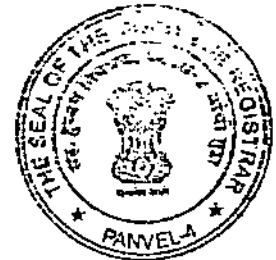
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य - तब्बपराचे मूल्य + मेश-गार्डन भूखंड क्षेत्र मूल्य - लागतच्या गळीचे मूल्य (खुली बाळकणी) - वरील गळीचे मूल्य - बंदिल  
वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिल बाळकणी - राखचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 8135410.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.8135410.5/-  
= र एकव्याऐंशी लाख पस्तीस हजार चार शो दहा /-

Home

Print

पवेल - ४  
६९३५ २०२४  
९०४ / ९०६



528/6135

सोमवार, 01 एप्रिल 2024 5:39 म.नं.

दस्त गोपवारा भाग-1

पवेल 4 904/90E

दस्त क्रमांक: 6135/2024

दस्त क्रमांक: पवेल 4 /6135/2024

बाजार मूल्य: रु. 89,48,951/-

मोलदला: रु. 1,67,14,000/-

नगरतेले मुद्रांक शुल्क: रु. 8,35,700/-

द. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती: 6641

पावती दिनांक: 01/04/2024

अ. क्रं. 6135 तर दि. 01-04-2024

सादरकरणाचे नाव: शेहा कार्तिक शाहा

शेजी 5:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2120.00

पृष्ठांची संख्या: 106

दस्त हजर करणाऱ्याची सही:

एकुण: 32120.00

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताची प्रकर: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्य, निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षका क्रं. 1 01 / 04 / 2024 05 : 37 : 32 PM ची वेळ: (सादरीकरण)

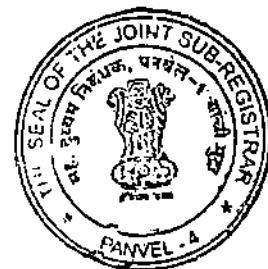
शिक्षका क्रं. 2 01 / 04 / 2024 05 : 38 : 46 PM ची वेळ: (फी)

प्रतिज्ञापत्र

मध्य दस्तपत्रेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार संतुष्टीस प्राप्त केलेला आहे. दस्तातील संपूर्ण पत्रे, निष्ठादक्षय्येला, साधारण व बाजार जोडलेल्या कागदपत्रे सत्यता तपासली आहे. दस्ताची सत्यता, वैधता करण्याकरिता बाबीसाठी दस्त मिळवून घेऊन घ्यावे हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून देणारे





01/04/2024 5:48:04 PM




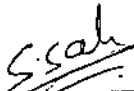

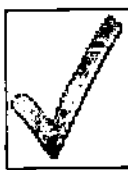
दस्त गोपवारा भाग-2

पत्रक 908/908

दस्त क्रमांक:6135/2024

दस्त क्रमांक :पत्रक4/6135/2024




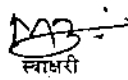


दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	ठसा प्रमाणित
1	नाव:मं. पराडाईज कार्डकम्पेमेम एनएलपी तर्फे भागीदार मे. पराडाईज इन्फ्रा-कॉन प्रा.लि.तर्फे डायरेक्टर अमित मधु बडीजा यांचे तर्फे क.ज. अखत्यारी देविदास अनंत भुजवळ - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ओफीस नं. 1701, सत्र प्लाझा, प्लॉट नं 19 व 20, सेक्टर नं.19 डी, चाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AAOFP3788J	लिहून देणार वय :-47 स्वाधरी:- 		
2	नाव:श्रेहा कार्तिक शहा - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. सी/106, राज स्पेन्डर, गांधीनगर,एलवीएस मार्ग,विन्कोळी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:CMTPS5037C	लिहून देणार वय :-34 स्वाधरी:- 		

वरील दस्तऐवज करून देणार तयारकर्त्या करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:01 / 04 / 2024 05 : 46 : 45 PM

ओळख:-

घालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	ठसा प्रमाणित
1	नाव:दुर्वेश बेळोसे - वय:25 पत्ता:शॉप नं. 96, थी दस्त सेराॅक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206	 स्वाधरी	 
2	नाव:महेश अनंत भुजवळ - वय:47 पत्ता:शॉप नं. 96, थी दस्त सेराॅक्स,पनवेल,ता.पनवेल,जि.रायगड पिन कोड:410206	 स्वाधरी	 

शिक्का क्र.4 ची वेळ:01 / 04 / 2024 05 : 47 : 46 PM

Joint Sub Registrar Panvel 4

पुस्तक क्र. 9

दस्त क्र. E934

सह दुय्यम निबंधक, घर्ग-२, पनवेल क्र.४  
दि. 09. माई 08 सन २०२४

प्रमाणित करण्यात येते की, या

वर नोंदला. दस्तामळे 908 पृष्ठे आहेत.

सह दुय्यम निबंधक, पनवेल-६

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNEHA KARTIK SAH	eChallan	02700452024033050942	MH018550759202324E	835700.00	SD	0000026419202425	01/04/2024
2		DHC		0324116822033	2000	RF	0324116822033D	01/04/2024
3		DHC		0424013110410	120	RF	0424013110410D	01/04/2024
4	SNEHA KARTIK SAH	eChallan		MH018550759202324E	30000	RF	0000026419202425	01/04/2024

(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges]

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Time 09:48 PM  
Date 01/04/2025