

classmate

Sai World city

Manhattan/1807

Achal ~~Achal~~ Ramesh Khedekar.

Handwritten scribbles or marks at the top right of the page.

Handwritten scribbles or marks in the middle right section of the page.

Handwritten scribbles or marks at the bottom right of the page.



528/1639
Tuesday, February 06, 2018
5:23 PM

पावती

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

पावती क्र.: 2300 दिनांक: 06/02/2018

गावाचे नाव: कौळखे
दस्तऐवजाचा अनुक्रमांक: पवल4-1639-2018
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: खेडेकर अचल रमेश --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1980.00
पृष्ठांची संख्या: 99	

एकूण: रु. 31980.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:23 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5659611/-
मोबदला रु. 13977250/-
भरलेले मुद्रांक शुल्क: रु. 838700/-


Joint Sub Registrar Panvel 4
गण. दुय्यम निबंधक वर्ग-२.
पनवेल-४.

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010279518201718R दिनांक: 06/02/2018
बँकेचे नाव व पत्ता;
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1980/-



Handwritten marks and symbols at the top right of the page.

Handwritten marks and symbols in the middle right of the page.

Handwritten marks and symbols at the bottom right of the page.



06022018

सूची क्र.2

मुद्रण दिनांक : ०६ फेब्रुवारी २०१८
 दिनांक : १६/३/२०१८
 मोहरी :
 Register

याचवे नंबर : १) कोळसे

(1) विविधा प्रकारांचा प्रकार	करारनाम
(2) मीटर	13977250
(3) बाजारभावाचा भाव	5659611
(4) मीटर	1) पातळीचे नगर: समतल इतर वर्गीत ; इतर मालिकी ; इतर मालिकी: 2 मीटर क्षेत्र 27, 1, 21 44200/- सार्वजनिक ज. 1707, सार्वजनिक मजला, सैनिकीय विंग, विस्थापन न.2, सई बॉल्ड सिटी, सई न. 95/1, 95/2, 95/3/ए, 96/1, 96/2, 96/3, 96/4/ए, 96/4/बी, 1, 96/4/बी/2, 98/5, 98/7/बी, 98/8, 98/9, 98/10/ए, 98/10/बी, 99, 101/3, 101/4/ए, 101/4/बी, 101/4/सी, 101/5, क्षेत्र 94, 100 चौ. मी. व एक इतिहास कर मालिका. (Block Number: 1707 ;)
(5) मीटर	1) 94.100 चौ. मीटर
(6) अकारणी किंवा जुनी देण्यात आलेला किंवा	
(7) दहाशेकड करून देणा-या/विद्युत देणा-या/बाजारभावाच्या किंवा दिवानी माकलामा, इत्यादी किंवा अकारणी, प्रतिकारिते याच न घेता.	1) - नगर :- न. पॅराडाईज सईबस्तेंस एरएलबी तर्फे पॅराडाईज मी. पॅराडाईज इन्फो. कॉमि. प्रा. लि. तर्फे. डायरेक्टर ऑफिस मधु घटीकर यांचे. अखत्यारी दिनेश सुदाम व-हाडी - - वप:-43, पत्ता:- कोड:-400703 पिन न:-AAGFPJ788)
(8) इतर प्रकार करून देणा-या/विद्युत देणा-या/बाजारभावाच्या किंवा दिवानी माकलामा, इत्यादी किंवा अकारणी, प्रतिकारिते याच न घेता.	1) - नगर :- घडेकर अणुत व-वप:-42; पत्ता:- फ्लॉट नं: 112/1, भाडी नं: - 2 घाटोरी याच: तु. नं: धन, ब्लॉक नं: जम-पं. 101, रॉड नं: स्वामी विनायक मार्ग, सारस्वत वीकेअरव, पु
(9) दहाशेकड करून देणा-या/विद्युत देणा-या/बाजारभावाच्या किंवा दिवानी माकलामा, इत्यादी किंवा अकारणी, प्रतिकारिते याच न घेता.	06/02/2018
(10) दहाशेकड करून देणा-या/विद्युत देणा-या/बाजारभावाच्या किंवा दिवानी माकलामा, इत्यादी किंवा अकारणी, प्रतिकारिते याच न घेता.	06/02/2018
(11) अनुक्रमण, खंड व गूढ	1639/2018
(12) सार्वजनिक बांधकाम मंडळ शुल्क	836700
(13) सार्वजनिक बांधकाम मंडळ शुल्क	30000
(14) मीटर	

सह. मुख्य निबंधक वर्ग-२.
 पानवेल-४.



मुद्रणालयातील विचाराने घेतलेला तपशील :-
 मुद्रण शुल्क आकारलेला दिवशीचा अनुषंग :-

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

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		06 February 2018, 05:06:45 PM	
Valuation ID	201802064766		
मूल्यांकनाचे वर्ष	2017		
जिल्हा	रायगड		
तालुक्याचे नाव	पनवेल		
गावाचे नाव	कोळखे		
प्रमुख मुला विभाग	27		
उप मुला विभाग	27.1		
क्षेत्राचे नाव	Influence Area	सर्व्हे नंबर / न. भू. क्रमांक	
वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु.	मोजमापनाचे एकक	चौ. मीटर	
44200			
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	112.92 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे
उद्दवाहन सुविधा	आहे	मजला	11th to 20th Floor
			मिळकतीचा प्रकार
			बांधीव
			मूल्यदर/बांधकामाचा दर- Rs.44200/-
घसाःयानुसार मिळकतीचा प्रति चौ. मीटर मूलादर	=(वार्षिक मूल्यदर * घसाःयानुसार नविन दर)		
	=(44200 * (100 / 100))		
	= Rs.44200/-		
मजला निहाय घट/वाढ	= 1.1 of 44200 = Rs.48620/-		
A) मुख्य मिळकतीचे मूल्य	= धरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 48620 * 112.92		
	= Rs.5490170.4/-		
C) बंदिल्ल वाहन तळाचे क्षेत्र	13.94 चौ. मीटर		
बंदिल्ल वाहन तळाचे मूल्य	= 13.94 * (48620 * 25/100)		
	= Rs.169440.7/-		
एकत्रित अंतिम मूल्य	= मुळा मिळकतीचे मूल्य + शुल्का जमिनीवरील वाहन तळाचे मूल्य + बंदिल्ल वाहन तळाचे मूल्य + सहाय्य तळाचे मूल्य + धरील गळीचे मूल्य + इमारती भोक्तीच्या शुल्का जागेचे मूल्य + तळघराचे मूल्य + भेरीगाईन मजला क्षेत्र मूल्य		
	= A + B + C + D + E + F + G + H		
	= 5490170.4 + 0 + 169440.7 + 0 + 0 + 0 + 0 + 0		
	= Rs.5659611/-		

Home Print

पत्रक - ४
१६३९/२०१८
३/१९

सह. दुय्यम निबंधक वर्ग-२.
पनवेल-४.



Handwritten notes on the right side of the page, including a vertical list of items and some illegible text.

Handwritten notes in the middle-left section of the page, appearing as a list of items.

Hot Payment Successful. Your Payment Confirmation Number is 153090770



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH010279518201718R	BARCODE	Form ID : Date: 06-02-2018
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR146- PNLI_PANVEL NO 1 SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AMBPK3702C
	Period: From : 06/02/2018- To : 31/03/2099	Full Name	ANCHAL RAMESH KHEDEKAR
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SAI WORLD CITY MANHATTAN 1707
0030046401-75	338700.00	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):	4 d m - 8
	0.00		9830/2099
	0.00		2/99
	0.00		
	0.00		
	0.00		
	0.00		
Total	868700.00	Amount in words	Rupees Eight Lakhs Sixty Eight Thousand Five Hundred
Payment Details: IDBI NetBanking Payment ID : 153090770		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 6910333201802065059	
Cheque- DD No.		Date	06-02-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

Chedekar

Handwritten text at the bottom left of the page.

Handwritten text at the bottom center of the page.

Handwritten text at the bottom right of the page.

Data of Bank Receipt for GRN MH010279518201718R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 153090770 Simple Receipt
Pmt DtTime : 06/02/2018 12:50:43 Print DtTime :
ChallanIdNo : 69103332018020650596 GRAS GRN : MH010279518201718R
District : 1301 / RAIGAD GRN Date : 06/02/2018 12:50:44
Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 8,38,700.00/- (Rs Eight Lakh Thirty Eight Thousand Seven Hundred 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 : 1,39,77,250.00/-
Prop Descr : SAI WORLD CITYMANHATTAN 1707SURVEY NO-95 1VILLAGE , KOLKHEPANVELRAIGAD
Maharashtra
410206
Duty Payer : PAN-AMBPK3702C ANCHAL RAMESH KHEDEKAR
Other Party : PAN-AAQFP3788J PARADISE LIFESPACES LLP



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-1639	0005879245201718	06/02/2018-17:11:36	IGR547	30000.00
2	(IS)-528-1639	0005879245201718	06/02/2018-17:11:36	IGR547	838700.00
Total Defacement Amount					8,68,700.00

पत्र - ४
१४३८/२०१८
३ / १५

श. दुय्यम निबंधक वर्ग-२.
पनवेल-४.



५५९ - ४	
१९३९	२०९८
४/९९	



पवेल - ४
१९३९/२०१८
५ / १९



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

This agreement is entered into at Pavel, on Tue this 06th Day of Feb. Month, year Two Thousand 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;

AND

1 | Page
PROMOTER

PURCHASER/S

५५.१ - ४	
१९३९	३०९८
१/११	

KHEDEKAR ACHAL RAMESH, having PAN : AMBPK3702C having _ adult, Indian Inhabitant, residing at PLOT NO-112/1, TULSIDHAM, ROOM NO-401, SWAMI NITYANAND MARG, NR SARASWATI BANK, OLD PANVEL, hereinafter referred to as the "Allottee" (which expression shall unless be in a different context or meaning thereof shall deem to mean and include themselves and their respective legal heirs, executors, administrators, assigns and nominee) of the Second Part.



Whereas:

- A. M/s Dhariwala Developments, a partnership firm, registered under Indian Partnership Act-1932. Shri Mohsin Ebrahim Dhariwala, Shri Esmail Ebrahim Dhariwala, Smt. Zakiya Badrudin Dhariwala, Smt. Sarah moiz Unewala Shri Kutub Badrudin Dhariwala Shri Yahya Ebrahim Dhariwala Shri Aziz Esmail Dhariwala are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 151681 sq.mtrs or thereabouts situated at Village - Kolkhe, Taluka - Panvel, Dist.- Raigad more particularly described in "First Schedule-Part I" (the "Said Larger Land"). A Layout of the said land is appended hereto as "Annexure-1". A copy of 7/12 extract of said land is appended hereto as "Annexure-2".
- B. Owners have granted exclusive development rights of the said land to the Developer vide Development Agreement dated: 29/12/2012 which is registered with the sub-registrar of assurance Panvel - 4 on 24/01/2013 bearing serial no PVL-4-791-2013.
- C. Owners have irrevocably appointed Mr. Esmail Ebrahim Dhariwala and Shri Aziz Esmail Dhariwala jointly and / or severally as their constituted Attorney to deal with the said land through Power of Attorney dated: 29th December 2012. The said Power of Attorney is registered with the sub-registrar of assurance PVL-4 bearing serial no. 792/2013 on 24th January 2013.
- D. One Smt. Nafeesa w/o Shabbir Jannagarwala is owner of land bearing survey no

2 | Page
PROMOTER

[Handwritten Signature]

[Handwritten Signature]
PURCHASER/S

110/1A admeasuring 18250 Sq. Meters and has appointed Mr. Esmail Ebrahim Dhariwala as her constituted attorney vide Power Of Attorney registered with the sub-registrar of assurance PVL-4 on 17th February 2014 bearing serial no-19167/2014.

E. 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. Mtrs and has appointed Mr. Esmail Ebrahim Dhariwala as his constituted Attorney vide Power of Attorney registered with the sub-registrar of assurance PVL-4 on 06th March 2014 bearing serial no 2621/2014.

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

G. The Promoter is developing a large scale housing scheme in phases, currently the Promoter is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter dated 28.03.2014 bearing reference no MMRDA/RHD/RHS-63(II)/14/114 as amended on 07.07.2015 sanctioning net eligible area of 1,26,231sq 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 sq mtrs. (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

[Handwritten Signature]

[Handwritten Signature]
PURCHASER/S

पवेल - ४
१३८
८/११

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 28,450.81 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 herein referred to as the "Entire project". ... copy of Commencement certificate is appended hereto as "Annexure-3".

- I. The Promoter has also obtained the sanction of the amenities to be provided in the said entire project. Besides, the CIDCO has sanctioned separate amenities for the construction to be carried out in the Rental Scheme on rental plot which is to be handed over to MMRDA. In addition to the above amenities, the Promoter shall also construct amenities space for the competent authority on the amenity plot area. These amenities shall be handed over to the competent authority for the use by general public. The said amenity plot is separately marked in the land layout marked as Annexure-1.
- J. Out of the total FSI of 3,40,823.70 sq. mtrs on the Sale Plot available to the Promoter, the CIDCO has presently sanctioned FSI to the extent of 70,280.02 sq mtrs. The Promoter is thereby constructing one residential building (inclusive of 4 podiums) having three wings named as *Marina*, *Acropolis* & *Opera* consisting of 2 basement + 1 stilt (parking) + 4 podium (parking) + 23 upper Residential Floor utilizing FSI of 43,751.89 sq. mtrs with commercial units on Ground + 1st podium utilizing FSI of 766.76 sq. mtrs and another residential building named as *Manhattan* consisting of 2 Basement + 1 stilt (parking) + 4 podium (parking) + 27 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. The Promoter proposes to construct additional floors in Building No. 1 and Building No.2 by utilizing balance FSI of 39021.73 sq.mtrs thereby taking the Building No:1 and 2 up to 42 floors for which the Promoter shall apply to the competent authorities for the sanction of such additional floors and develop as subsequent phase. The amenities being provided with this Phase-I are more particularly described in "**Second Schedule**". This Phase-I along with corresponding amenities is hereinafter

4 | Page
PROMOTER

H. Bhatia

Rudra
PURCHASER/S

referred to as "said project". The said project is more particularly described in "Third Schedule". The said project is being developed on the proportionate land admeasuring 31,473.48 sq.mtrs or thereabouts out of the sale plot is more particularly described in "Fourth Schedule" and is hereinafter referred to as "Phase - I land". This said project is being registered under Real Estate (Regulation and Development) Act, 2016 (RERA) as separate Real Estate project.

U. N. M. - 8
903 e 2086
e / 88

K. 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.



L. The Promoter declares that it is in the process of acquiring adjacent lands admeasuring approximately 25 acres or thereabout. The said adjacent lands shall be developed in subsequent phases as "Future Development-II" which is shaded separately in the layout plan appended as Annexure-1. The 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.

M. 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.

N. 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.

O. 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

5 | Page
PROMOTER

H. Bhatia

Rudhan
PURCHASER/S

Adv. Atal Debiti Datta (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 by the Allottee after giving a reasonable notice.

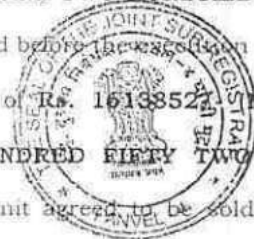


- P. The Promoter has appointed M/s Space age Consultants as Liaisoning Architect having their office at Natraj Building 1st Floor Mulund Goregaon Link Road Mulund Mumbai-400030 and M/s Dimensions Architects Pvt. Ltd as Design Architect having their office at Plot no 99 Sector-8 Vashi Navi Mumbai- 400703 both registered with the council of Architect.
- Q. The Promoter have appointed a Structural Engineer M/s Structural Concept Designs Pvt Ltd. having address at 803 Maithli's Signet, Plot no 39/4 Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.
- R. The Promoter has registered the said project- Phase -I under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at under Registration no **P52000006318**. A copy of the certificate of registration is appended hereto as **Annexure-5**. The Promoter shall separately be registering the other phases of the said entire project under RERA. Each such phase shall be a separate project for the purposes of RERA. The Allottee has understood the entire scheme of development and also the entitlement of the Promoter to utilize the full potential of FSI for the development of various phases in the said entire project.
- S. The Promoter has expressed its intention to dispose of the flats to be constructed in the said project on outright sale to the prospective buyers. The Allottee, having satisfied himself/herself/themselves with all documents mentioned herein above and having understood the entire scheme of 'Sai World City' including future developments. The Allottee applied to the Promoters vide request letter **05-07-2016** for reservation of Flat

no. 1707, 3BHK admeasuring carpet area of 94.100 Sq. Mtr. (hereinafter referred to as "Said Unit") on 17TH floor in MANHATTAN wing in housing project to be known as "Sai World City". in the said project marked in shaded area in the floor plan annexed hereto and marked as Annexure- 6 which is more particularly described in "Final Schedule".

UdM-8
983e 2086
99 / SP

T. The total consideration of the said flat is mutually agreed at 13977250 / SP (RUPESS ONE CRORE THIRTY NINE LAKHS SEVENTY SEVEN THOUSAND TWO HUNDRED FIFTY ONLY) besides taxes and sum as mentioned herein. At and before the execution of these present the Allottee has paid to the Promoter a sum of Rs. 16138522 (RUPESS SIXTEEN LAKHS THIRTEEN THOUSAND EIGHT HUNDRED FIFTY TWO ONLY) (including taxes) being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge. The Promoter has accordingly issued a reservation letter dated 18-09-2016 to the Allottee. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.



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

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

1. **Project:**

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

7 | Page
PROMOTER

PURCHASER/S

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 subdivide 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 modification in the flat lay out plan which may adversely affect the unit agreed to be purchased by the Allottee.

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



8 | Page
PROMOTER



PURCHASER/S