

528/13305

Wednesday, November 28, 2018

7:09 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र. 17115 दिनांक 28/11/2018

गजाने नाव कोळखे

दस्तावेजाचा अनुक्रमांक पवत4-13305-2018

दस्तावेजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव शिरोधर वलेचा

नोंदणी फी  
दस्त हाताळणी फी  
पत्रांची संख्या ०४

₹ 30000.00

₹ 1960.00

एकूण

₹ 31960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:17 PM हा वेळीस मिळेल.

  
Joint Sub Registrar Parvat

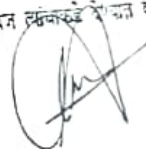
बाजार मूल्य ₹ 10317346/-

मोबदला ₹ 18400000/-

भरलेले मुद्रांक शुल्क ₹ 1104000/-

- 1) देयकाचा प्रकार eSBTR/SimpleReceipt रक्कम: ₹ 30000/-  
डोडी/धनादेशाचे ऑर्डर क्रमांक: MH008704305201819R दिनांक: 28/11/2018  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार DHC रक्कम: ₹ 1960/-  
डोडी/धनादेशाचे ऑर्डर क्रमांक: 2711201801874 दिनांक: 27/11/2018  
बँकेचे नाव व पत्ता:

दस्तावेजाचा प्रतिलिपि तयार करून देण्यात येईल. या प्रतिलिपि तयार करणेसाठी शुल्क देणे आवश्यक आहे. शुल्क देण्यात येईल तेव्हाच प्रतिलिपि तयार करून देण्यात येईल.



पत्रकारांची सहा



Valuation ID	201811283373				
मूल्यांकनाचे वर्ष	2018				
जिल्हा	सांगली				
तालुक्याचे नाव	पनवेल				
गावाचे नाव	कोळसे				
प्रमुख मूल्य विभागा	27				
उप मूल्य विभागा	27.1				
क्षेत्राचे नाव	Influence Area				
वार्षिक मूल्य दर तत्कालानुसार मूल्यदर रु.	मोजमापनाचे एकक ची मीटर				
44200					
बांधीय क्षेत्राची माहिती	मिळकतीचे क्षेत्र	मिळकतीचा प्रकार	मिळकतीचे क्षेत्र	मिळकतीचा प्रकार	बांधीय
मिळकतीचे क्षेत्र	178.93 चौ. मीटर	मिळकतीचे क्षेत्र	0 TO 28 वर्षे	मिळकतीचा प्रकार	Rs. 44200/-
बांधकामाचे वर्गीकरण	1. आर सी सी	मिळकतीचे क्षेत्र	2) Stand Above	मूल्यदर बांधकामाचा दर	
उद्देशाने सुविधा	आहे	मजला			
Sale Type - First Sale					
Sale/Renale of built up Property constructed after circular dt.02/01/2018					
एकरा वानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= वार्षिक मूल्यदर * एकरा वानुसार टक्केवारी				
	= (44200 * (100 / 100.1))				
	= Rs. 44200/-				
मजला त्रिकोण घटकाद	= 1/15 of 44200 = Rs. 50830/-				
A) मुख्य मिळकतीचे मूल्य	= उर्वरित प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 50830 * 178.93				
	= Rs. 9096028.5/-				
C) बंदिस्त वाहन ठरकाचे क्षेत्र	22.1 चौ. मीटर				
बंदिस्त वाहन ठरकाचे मूल्य	= 22.1 * (50830 * 25/100)				
	= Rs. 283577.25/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + मुख्य बांधीय ठरकाचे मूल्य + बंदिस्त वाहन ठरकाचे मूल्य + एकरा वानुसार टक्केवारीचे मूल्य + उर्वरित मूल्य + प्रत्येकी क्षेत्राच्या मूल्य जोडणे				
	= A + B + C + D + E + F + G + H + I				
	= 9096028.5 + 0 + 283577.25 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs. 9379606/-				

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ज.स. दुय्यम निबंधक वर्ग-२,  
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2711201801874

Receipt Date 28/11/2018

Received from MS PARADISE LIFESPACES LLP, Mobile number 9819868955, an amount of Rs.1960/-, towards Document Handling Charges for the Document to be registered on Document No. 13305 dated 28/11/2018 at the Sub Registrar office Joint S R. Panvel 4 of the District Raigarh.

DEFACED

₹ 1960

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 27/11/2018

Bank CIN 10004152018112701618

REF No. 191839595

Deface No 2711201801874D

Deface Date 28/11/2018

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

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*Sharma*  
पुसह. दुय्यम निबंधक वार्ड-२.  
पनवेल-४.



Hot Payment Successful Your Payment Confirmation Number is 191926061



CHALLAN					
MTR Form Number - 6					
GRN NUMBER	MH008704305201819R	BARCODE	Form ID :	Date: 27-11-2018	
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR146- PNLI_PANVEL NO 1 SUB	Location	PAN No. (If Applicable)	PAN-ABXPV4239Q	
	REGISTRAR		Full Name		HITESH VALECHA
Year	Period: From : 27/11/2018 To : 31/03/2099		Flat/Block No. SAI WORLD CITY		
Object	Amount in Rs.	Premises/ Bldg MANHATTAN 2506			
	0030046401-75	1104000.00	Road/Street, Area /Locality SURVEY NO 95 1 VILLAGE		
0030063301-70	30000.00	Town/ City/ District KOLKHE PANVEL RAIGAD Maharashtra			
	0.00	PIN 4 1 0 2 0 6			
	0.00	Remarks (If Any) पवल - 8			
	0.00	93304 2096			
	0.00	Rupees Eleven Lakh			
Total	1134000.00	Amount in words Thirty Four Thousand			
Payment Details: IDBI NetBanking Payment ID : 191926061			FOR USE IN RECEIVING BANK		
Account- DD Details:			Bank CIN No : 691033201814279		
Account- DD No.			Date 27-11-2018		
Name of Bank IDBI BANK			Bank-Branch		
Address of Branch			Scroll No.		

*[Handwritten Signature]*  
H. Valecha

**Data of Bank Receipt for GRN MH008704305201819R  
Bank - IDBI BANK**

Bank/Branch :  
 Pmt Txn Id : 191926051 Simple Receipt  
 Pmt DtTime : 27/11/2018 18 54 45 Print DtTime  
 ChallanIdNo : 69103332018112751518 GRAS GRN MH008704305201819R  
 District : 1301 / RAIGAD GRN Date 27/11/2018 18 54 46  
 Office Name : IGR148 / PNL1\_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 11,04,000.00/- (Rs Eleven Lakh Four Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

**Only for verification not to be printed and used**

Article : B25  
 Prop Mvblty : Immovable Consideration : 1,84,00,000.00/-  
 Prop Descr : SAI WORLD CITYMANHATTAN 2506SURVEY NO 95 1VILLAGE , KOLKHEPANVELRAIGAD  
 : Maharashtra  
 : 410206  
 Duty Payer : PAN-ABXPV4239Q HITESH VALECHA  
 Other Party : PAN-AAOFP3788J PARADISE LIFESPACES LLP

Bank Branch : 100  
 Bank Branch Code : 28/11/2018  
 RBL Credit Code :  
 Mobile Number : 919167773392



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**Challan Defaced Details**

r. No.	Remarks	Defacement No	Defacement Date	UserId	Defacement Amount
1	(IS)-528-13305	000478713305009	2018-19-12-45	IGR547	30000.00
2	(IS)-528-13305	000478713305009	2018-19-12-45	IGR547	1104000.00
Total Defacement Amount					11,34,000.00



*[Signature]*  
 सह. दुय्यम निबंधक वर्ग-२  
 पनवेल-४.

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**\*\*\* Agreement for Sale \*\*\***

This agreement is entered into at PANVEL on Tue this 27<sup>th</sup> Day of NOV Month, year Two Thousar J And Eighteen.

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 Designated Partner **M/S. PARADISE INFRA CON PVT LTD.**, incorporated under companies act 1956, through its director **SHRI AMIT MADHU BATHIJA** an Indian inhabitant herein after referred to as "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm, their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) of the First Part;

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MR. HITESH VALECHA having PAN No. ABXPV4239Q AND MRS. RIDHIMA HITESH VALECHA having PAN No. AAPPW72310, adult Indian Inhabitant residing at NEELSIDHI ATLANTIS, D - 1604, SECTOR - 19A, PLOT NO. 484, LANDMARK OPP. WONDERS PARK, OPP. EKTA VIHAR, NERUL (EAST), NAVI MUMBAI - 400 706, hereinafter referred to as the "Allottee" (which expression shall unless it be repugnant to the context of the deed shall deem to mean and include his/her/their respective legal heirs, executors, administrators, assigns and nominee) of the Second Part.

Whereas:

- A. M/s Dharwala Developments, a partnership firm, registered under Indian Partnership Act-1932. Shri Mohsin Ebrahim Dharwala Shri Esmail Ebrahim Dharwala, Smt Zakiya Badrudin Dharwala, Smt Sarah moiz Unawala Shri Kutub Badrudin Dharwala Shri Yahya Ebrahim Dharwala Shri Aziz Esmail Dharwala are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 151681 sq mtrs or thereabouts situated at Village - Kolkhe, Taluka - Panvel Dist. - Raigad more particularly described in "First Schedule-Part I" (the "Said Larger Land") A Layout of the said land is appended hereto as "Annexure-1". A copy of 7/12 extract of said land is appended hereto as "Annexure-2".
- B. Owners have granted exclusive development rights of the said land to the Developer vide Development Agreement dated: 29/12/2012 which is registered with the sub-registrar of assurance Panvel - 4 on 24/01/2013 bearing serial no PVL-4-791-2013.
- C. Owners have irrevocably appointed Mr. Esmail Ebrahim Dharwala and Shri Aziz Esmail Dharwala jointly and / or severally 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. One Smt. Nafeesa w/o Shabbir Jamnagarwala is owner of land bearing survey no 110/1A admeasuring 18250 Sq Meters and has appointed Mr. Esmail Ebrahim Dharwala as her constituted attorney vide Power Of Attorney registered with the sub-registrar of assurance PVL-4 on 17<sup>th</sup> February 2014 bearing serial no 1916/2014.

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PROMOTER

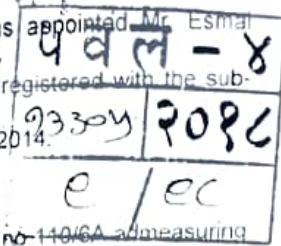
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One Shri. Ebrahim Esmail Dhariwala S/o Shri Esmail Dhariwala is co-owner of the land bearing survey no 110/4 & 110/5A total admeasuring 4670 Sq Mtr sand has appointed Mr. Esmail Ebrahim Dhariwala as his constitutec. Attorney vide Power of Attorney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



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

G. The Promoter is developing a large scale housing scheme in phases, by the promoter is developing the said Land by constructing thereon residential and commercial units under Housing Scheme of the Government of Maharashtra and amendments/notifications issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter dated 28.03.2014 bearing reference no MMRDA/RHD/RHS-63(II)/14/114 as amended on 07.07.2015 sanctioning net eligible area of 1,26,231 sq mtrs. out of total area of 1,51,681 sq. mtrs (the "said land"). The said net eligible area is bifurcated into 85,205.92 sq. mtrs as free sale area (the "Sale Plot") more particularly described in "First Schedule- Part II" and 28,401.98 sqmtrs. (the "Rental Plot") more particularly described in "First Schedule- Part III" and land bearing Survey No 103/1, 103/2, 103/3 and 103/4(part) totally admeasuring 12,623 sq. mtrs (the "amenity plot") more particularly described in "First Schedule- Part- IV".



H. City and Industrial Development Corporation of Maharashtra Limited (the "CIDCO") (NAINA) has granted Commencement Certificate for the said Rental housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/NAINA/PANVEL/Kolkhe /BP-112/CC/2016/04388. As per the said Commencement Certificate, the promoter is entitled to construct and sell 3,40,823.70 sq. mtrs on the Sale Plot. Further the promoter is required to construct 1,13,607.90 sq. mtrs on the Rental Plot and hand over free of cost to MMRDA. The Rental Plot for the construction of 25% of area for MMRDA is shaded separately in Annexure-1 attached herewith. The Floor Space Index (the "FSI") of balance 25,450 sq. mtrs out of 1,51,681 sq. mtrs of said larger land shall be utilized by the Promoter subsequently in future expansion. Development of the housing project in the name and style of "SAI WORLD CITY" on sale plot along with amenities plot is hereinafter referred to as the "Entire project". A copy of Commencement certificate is appended hereto as "Annexure-3".

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



- J. Out of the total FSI of 3,40,823.70 sq. mtrs on the Sale Plot available to the Promoter, the CIDCO has presently sanctioned FSI to the extent of 70,280.02 sq. mtrs. The Promoter is thereby constructing one residential building (inclusive of 2 podiums) having three wings named as *Marina, Acropolis & Opera* consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) + 25 upper Residential Floor utilizing FSI of 43,751.89 sq. mtrs with commercial units on Ground + 1<sup>st</sup> podium utilizing FSI of 766.76 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of 25,761.37 sq. mtrs, thereby in aggregate utilizing FSI of 70,280.02 sq. mtrs and termed as **Phase-I** of the said entire project.
- K. The Promoter further applied for amended CC for phase -1 to the CIDCO and "CIDCO" (NAINA) has granted **amended Commencement Certificate** vide letter dated 21<sup>st</sup> February 2018 bearing no. **CIDCO/NAINA/PANVEL/Kolkha/BP-112/amended CC/2018/1283**. As per the said amended CC promoter is entitled to construct the building no one (inclusive of 2 podiums) having three wings named as *Marina, Acropolis & Opera* consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) + 25 upper Residential Floor utilizing FSI of **47270.89** sq. mtrs with commercial units on Ground + 1<sup>st</sup> podium utilizing FSI of 2307 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of **27485.42** sq. mtrs, thereby in aggregate utilizing FSI of **77063.86** sq. mtrs and termed as **Phase-I** of the said entire project.
- L. The Promoter proposes to construct additional floors in Building No. 1 and Building No.2 by utilizing balance FSI of 39021.73 sq. mtrs thereby taking the Building No.1 and 2 up to 42 floors for which the Promoter shall apply to the competent authorities for the sanction of such additional floors and develop as subsequent phase. The amenities being provided with this Phase-I are more particularly described in "**Second Schedule**". This Phase-I along with corresponding

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amenities is hereinafter referred to as "said project". The said project is more particularly described in "Third Schedule". The said project is being developed on the approximate land measuring 31,473.48 sq.mtrs or thereabouts out of the sale plot is more particularly described in "Fourth Schedule" and is hereinafter referred to as "Phase - I land".

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- M. The Promoter will utilize the balance FSI of the said entire project by constructing Residential and commercial buildings in subsequent phases which are specifically marked as **Future Development-I** in the layout plan appended as **Annexure-1**.
- N. The Promoter declares that it is in the process of acquiring adjacent lands measuring approximately 25 acres or thereabout. The said adjacent lands shall be developed in subsequent phases as **"Future Development-II"** which is shaded separately in the layout plan appended as **Annexure-1**. The FSI of balance 25,450 sq. mtrs out of 1, 51,681 sq. mtrs of said larger land shall be utilized by the Promoter subsequently in Future Development-II. This future development I & II shall be separately registered under RERA as separate phases subsequently as and when plans are sanctioned.
- O. The said project together with proposed Future Development -I and Future Development-II along with internal and external development and proposed amenities to be developed by Promoters will constitute as **"SAI WORLD CITY"** a prototype of which is seen by the Allottee.
- P. The Promoter has provided right of way and access of the adjoining land from the said project. The Promoter has also provided internal roads and right of way in the entire **Sai World City**. The details of right of way, access roads and internal roads have been verified by Allottee and consents thereto.
- Q. The Promoter has upon request, given inspection to the Allottee of all the documents of title including copies of Agreements, Development Permissions and Commencement Certificate 'Certificate of Title dated: 27.10.2016' in respect of said land issued by Advocate Debajit Dutta (appended hereto as **Annexure-4**) and of such other documents as mentioned in the recitals herein. In addition, the Allottee has perused the 'Architect Certificate' and drawing certifying the carpet area of the shops/offices along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.



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amenities is hereinafter referred to as "said project". The said project is more particularly described in "Third Schedule". The said project is being developed on the approximate land measuring 31,473.48 sq mtrs or thereabouts out of the sale plot is more particularly described in "Fourth Schedule" and is hereinafter referred to as "Phase - I land".

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



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

O. The said project together with proposed Future Development -I and Future Development-II along with internal and external development and proposed amenities to be developed by Promoters will constitute as "SAI WORLD CITY" a prototype of which is seen by the Allottee.

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

Q. The Promoter has upon request, given inspection to the Allottee of all the documents of title including copies of Agreements, Development Permissions and Commencement Certificate 'Certificate of Title dated 27.10.2016' in respect of said land issued by Advocate Debajit Dutta (appended hereto as Annexure-4) and of such other documents as mentioned in the recitals herein. In addition, the Allottee has perused the 'Architect Certificate' and drawing certifying the carpet area of the shops/offices along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.

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"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 21-03-2017 to the Allottee. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing

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W. The Promoter has accepted the proposal of the Allottee to transfer the said unit in the said project on outright sale to the Allottee at the price and on the terms and conditions hereinafter appearing.

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



1. **Project:**

- 1.1 The Promoter therefore develop the said project and said entire project in accordance with the plans, designs, specifications approved by the competent authority from time to time with such variations or as may be required by the competent authority or the Government
- 1.2 The Promoter have informed the Allottee and the Allottee is aware that the Promoter propose to develop the said **Sai World City** in a phased manner since it is a very large project and shall take long time to develop. The Promoter have commenced construction of the said **Project-Phase I** as mentioned in this agreement.
- 1.3 The Promoter may as required by the concerned authorities and/or in their (i.e., the Promoter) absolute discretion amalgamate the said larger land with adjacent land and/or sub-divide the same and as part of such variation amendment and/or alteration in the building plans. The Promoter may also construct additional independent structures on the said larger land together with adjacent land and/or additional wings and/or additional construction by way of extension of one or more wings to be proposed buildings/units.
- 1.4 The Allottee hereby irrevocably agrees and gives his consent to the Promoter for carrying out amendments, alterations, modifications and/or variations in respect of the buildings/units and to put up additional structures/construction in the **Sai World City**. It is, however, agreed that the Promoter shall obtain prior consent in writing of the Allottee in respect of any variation or

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modification in the flat layout plan which may adversely affect the unit agreed to be purchased by the Allottee.  
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1.5 The Allottee hereby also gives his/her/its irrevocable consent to the Promoter developing Sai World City in such phased manner as the Promoter may determine, even after the Promoter shall have completed the construction of the unit hereby agreed to be sold to the Allottee. The Allottee hereby agrees to give all the facilities and assistance that the Promoter may require from time to time, but at the costs and expenses of the Promoter so as to enable the Promoter to complete the development of Sai World City in the manner that may be determined by the Promoter.

## 2. Description Of Said Unit:

- 2.1 The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee Flat no. **2506, 4BHK** admeasuring carpet area as defined in the RERA Act 2016 and MAHARERA RULES 2017 of **149.130 Sq. Mtr. on 25<sup>TH</sup> floor**, in wing **MANHATTAN** of Building No. **2** as shown in the floor plan hereto annexed and marked as **Annexure -6**. The said unit is more particularly described in "**Fifth Schedule**".
- 2.2 The Allottee agrees to purchase from Promoter and Promoter agree to sell to the Allottee the additional usable area as per approved plan such as, **21.480 sq. mtrs.** of Open Balcony area, **6.960 Sq Mtrs** Service area
- 2.3 Therefore the gross usable area of the unit shall be aggregate of carpet area and additional usable area i.e. **177.57sq. mtrs (1911.363sq. ft.)** (the "**GROSS AREA 177.57 Sq.Mtrs**")
- 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.

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3. **Reservation For Car Parking:**

- 3.1. At the request of the Allottee, TWO STILT CAR PARKING SPACE in the project has been reserved. The Allottee will utilize the said car parking for his/hers 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.

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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. 1,84,00,000/- (RUPEES ONE CRORE EIGHTY FOUR LAKHS ONLY) (hereinafter referred to as "said consideration") for purchase of Said unit. The said consideration amount includes electricity meter charges, water connection charges, society formation charges and documentation charges but does not include the taxes and other statutory payments. The Allottee is aware and accepts that the consideration between the parties as above is determined after passing on the benefit of credit of GST on the input cost to the Allottee.
- 4.2 The Allottee has negotiated the said consideration by offering to pay in the following manner which has been accepted by the Promoter:

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PAYMENT SCHEDULE	
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1	On Possession of Flat
2	On or Before Completion of 1st Slab
3	On or Before Completion of 2nd Slab
4	On or Before Completion of 3rd Slab
5	On or Before Completion of 4th Slab
6	On or Before Completion of 5th Slab
7	On or Before Completion of 6th Slab
8	On or Before Completion of 7th Slab
9	On or Before Completion of 8th Slab
10	On or Before Completion of 9th Slab
11	On or Before Completion of 10th Slab
12	On or Before Completion of 11th Slab
13	On or Before Completion of 12th Slab
14	On or Before Completion of 13th Slab
15	On or Before Completion of 14th Slab
16	On or Before Completion of 15th Slab
17	On or Before Completion of 16th Slab
18	On or Before Completion of 17th Slab
19	On or Before Completion of 18th Slab
20	On or Before Completion of 19th Slab
21	On or Before Completion of 20th Slab
22	On or Before Completion of 21st Slab
23	On or Before Completion of 22nd Slab
24	On or Before Completion of 23rd Slab
25	On or Before Completion of 24th Slab
26	On or Before Completion of 25th Slab
27	On or Before Completion of 26th Slab
28	On or Before Completion of 27th Slab
29	On or Before Completion of 28th Slab
30	On or Before Completion of 29th Slab
31	On or Before Completion of 30th Slab
32	On or Before Completion of 31st Slab
33	On or Before Completion of 32nd Slab
34	On or Before Completion of Brick Work
35	On or Before Completion of Plaster Work
36	On or Before Completion of Plumbing, Electric & Flooring work
37	On Possession of Flat

Sr.	PARTICULARS	AMOUNT
1	On Possession of Flat	144706
2	On or Before Completion of 1st Slab	947027
3	On or Before Completion of 2nd Slab	947027
4	On or Before Completion of 3rd Slab	947027
5	On or Before Completion of 4th Slab	947027
6	On or Before Completion of 5th Slab	713527
7	On or Before Completion of 6th Slab	713527
8	On or Before Completion of 7th Slab	713527
9	On or Before Completion of 8th Slab	713527
10	On or Before Completion of 9th Slab	713526
11	On or Before Completion of 10th Slab	713526
12	On or Before Completion of 11th Slab	713526
13	On or Before Completion of 12th Slab	467000
14	On or Before Completion of 13th Slab	467000
15	On or Before Completion of 14th Slab	467000
16	On or Before Completion of 15th Slab	467000
17	On or Before Completion of 16th Slab	467000
18	On or Before Completion of 17th Slab	467000
19	On or Before Completion of 18th Slab	467000
20	On or Before Completion of 19th Slab	467000
21	On or Before Completion of 20th Slab	467000
22	On or Before Completion of 21st Slab	467000
23	On or Before Completion of 22nd Slab	233500
24	On or Before Completion of 23rd Slab	233500
25	On or Before Completion of 24th Slab	233500
26	On or Before Completion of 25th Slab	233500
27	On or Before Completion of 26th Slab	233500
28	On or Before Completion of 27th Slab	233500
29	On or Before Completion of 28th Slab	233500
30	On or Before Completion of 29th Slab	233500
31	On or Before Completion of 30th Slab	233500
32	On or Before Completion of 31st Slab	233500
33	On or Before Completion of 32nd Slab	233500
34	On or Before Completion of Brick Work	233500
35	On or Before Completion of Plaster Work	233500
36	On or Before Completion of Plumbing, Electric & Flooring work	233500
37	On Possession of Flat	233500
<b>TOTAL</b>		<b>18400000</b>

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 instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently nominated to the Allottee and the TDS certificate if applicable is received by the Promoter.

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4.5 The Allottee has made a payment of Rs. 14,44,706/- (RUPEES FOURTEEN LAKHS FORTY FOUR THOUSAND SEVEN HUNDRED AND SIX ONLY) towards booking of said unit along with the request letter dated 07/12/2016 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 the Promoter, all statutory taxes (as made applicable or amended from time to time) like GST, or any other charges, levy, tax, duty by whatever name called, if made applicable under any law by the government on this transaction. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. The payments of taxes and GST shall be made in the name of **PARADISE LIFESPACES LLP**.



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

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

6. **Notice Of Demand:**

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

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

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 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



must be accompanied by certificate from the project architect certifying the satisfactory  
 completion of the stage of work for which the payment is due.

**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 **Sal World City** is ready for Occupation.

**8. Default By Allottee:**

- 8.1 Following shall be deemed to be a default on the part of Allottee:
  - a. Default in making payment of sums due as mentioned in this agreement,
  - b. Creating nuisance on the site resulting in danger/damage to the said project/ said entire project/said land, threat to life;
  - c. Delay in accepting the possession of the unit beyond a period of 2(two) months of intimation to take possession by Promoter,
  - d. Refusing/ delay in taking membership of Society formed for the said project;
  - e. Breach of any terms and conditions of this agreement;
  - f. Breach of any law or provisions thereto.

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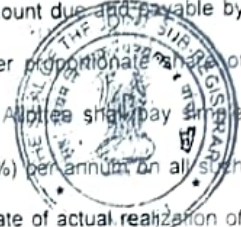
g Obtain forceful occupancy/ possession of said unit before receipt of occupation certificate by competent authority

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

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9. Termination of this Agreement:

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



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

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

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

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.

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- 96 The Promoter is not able to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the agreement.
- 97 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 shall not be liable for any delay caused due to 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or such other service connections necessary for occupying the said unit. The Allottee hereby indemnifies the Promoter from any claims made for delay on the above count.

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

10.4 That the Promoter is entitled to use different design, brand, shape, size and colour material than that mentioned in the Annexure-7 in the event the supply of 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.

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10.5 The carpet area of the said Unit which is proposed to be constructed in the said building is approximate 149.130 sq. mts., however the actual carpet area of the 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 (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 within forty-five days from such demand being made by the Allottee. If there is any increase in the carpet area of the said unit allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee shall pay such additional amounts within a period of forty five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Apartment and the carpet area as mentioned herein is less than or equal to 3%. In all situations the adjustment of consideration shall be made before handing over possession of said unit to Allottee.



10.6 If any structural defects of workmanship quality or provision of service is discovered within five years of handing over the possession of the said unit to Allottee, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the unit the Allottee maintains the unit in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of

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the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies  
 flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary  
 systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns  
 and/ or beams of the building, or damaging the stability of the structure of the building,

intentionally or due to negligence, with or without the permission of the competent authority  
 and/or society or association, this warranty shall stand lapsed. Further, in the following cases  
 where the Allottee, (i) installs air conditioners on the external walls haphazardly which may  
 destabilize the structure (ii) Allottee and/or its tenants load heavy luggage in the lift (iii)  
 Damage any portion of the neighbour's unit or common area by drilling or hammering etc. and  
 (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid  
 warranty given by the Promoters shall not be invocable



**11. Declaration By The Allottee:**

- 11.1 The Allottee has verified the various documents mentioned in this agreement including title search report of the said larger land and is satisfied that the Promoter has absolute, clear, developable and marketable title to the said land.
- 11.2 The Allottee hereby declares that he shall not in any case interfere/obstruct with the development activity undertaken in respect of said project/ said entire project / Sai World City and also more particularly for the said unit.
- 11.3 The Allottee shall use the said unit or any part thereof or permit the same to be used for purpose of residence and / or permitted professional activities. The Allottee shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Promoter nor claim any division or sub division of such common area
- 11.4 If Allottee wishes to make a site visit during development, prior written permission from the Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Allottee or to any of his family members or friends.
- 11.5 The Allottee hereby assures, undertake and guarantee that the Allottee shall not in any case interfere, cause nuisance, obstruct, stop or in any way hamper with the 'right of way/ easement' granted to the adjacent land from the portion of said larger land.

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

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

11.8 It is agreed that the said entire project has been named "SAI WORLD CITY" and that neither the acquirers of premises in the building nor the Society / Body Corporate / Promoter shall be entitled to change the said name in any manner whatsoever.



11.9 The Allottee understands and accepts that the Promoter is developing the project "SAI WORLD CITY" in phases. This agreement is for a particular unit in one tower in a particular phase. The right of the Promoter to construct and develop this phase and all other phases remains unhindered and the Allottee shall not claim exclusive right, title and interest in any portion of the land or any phase or constructed / under construction area or amenity space or the FSI on the said land in the said entire project till the completion of all phases and conveyance of the said land to the confederation of the societies.

11.10 The Promoter will be entitled to place Neon Sign and Boards for branding of "Paradise Group" and "Sai World City" at strategic places in the entire project. The Promoter shall ensure separate electric meter for the said purpose and the changes for such meter and maintenance of such neon sign / boards shall be borne by the Promoter. The Allottee assures that it shall not object to such neon sign and boards at any time. The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee whichever is later. Without obtaining the said certificates any document executed by Allottees in the name of third party shall be treated as 'void-ab-initio'.

**12. Date Of Possession And Force Majeure:**

12.1 The Promoter shall give possession of the unit to the Allottee on or before 31.12.2021 subject to receipt and realization of all the amounts payable by the Allottee under this Agreement. If the Promoter fails or neglects to give possession of the said unit to the Allottee on account of reasons other than the reasons prescribed in this agreement, the Promoter shall refund to the

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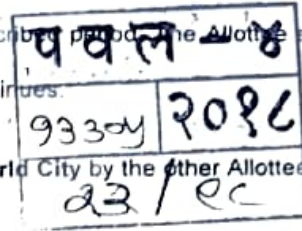
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11.6 The Allottee shall make timely payment/ or the demand raised by Promoter. In case of default in payment, the Allottee shall remedy the default within prescribed period. The Allottee shall not object the cancellation of this agreement if the default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



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

11.8 It is agreed that the said entire project has been named "SAI WORLD CITY" and that neither the acquirers of premises in the building nor the Society / Body Corporate / Promoter shall be entitled to change the said name in any manner whatsoever.



11.9 The Allottee understands and accepts that the Promoter is developing the project "SAI WORLD CITY" in phases. This agreement is for a particular unit in one tower in a particular phase. The right of the Promoter to construct and develop this phase and all other phases remains unhindered and the Allottee shall not claim exclusive right, title and interest in any portion of the land or any phase or constructed / under construction area or amenity space or the FSI on the said land in the said entire project till the completion of all phases and conveyance of the said land to the confederation of the societies.

11.10 The Promoter will be entitled to place Neon Sign and Boards for branding of "Paradise Group" and "Sai World City" at strategic places in the entire project. The Promoter shall ensure separate electric meter for the said purpose and the changes for such meter and maintenance of such neon sign / boards shall be borne by the Promoter. The Allottee assures that it shall not object to such neon sign and boards at any time. The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party during course of construction of said project or before possession of said unit to Allottee whichever is later. Without obtaining the said certificates any document executed by Allottees in the name of third party shall be treated as 'void-ab-initio'.

## 12. Date Of Possession And Force Majeure:

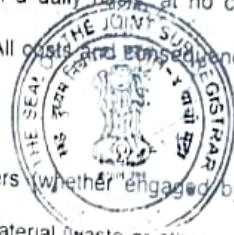
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13.2 Promoter shall be entitled to inspect all interior works carried out by the Allottee. In the event Promoter finds that the nature of interior work being executed by the Allottee is harmful to the said unit or to the structure, facade and/or elevation of the said Building then Promoter can instruct the Allottee to stop such interior work and the Allottee shall stop such interior work at once, without raising any dispute.

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13.3 The Allottee will ensure that the debris from the interior works shall be dumped in an area earmarked for the same and will be cleared by the Allottee, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottees. All costs and consequences in this regard will be to the account of the Allottee.



13.4 The Allottee will further ensure that the contractors and workers (whether engaged by the Allottee) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water, thus resulting in perennial choking and leakage in the said Unit or the Building.

13.5 The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said unit or in the building and use only the toilets earmarked by Promoter for this purpose.

13.6 All materials brought into the said unit for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee and that Promoter will not be held responsible for any loss/theft/damage to the same.

13.7 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, 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.

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

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

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

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



**14. Formation of Society And Conveyance:**

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

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

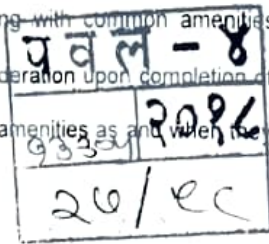
14.3 The Promoter shall within three (03) months of the formation of said society from the date of receipt of complete amount of the said consideration and upon receipt of occupancy certificate from competent authority or any other authority cause to handover the building in the favour of the said society.

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14.4 The Promoter shall convey the said land to the confederation within twelve (12) months of the last building receiving the Occupancy Certificate.

14.5 The said larger land specified in **First Schedule- Part I** along with common amenities as specified in **Second Schedule-** shall be conveyed to the confederation upon completion of the **Sai World City**. However, the Allottee may enjoy the common amenities as and when they are ready



14.6 The cost of conveyance of said land to confederation shall be borne by the confederation and the Allottees shall come forward to accept conveyance of said land in the name of confederation formed within two (02) months of receiving intimation for such conveyance from the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the confederation after Occupancy certificate



**15. Maintenance Deposit:**

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

15.2 The Allottee shall pay to the Promoter at the time of possession, an advance maintenance Charges for twelve months aggregating to **Rs. 2,00,000 /- (RUPEES TWO LAKHS ONLY)** for **4BHK** along with GST as "common maintenance charges" for the upkeep and maintenance of the said Project building. The Allottee shall draw cheque/ Demand Draft/ Managers Cheque in the name of "**PARADISE LIFESPACES LLP**" maintained in **INDIAN OVERSEAS BANK** Branch **NEW Panvel**. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the building is conveyed to the Society as aforesaid

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... maintenance charges of the said Project, the Allottee shall also pay to the Promoter a maintenance deposit, seven post dated cheques (PDC's) for an amount of Rs. 2,00,000 /- (RUPEES TWO LAKHS 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 favour of the Confederation of Society. The Allottee shall draw cheque/ Demand Draft/ Managers Cheque in the name of "PARADISE LIFESPACES LLP" maintained in INDIAN OVERSEAS BANK Branch NEW PANVEL. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favour of the Confederation as aforesaid. The Allottee shall ensure that the above PDC's are cleared on their respective dates. In the event of default the Allottee shall be liable to pay interest @prevailing rate of (SBI + 2%) p. a. for the period of default.

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

**16. Monthly Maintenance Charges:**

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


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

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

**17. Unsold Units In Said Project:**

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

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 PROMOTER



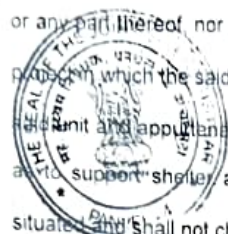

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any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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

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or any part thereof, nor any alteration in the elevation and outside colour scheme of the said property in which the said unit is situated and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenable repair condition, and in particular, so as to support, shelter and protect the other parts of the project in which the said unit is situated and shall not 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.



- e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the said project in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Unit by the Allottee viz for any purposes other than for residential purpose.
- h) The Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter to issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub - let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void - ab - initio.

*[Handwritten Signature]*

*[Handwritten Signature]*  
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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.

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d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit

or any part thereof, nor any alteration in the elevation and outside colour scheme of the said portion in which the said unit is situated and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenable repair condition, and in particular, so as to support, shelter and protect the other parts of the project in which the said unit is situated and shall not 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.

- e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the said project in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Unit by the Allottee viz for any purposes other than for residential purpose.
- h) The Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter to issue such Certificate if all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter Any transaction of let, sub - let, transfer, assign, sale without obtaining 'No Due Certificate'

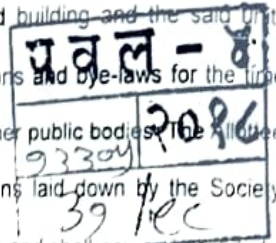
from Promoter shall be void - ab - initio.

*[Signature]*

*[Signature]* P. Salecha

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- i) The Allottee shall observe and follow all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee shall also observe and follow all the stipulations and conditions laid down by the Society regarding the occupation and use of the said unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



**19. Amendment:**

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

**20. Right To Mortgage Land For Construction:**

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

**21. Allottee Undertaking**

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

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

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22 **Waiver Not A Limitation To Enforce:**

22 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



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

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

**23. Binding Effect:**

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

**24. Severability:**

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



## 25. Further Assurances

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

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## 26. Governing Law

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



## 27. Notice:

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

### ADDRESS OF ALLOTTEE:-

MR. HITESH VALECHA  
MRS. RIDHIMA HITESH VALECHA  
NEEL SIDDHI ATLANTIS,  
D-1604, PLOT NO 49/1, SECTOR 19A,  
NERUL (E), NAVI MUMBAI 400 706

### ADDRESS OF PROMOTER:-

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

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

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

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**28. Compliance Of Laws Relating To Remittances:**

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

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

**29. 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 1,51,681 sq. metres or thereabouts bearing survey nos as listed below:

Sr.no.	Survey no / Hissa no.	Area in Sq. Metres
1	95 / 1	1998
2	95 / 2	3500
3	95 / 3A	1800
4	98 / 1	270
5	98 / 2	3970
6	98 / 3	6580
7	98 / 4/1	
8	98 / 4/2A	11190
9	98 / 4/2B	
10	98 / 5	4431
11	98 / 7/3	800
12	98 / 8	2600
13	98 / 9	1720
14	98 / 10A	6540
15	98 / 10B	
16	99	
17	101 / 3	4400
18	101 / 4/A	2120
19	101 / 4/B	2070
20	101 / 4/C	1240
21	101 / 5	1670
22	101 / 6	7180
23	101 / 7	3290
24	101 / 8A	4200
25	101 / 8B	10330
26	101 / 9	
27	101 / 10/A	5110
28	101 / 10/B	8450
29	102	
30	103 / 1	3920
31	103 / 2	730
32	103 / 3	7210
33	103 / 4	1240
34	110/1A	2960
35	110 / 4	18250
36	110 / 5A	1770
37	110 / 8A	2900
38	110/10	2530
39	110/11	5740
	<b>TOTAL</b>	<b>6830</b>
		<b>1.51.681</b>

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And bounded as under:

North: Kolkhe River

East: H-11


South: NH-4B

West: Tributary of River

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PART-II THE SALE PLOT



Survey no / Hissa no.	Area in Sq. Meters
95 / 1	1900
95 / 2	888
95 / 3A	94
98 / 1	371
98 / 2	1288
98 / 3	5618
98 / 4/ 1	8319
98 / 4/2A	
98 / 4/2B	
98 / 5	1371
98 / 7/3	800
98 / 8	2600
98 / 9	1032
98 / 10A	5530
98 / 10B	
99	1467
101 / 3	2120
101 / 4/A	2070
101 / 4/B	1240
101 / 4/C	1670
101 / 5	7180
101 / 6	3290
101 / 7	4200
101 / 8A	10239
101 / 8B	
101 / 9	6110
101 / 10/A	4398
101 / 10/B	
102	1281
103 / 1	674
103 / 2	864
103 / 4	2337
110 / 10	1230
110/11	6025
<b>Total</b>	<b>86,208</b>

**PART-III RENTAL PLOT**

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

Sr. No	Survey no /Hissa no	Area in Sq. Meters
1	110/1A	1608
2	110 / 4	1770
3	110 / 5A	2900
4	110 / 6A	2530
5	110/10	4510
6	110/11	605
	<b>Total</b>	<b>28,402</b>

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**PART-IV THE AMENITY PLOT**

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

Sr No	Survey no/Hissa No	Area in Sq. Mtrs
1	102	306
2	103 / 1	56
3	103 / 2	6346
4	103 / 3	1240
5	103 / 4	623
6	101 / 10/A	4052
7	101 / 10/B	
	<b>Total</b>	<b>12,623</b>

**SECOND SCHEDULE**

**Amenities in Said project (Phase-I)**

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

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- ❖ INDOOR GAME AREA
- ❖ MEDITATION AREA
- ❖ AIR CONDITION GYMNASIUM
- ❖ JOGGING TRACK

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### THIRD SCHEDULE

#### SAID PROJECT



One residential building (inclusive of 2 podiums) having three wings named as *Marina*, *Metropolis* & *Opera* consisting of 2 basement + Ground Floor (parking) + 2 podium (parking) + 25 upper Residential Floor utilizing FSI of 43,751.89 sq. mtrs with commercial units on (Ground + 1<sup>st</sup> podium) utilizing FSI of 166.76 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + Ground Floor (parking) + 2 podium (parking) + 29 upper Residential Floor utilizing FSI of 25,761.37 sq.mtrs, thereby in aggregate utilizing 70,280.02 sq. mtrs as Phase- I of the said entire project. The Promoter proposes to construct additional floors in Building No. 1 and Building No.2 by utilizing balance FSI of 39021.78 sq.mtrs thereby taking the Building No.1 and 2 up to 42 floors in subsequent phases.

### FOURTH SCHEDULE

#### SAID PROJECT

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

### FIFTH SCHEDULE

#### SAID UNIT

Flat No. 2506, 4BHK admeasuring carpet area of 149.130 Sq. Mtrs. on 25<sup>th</sup> floor, of **MANHATTAN** wing building in housing project to be known as "*Sai World City*", additional usable areas and facilities as per approved plan such as 21.480 Sq. Mtrs Open Balcony area, 6.960 Sq. Mtrs service area etc. (28.44Sq. mtr (306.12Sq. Ft). is "Additional Usable Area") in housing project to be known as "*Sai World City*" to be constructed on land described in First Schedule at Village – Kolkhe, Taluka – Panvel, Dist. - Raigad.

*H. B. Patil*

*P. V. Patil*

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

**Signed, Sealed & Delivered**

By The Within named Promoter



M/S. PARADISE LIFESPACES LLP For M/s. Paradise Lifespaces L

Through Its Designated Partner

M/s. PARADISE INFRA-CON PVT LTD.,  
through its Director.

*A. Bathija*

Partner



SHRI. AMIT MADHU BATHIJA

**Signed & Delivered By**

The Within named Allottee

MR. HITESH VALECHA

*Valecha*

*[Signature]*



MRS. RIDHIMA HITESH VALECHA

*R. Valecha*



In Presence of.

- 1) S.K. Koli: *sk*
- 2) S.P. Pabli: *sp*

*[Signature]* *R. Valecha*  
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## RECEIPT

RECEIVED with thanks from the Allottee MR. HITESH VALECHA AND MRS. RIDHIMA HITESH VALECHA, an Indian inhabitant, residing at NEELSIDHI ATLANTIS, D - 1604, SECTOR - 19A, PLOT NO. 19T, LANDMARK OPP. WONDERS PARK, OPP. EKTA VIHAR, NERUL (EAST), NAVI MUMBAI - 400 706, a sum of Rs. 14,44,706/- (RUPEES FOURTEEN LAKHS FORTY FOUR THOUSAND SEVEN HUNDRED AND SIX ONLY) as part payment on execution hereof as per terms & conditions of this Agreement for Sale of flat no. "2506", 4BHK on 25TH Floor in MANHATTAN wing in housing project to be known as "Sai World City" at Village - Kolkhe, Taluka - Panvel, Dist - Raigad.

Sr. No.	Cheque Date	Cheque No.	Amount	Particulars	Bank Name & Branch
1.	07-12-2016	NEFT	350000	SLAB	ICICI BANK, VASHI
2.	02-04-2017	932892	1094706	SLAB	ICICI BANK, VASHI

The receipt is subject to realization of Cheques.

Date: \_\_\_\_\_

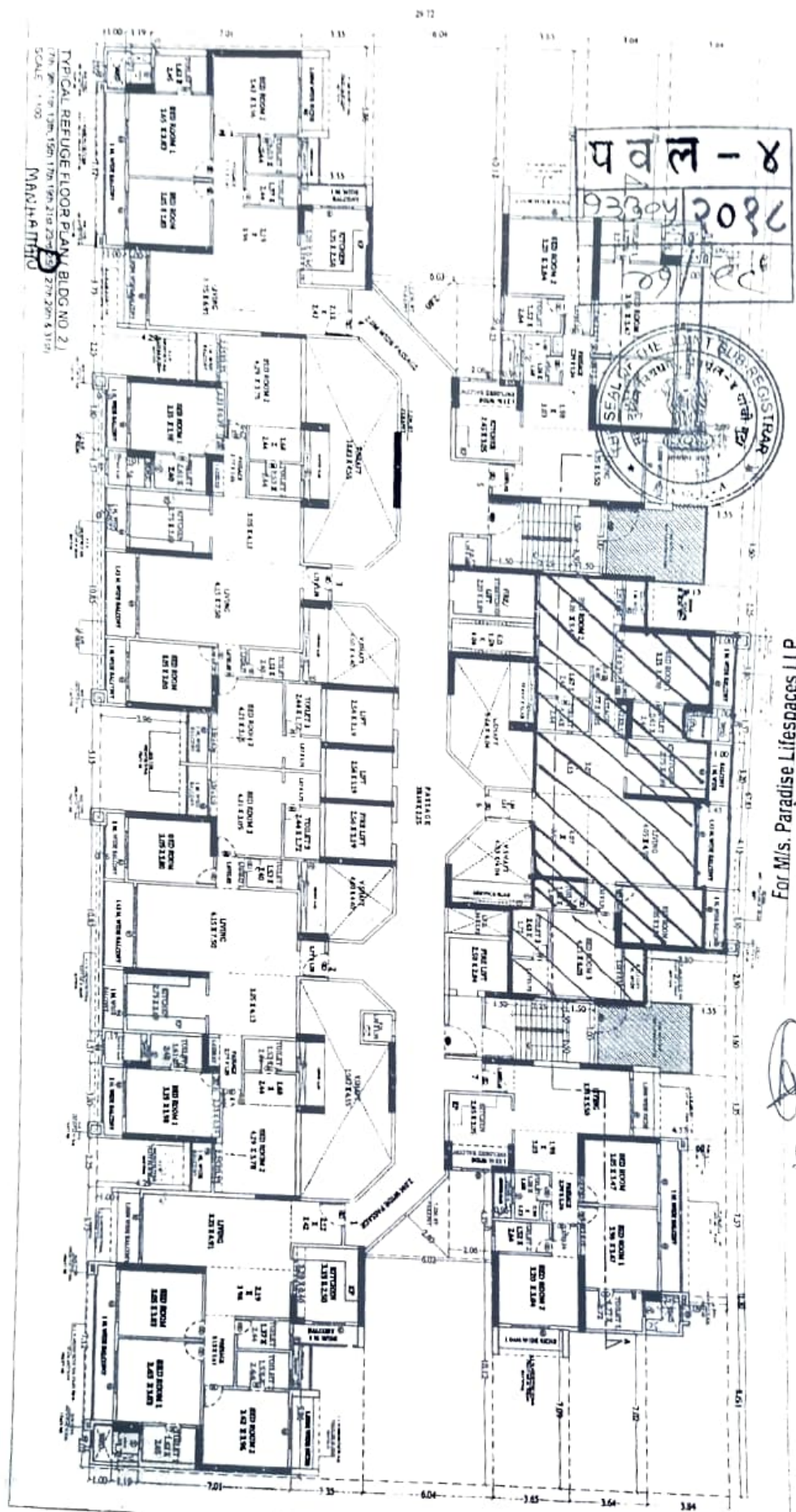
Place: \_\_\_\_\_

For M/S PARADISE LIFESPACES LLP

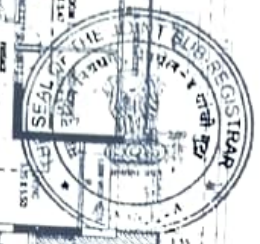
Authorized Signatory



TYPICAL REFUGEE FLOOR PLAN, BLDG NO. 2,  
 (7th, 8th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th, 29th & 31st)  
 SCALE: 1/100  
 MAHAARATI



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For Mrs. Paradise Lifespaces LLP

Partner

*[Handwritten signature]*

*[Handwritten signature]*  
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE:  
 "NIRMAL", 2nd Floor, Nailman Point,  
 Mumbai - 400 021.  
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
 +91-22-2202 2509 / 6650 0933  
 FAX : +91-22-2202 2509 / 6650 0933  
 CIN-U99999 MH 1970 SGC-314574

Date: 29/08/2016

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

To,  
 Mr. Esmail Ebrahimi Dhariwala,  
 POA Holder of M/s Dhariwala Development and other 69  
 116/118, Manjar building,  
 P.O's Mello Road, Carnac Bunder,  
 Mumbai 400009.

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

- Ref.: 1. (i) NA and CC granted by District Collector Office, Raigad vide letter No मसा/एल.एन.ए.२/ प्र.क्र.८७/२०१० दत्त २१/१०/२०११  
 (ii) NA permission granted by District Collector Office, Raigad vide letter No मसा/ एल.एन.ए.१/ब/एस.अर.२१/२०१४ दत्त ०३/११/२०१४  
 2. Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/168, dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 07/10/2015  
 3. Measurement map issued by Land Record Office bearing N  
 (i) अति ताकडी- विनासो- मो.र.नं.३०३ / २२.०७.२०१५  
 (ii) अति ताकडी- विनासो- मो.र.नं.३०५ / २२.०७.२०१५  
 4. Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-167/TC1, dated 06/02/2015.  
 5. Letter of Dy. Executive Engineer, MSED Co. Ltd, Panvel-II Sub-Division bearing No Dy.E.E./PNL(II)/Tech/282 dated 08/06/2015.  
 6. Agreement executed by MMRDA with the applicant dated 22/05/2015  
 7. NOC from NHAI regarding access to the property vide letter No RWMUM/11013/NHAI(43) PP-1/2013-14/603, dated 09/04/2014.  
 8. NOC issued by Airports Authority of India, vide:  
 (i) No Nav/WEST/B/031516/122064 dated 20/03/2015  
 (ii) No Nav/WEST/B/031516/122061 dated 29/03/2015  
 (iii) No Nav/WEST/B/042016/127137 dated 13/03/2016  
 9. NOC issued by TATA Power Co. Ltd vide letter No TLJLM-01(BKN)/05 dated 05/01/2015.  
 10. NOC of Ex. Engg, Raigad Irrigation Dept. bearing No रणारि/मसा-२/३४५५/२०१४, dated 05/05/2014 regarding flood line.  
 11. NOC issued by Ex. Engg, MJP vide letter No MJPWMD/NP/TB-2/1855 dated 31/8/2015  
 12. Provisional Fire NOC issued by Fire Officer, CIDCO, vide No CIDCO/FIRE/KHR/053/2015, dated 28/10/2015.  
 13. Development charges of Rs 0.69,82,500/- paid vide receipt No 449827, dated 24/08/2016  
 14. Your application dated 21/04/2014, and additional documents submitted by your appointed architect on 08/10/2015 and 23/08/2016

Sir:  
 With reference to your application No NH, dated 28/04/2015 and 23/08/2016 for grant 123of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1968 (Mah. XXXVII of 1968), to carry out development work / Building on land,

in case of any corruption related complaint, please visit :  
 cidco.maharashtra.gov.in/CIDCO\_VIGILANCE\_MODULE\_NEW / Userlogin.aspx  
 NAINA OFFICE : Tower No. 10, 3rd Floor, Belpur Railway Station Complex, Sec. 10, CBD Belpur, Navi Mumbai - 400 614.  
 Contact No. : Landline 022 61365200 / 233, Fax : 022 61365255  
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bearing Survey No. 112/CC/2016 and other of Village-Kolkhe, Taluka-Panvel, District-Raigad, the  
Commencement Certificate vide letter No. CIDCO/NAINA/PANVEL/Kolkhe/BP-  
112/CC/2016/4288, dated 28/04/2016, as required under section 45 of the Maharashtra  
Regional Town Planning, Act, 1966 is enclosed herewith.



Yours faithfully,

*Diksha*

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

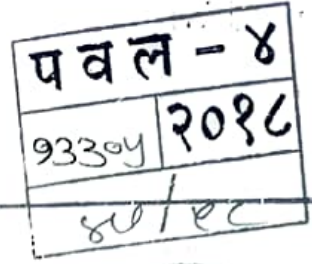
Encl: As above

CC to

1. Ar. Spaceage Consultant,  
Shop No 15, B-106,  
Natraj Building, Sristi Complex,  
Mulund-Link Road,  
Mulund (W), Mumbai 400080
2. The District Collector,  
Office of the Collector, Revenue Dept.,  
Near Hirakot Lake, Alibag,  
Dist-Raigad 402201
3. Dy. Executive Engineer,  
MSED Co. Ltd,  
Panvel-II Sub-Division
4. Dy Superintendent of Land Records,  
Agri Samaj Hall, 1st floor,  
Panvel, 410208
5. Maharashtra Jeevan Pradhikaran,  
Office of the Superintending Engineer,  
Plot No 1, Sector No1, Matheran Road --  
MJP Circle, Raigad, New Panvel
6. The Sarpanch,  
Grampanchayat Kolkhe,  
Tal-Panvel, Dist-Raigad
7. The Chief Planner, MMRDA,  
Planning Division, 7th floor, M.M.R.D.A. office building,  
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (East).  
MUMBAI - 400 051
8. The CCUC, CIDCO

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

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



CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04389

**COMMENCEMENT CERTIFICATE**

The Commencement Certificate / Building Permit is hereby granted under Sec. 19(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) as under:



- A) Location : Survey numbers 95/1(pt), 95/2(pt), 95/3(pt), 98/1, 98/2, 98/3, 98/4/1, 98/4/2A, 98/4/2B, 98/5(pt), 98/7C(pt), 98/8, 98/9, 98/10A, 98/10B, 99/0(pt), 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/8, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102, 103/1, 103/2(pt), 103/3, 103/4, 110/1A(pt), 110/4, 110/5A, 110/6, 110/1u, 110/11 at Village Kolkhe, Taluka - Panvel, District Raigad
- B) Land use (predominant) : Urbanizable-2 (U-2), as per sanctioned Regional Plan of Mumbai Metropolitan Region, and Predominantly Residential (N-1) as per draft IDP of NAINA
- C) Details of the proposal with BUA:

	Area statement	Area in sq.mt.	
		Sale plot (75% on 8)	Rental plot (25% on 8)
1	Area of land as per 7/12	151681.00	
2	Overall area approved by MMRDA	149517.98	
3	Net eligible area of plot for RHS (after adjustment of swapping area)	126231.00	
4	Area of land as per measurement plan of land record office	126231.00	
5	Area of land as per triangulation	126262.00	
6	Area considered for proposal (least of above)	126231.00	
7	Deduction for amenity space (10%)	12623.10	
8	Net area of plot (6-7)	113607.90	
9	Area of proposal (in proportion 75:25)	85205.92	28401.98
10	Permissible FSI (on 8)	3.00	1.00
11	Permissible built up area (8 x 10)	340823.70	113607.90
12	Permissible commercial area (15% of 11)	51123.56	17041.19
13	Proposed commercial built up area	765.76	849.18
14	Amenity space required (in proportion 75:25)	9487.33	3155.77
15	Amenity space provided	9467.33	3155.77
16	Recreational ground space required (8% on 9)	6816.47	2272.16
17	Recreational ground space provided	7366.14	7914.64
18	Proposed built up area	70280.02	113598.12
19	Balanced built up area	270543.68	9.78
20	FSI consumed	0.62	0.9999
21	FSI balanced	2.30	0.0001
22	Tenement proposed (sale)	672	3243

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23	Tenements proposed (commercial)	23	24
24	Nearness proposed to be planted	1148	601

D) Details of the Buildings are as follows:

Sr. No.	Bldg. No with Wing	Predominant use	No of Floors	BUA in Sq. M.
<b>A. Rental Buildings</b>				
1	1	Residential	Gr+27	30936.79
2	2	Residential	Gr+27	35476.17
3	3	Residential with convenience shopping	Gr+27 (pl)	47183.16
<b>Total (A)</b>				<b>113598.12</b>
<b>B. Buildings for houses to be sold in open market</b>				
1	Bldg No 1 (Wing A, B & C)	Residential	2 Basement + 1 stilt (parking) + 4 podium (parking) + 23 upper Resl. Floor	43751.89
		Commercial	G+1 (separate access)	766.76
2	Bldg No 2	Residential	2 Basement + 1 stilt (parking) + 4 podium (parking) + 27 upper Resl. Floor	25761.37
<b>Total (B)</b>				<b>70280.02</b>
<b>Overall Total BUA (A+B)</b>				<b>183878.14</b>

- E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04389, dated 29/08/2016
- F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1968 and as per relevant regulations of the Development Control Regulations in force.
1. This Commencement Certificate is liable to be revoked by the Corporation if:

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- a) The development work in respect of which permission has been granted under the 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 permission has been granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.

**GENERAL CONDITIONS**

**2. The applicant shall :-**

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

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

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

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e) Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the details mentioned in (f) above, shall be published in two widely circulated newspapers one of which should be in regional language.  
The amount of Rs 7,07,500/- (Rupees Seventy Four Lakh Seven Thousand Five Hundred and Only), deposited vide challan No 44882E dated 24/08/2016 with the Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.
5. This permission does not entitle the applicant to develop the land which does not vest with him.
6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.
8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.
9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.
11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.
12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.
13. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty, as may be determined, to regulate such occupancies.



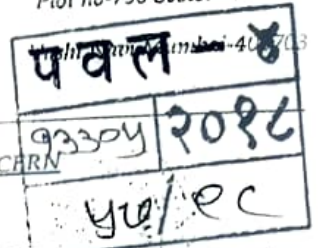
DEBAJIT DUTTA

B.A L.L.B MBA

ADVOCATE, HIGHCOURT

116, Punit Chambers

Plot no-796 Sector- 18



TO WHOM SOEVER IT MAY CONCERN

TITLE CERTIFICATE

This is to certify that under instructions of our client, M/s Paradise Lifespaces I.P., we have conducted an investigation of title in respect of the following properties as per the schedule described in the schedule given below situate at Village Kolkha, Talika Panvel, District Raigad based on the documents provided to us.



Schedule of the Properties

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

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



24	101/8/A	4430	Yahyabhai Ebrahim Dharivala
25	101/8/B	5900	Mohsin Ebrahim Dharivala
26	101/9	5110	Dharivala Development
27	101/10/A	4400	Dharivala Development
28	101/10/B	4050	Zakiya Badaruddin Dharivala
29	102	3920	Yahyabhai Ebrahim Dharivala
30	103/1	730	Dharivala Land Development
31	103/2	7210	Dharivala Land Development
32	103/3	1240	Dharivala Land Development
33	103/4	2960	Dharivala Land Development
34	110/10	5740	Mohsin Ebrahim Dharivala
35	111	6630	Dharivala Development
		1,26,231	



And bounded as under:

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

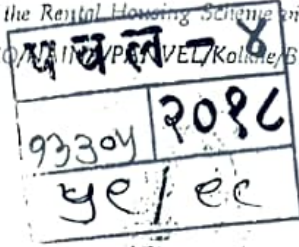
M/s Paradise Lifespaces have entered into the Development Agreement registered at serial no PVL-4/791/2013 on 24/01/2013 with Sub-Registrar of assurances at Panvel-4 with the Land owners M/s Dharivala Development, Mr. Esmail Ebrahim Dharivala, Mr. Mohsin Ebrahim Dharivala, Mr. Yahyabhai Ebrahim Dharivala,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

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

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

A

City and Industrial Development Corporation of Maharashtra Limited (the "Corporation") has granted Commencement Certificate for the Phase-1 of the Rental Housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/MAIN/PA/VEL/Kolhapur/BP-112/CC/2016/04388.



FOR THE PURPOSE OF THIS CERTIFICATE:

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



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M/s Paradise Lifespaces LLP has entered in to a registered development agreement with the Land of the Joint State granted exclusive development rights of the said land to the Development Authority CIDCO has granted Commencement Certificate to the project named as WORLD CITY.

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

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

Dated this 27<sup>th</sup> day of October, 2016.

Yours Truly,

*AAatta*

Debajit Datta

Advocate High Court

Other Receipt (इतर पावती)

पत्र नं. - ४

17/10/2016

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EL EL

वूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4  
 दस्त क्रमांक : 8933/2016  
 मोदणी :  
 Regn:63m

गाणधे नाव : 1) कोळखे

- (1) विनेषाचा प्रकार  
 (2) मोबदला  
 (3) बांधकाम  
 (4) मालमत्तेचा प्रकार  
 (5) क्षेत्रफळ  
 (6) आकारणी क्रमांक



पॉवर ऑफ अॅटॉर्नी  
 0  
 मालमत्तेचे नाव: रायगड इतर वर्गीत ; इतर माहिती: इतर माहिती: धरतात तमुद कॅम्पाप्रमाणे (Survey Number : इलाहा तमुद कॅम्पाप्रमाणे ; )  
 1) 12641.0 नो.मीटर

(7) दस्तऐवज करून देणा-या/सिद्धन देणा-या पक्षकापाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-गे.पंचाडईव लाईफलाईव एनएचपी.वर्षे भागीदार अमित मधु वडीला - - बच:-35; पत्ता:-प्लॉट नं: 19 व 20, , माळा नं:- इमारतीचे नाव: सय प्लाजा, ब्लॉक नं: ओकीन नं. 1701, रोड नं: सेक्टर नं. 19बी,भासी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 वन नं:- AAOPF3788J

(8) दस्तऐवज करून देणा-या पक्षकापाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सुकेत शिवाजी टोके - - बच:-22; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: पथोखन , ब्लॉक नं: - , रोड नं: सेक्टर नं.15ए,नवीन पनवेल,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-BAIBPD0081E  
 2): नाव:-देवीदास जगत तुळबळ - - बच:-36; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: चंद्रभागा घरा, ब्लॉक नं: - , रोड नं: सेक्टर नं. 15ए,नवीन पनवेल,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-ANHPB9224F  
 3): नाव:-नराम शंकर ठाकुर - - बच:-30; पत्ता:-प्लॉट नं: 26, माळा नं: , इमारतीचे नाव: सार्वे संदिप , ब्लॉक नं: - , रोड नं: सेक्टर नं. 1,नवीन पनवेल,पुर्व,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-AEGPT5662E  
 4): नाव:-दिनेश सुदान व-हाडी - - बच:-40; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: अरिंदेव थपटून को.अॅच.झी.सो.जि. , ब्लॉक नं: - , रोड नं: कोपोली,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-AILPV5774F  
 5): नाव:-पद्मेश अमल तुळबळ - - बच:-38; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: चंद्रभागा घरा, ब्लॉक नं: - , रोड नं: सेक्टर नं. 15ए,नवीन पनवेल,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-AMTPB4134B  
 6): नाव:-रुद्राकर राजसिनु जादी - - बच:-40; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: सी-73/1/8, रोड नं: सेक्टर नं.7,नवीन पनवेल,ठा.पनवेल,जि.रायगड, महाराष्ट्र, इंदौरा(००). पिन कोड:-410208 वन नं:-AVIPJ2690N

- (9) दस्तऐवज करून दिव्याचा दिनांक 17/10/2015  
 (10)दस्त नोंदणी केल्याचा दिनांक 17/10/2016  
 (11)अनुक्रमांक,अंश व पृष्ठ 8933/2016  
 (12)बांधकामाचाप्रमाणे पुढाक सुल्ल 500  
 (13)बांधकामाचाप्रमाणे नोंदणी-मुल्ल 100  
 (14)शंरा

सह. दुय्यम निबंधक वर्म-२.  
 पनवेल-४.



मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
 पुढाक सुल्ल आकारमाना निवडलेला अनुषंग :-

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

पवल - ४

https://inst.idbibank.co.in/corp/BANKAWAYTRANjsessionid=00

93304 २०१८

Hot Payment Successful. Your Payment Confirmation Number is 86063536



९३/९८

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005262337201617R	BARCODE	Form ID :	Date:	17-10-2016
Department	LOR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGRI146-PNL1_PANVEL NO. 11 SUB REGISTRAR Location		PAN No. (If Applicable)	PAN-ANHPB9224F	
Year	Period: From : 17/10/2016 To : 31/03/2019		Full Name	DEVIDAS ANANT BHUBAL AND OTHER	
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	SURVEY NO 95 HISSA NO 1		
0030046401-75	500.00	Road/Street, Area /Locality	AND OTHER VILLAGE		
0030063301-70	0.00	Town/ City/ District	KOLKHE PANVEL RAIGAD Maharashtra		
	0.00	PIN	4 1 0 2 0 6		
	0.00	Remarks (if Any) :	पवल-४		
	0.00		९३३ २०१८		
	0.00		९ / २३		
	0.00				
	0.00				
	0.00				
	0.00				
Total	500.00	Amount in words	Rupees Five Hundred Only		
Payment Details: IDBI NetBanking Payment ID : 102819396		FOR USE IN RECEIPT			
Cheque- DD Details:		Bank CIN No :	6907592010075105		
Cheque- DD No.		Date	17/10/2016		
Name of Bank	IDBI BANK	Bank-Branch	PANVEL		
Name of Branch		Scroll No.			



For Paradise Life Spaces LLP

*[Signature]*  
Partner

*[Signatures]*  
17/10/2016 5:30 PM

पबल-४  
 9330Y 2026  
 Data of Bank Receipt for GRN MH005262337201617R  
 ६४ ६६

Bank/Branch :  
 Pmt Txn Id :  
 Pmt Dt/Tm :  
 Challan/No :  
 District :  
 StDuty Schm :  
 StDuty Amt :  
 RgnFes Schm :  
 RgnFes Amt :  
 Article :  
 Prop Mvblty :  
 Prop Descr :  
 Duty Payer :  
 Other Party :  
 Bank Scroll No :  
 Bank Scroll Date :  
 RBI Credit Date :  
 Mobile Number :



Simple Receipt  
 Print Dt/Tm :  
 GRAS GRN :  
 Office Name :  
 : MH005262337201617R  
 : IGR148 / PNL1\_PANVEL NO 1 SUB REGISTRAR

48(1) Only for verification-not to be printed and used  
 : Immoveable  
 : SURVEY NO 65HISSA NO 1AND OTHERVILLAGE, KOLKHEPANVELRAIGAD  
 : Maharashtra  
 : 410206  
 : PAN-ANHPB9224F DEVIDAS ANANT BHUJBAL AND OTHER  
 : PAN-AAOPP3788J MS PARADISE LIFESPACES LLP  
 Consideration : 1.00L

*[Handwritten Signature]*

सह. दुयम निबंधक वर्ग-२.  
 पनवेल-४.

पबल-४  
 ९३३० २०२६  
 २/२३



पवल - ४  
 १३३३ २०१८  
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पवल-४  
 ८३३ २०१८  
 ३/२३



**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME: - I, AMIT M. [Signature], Partner of M/s PARADISE LIFESPACES LLP., a limited liability partnership company, Incorporated and Registered under the Limited Liability Partnership Act, 2008. PAN - AA0FP3788J, is having registered office at: Amit Ashiana, Near Bhaji Market, Gool Maidan, Uthasagar-421002 Maharashtra, having office at Corporate office 1701, Satra Plaza, Plot No. 19 & 20, Sector 19 D, Vashi, Navi Mumbai-400703 Maharashtra., SEND GREETINGS:

**WHEREAS:-**

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

For Paradise Life Spaces LLP

[Signature] Partner

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

पत्र - ४  
 9330Y 2026  
 ६६/६६

NOW I, THE UNDERSIGNED, IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND THESE PRESENTS WITNESSETH that we do hereby  
 nominate, constitute and appoint  
 श्री श्याम शंकर थकुर, PAN - BIEPD0091E, Residing at -  
 15 A NEW PANVEL TAL - PANVEL DIST. RAIGAD.  
 श्री अनंत भुजबा, PAN- AKDPB0296F residing at  
 CHANDRABHAGA SADAN, SECTOR - 15A, NEW PANVEL, TAL - PANVEL,  
 DIST. RAIGAD.

श्री श्याम शंकर थकुर, PAN- AEGPT3562E residing at SAI  
 WORLD CITY, PLOT NO - 26, SECTOR - 1, NEW PANVEL (EAST).  
 श्री दिनेश सुदाम वरहदी, PAN- AILPV5774F residing at ARIHANT  
 CHS LTD, VILLAGE - KOPROLI, TAL PANVEL, DIST. RAIGAD.  
 श्री महेश अनंत भुजबा, PAN- AMTPB4134B residing at  
 CHANDRABHAGA SADAN, SECTOR - 15A, NEW PANVEL, TAL - PANVEL,  
 DIST. RAIGAD.

श्री सुधर राजलिंगु जादी, PAN- AVTPJ2690N residing at C-73/1/6,  
 SEC-7, NEW PANVEL TAL-PANVEL, DIST RAIGAD to be our true and lawful  
 attorney to act for us and in our name for the purposes expressed that is to say:

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

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

Schedule of the Properties

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

Sr. No	Survey / Hissa No	Area (Sq. Mtrs)
1	95 / 1	1900
2	95 / 2	3500
3	95 / 3/A	1800
4	98 / 1	2710
5	98 / 2	3970
6	98 / 3	6580
7	98/4/A	3780

GR  
 BR  
 D...  
 S...

For Paradise Life Spaces LLP  
 Partner

Signature

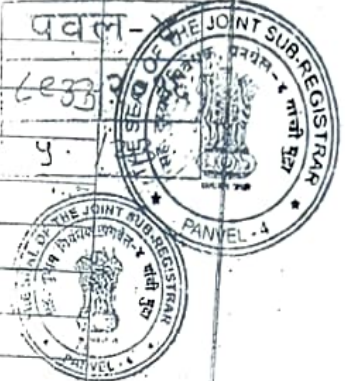


पवल - ४

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EU/EC

3	98/4/B/1	3640
9	98/4/B/2	3770
10	98/5	4131
11	98/7/K	800
12	98/8	2600
13	98/9	1720
14	98/10/A	1460
15	98/10/B	5080
16	99	4400
17	101/3	2120
18	101/4/A	2070
19	101/4/B	1240
20	101/4/C	1670
21	101/5	7150
22	101/6	3290
23	101/7	4200
24	101/8/A	4430
25	101/8/B	5900
26	101/9	5110
27	101/10/A	4400
28	101/10/B	4050
29	102	3920
30	103/1	730
31	103/2	7210
32	103/3	1240
33	108/4	2960
34	110/10	5740
35	110/11	6630
	TOTAL	1,26,274



For Paradise Life Spaces LLP

*[Signature]* Partner.

*[Signature]*  
*[Signature]*  
*[Signature]*

पवल - ४  
 93304 2096  
 EC/EC



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

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


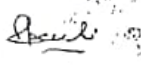
२३३ २०९६  
 E/23

IN WITNESS WHEREOF I have hereunto set out our respective hands at this 17th day of October 2016.




SIGNED SEELED AND DELIVERED by the  
 Within named "EXECUTIVE"  
 AMIT BATHIA SAI Paradise Life Spaces LLP

Witness :-  Partner

1. Shurad G. Bhori 
2. Rajar Kulkarni 

SIGNED SEALED AND ACCEPTED by the  
 Within named "ATTORNEY"

1. SANKET SHIVAJI DOKE 

2. DEVIDAS ANANT BHUJBAL 

7

## -: ओळख देणार :-

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकावर आदेशानुसार सदर दस्तातील लिहुन देणार / लिहुण घेणार व इतर सर्व निष्पादक अधिकारी हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पुर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वताचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. व त्यांनी स्वाक्षरी/अंगठा केलेला आहे. तसेच साक्षांकीत केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सरदच्या सर्व व्यक्ती या त्याच अंगठ्याचे प्रती तयार केलेले आहेत. त्यामुळे आम्ही त्यांना पुर्णपणे ओळखत असल्याचा सहया/अंगठा केलेला असून त्यांचे फोटो चिकटविलेले आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकीत प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.

प.व.ल. - 8  
सर्व निष्पादक अधिकारी हे  
पुर्णपणे ओळखतो. तसेच  
9/3/2024



अ.क्र.	ओळखदाराचे नाव व पुर्ण पत्ता	ओळखदाराचे फोटो	सही
1)	महेश अनंत भुजबळ पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		
2)	शरद गणू मोपी पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		
3)	देविदास अनंत भुजबळ पत्ता:- श्री दत्त झेरॉक्स, शॉप नं.96, पनवेल, ता.पनवेल, जि.रायगड		

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७३३/२०१८  
७३/१८



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



Date :- 15<sup>th</sup> Oct 2016.

Place :- Navi Mumbai

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८३३/२०१६  
९९/२३

RESOLUTION No. :- XXI



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

Directors.

For Paradise Infra-Con Pvt. Ltd.

1). Mr. Madhu B. Bathija.

2). Mr. Manish M. Bathija.

3). Mr. Amit M. Bathija.

Director

Paradise Infra-con Pvt. Ltd.

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