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TYPICAL FLOOR PLANS & AREA LINE DIAGRAM

DATE OF APPROVAL OF PLAN

This sheet is prepared in accordance with the provisions of the Building Code of the City of Chicago, Illinois, and is subject to the provisions of the Building Code of the City of Chicago, Illinois, and is subject to the provisions of the Building Code of the City of Chicago, Illinois.

DATE: 21 MAR 2024

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]

COUNTY: [Signature]

ZIP: [Signature]

SCALE: [Signature]

DATE: [Signature]

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]

COUNTY: [Signature]

ZIP: [Signature]

SCALE: [Signature]

DATE: [Signature]

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]

COUNTY: [Signature]

ZIP: [Signature]

SCALE: [Signature]

FORM - 2

DEPARTMENT OF PROVISIONS & SECURITY

PROVISIONS & SECURITY DEPARTMENT

1000 N. LAKE ST. CHICAGO, IL 60611

PH: (773) 329-3000

FAX: (773) 329-3000

WWW: www.cityofchicago.org

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]

COUNTY: [Signature]

ZIP: [Signature]





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900055793

Project: SIDDHA SKY PHASE V , Plot Bearing / CTS / Survey / Final Plot No.: CS 6pt 16pt to 21pt and CS 12pt at FNorth-400037, Ward FNorth, Mumbai City, 400037;

1. **Sejal Shakti Realtors Llp** having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400067.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **22/04/2024** and ending with **31/03/2030** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:22-04-2024 15:37:32

Dated: 22/04/2024

Place: Mumbai

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

Details of Premises/ Flat	
Phase	Siddha Sky Phase -5
Tower No.	3 - (Altaire)
Floor no.	24th
Flat No./ Premises No.	SSW/T3/2406
RERA Carpet Area	677.00 square feet equivalent to <u>62.8948</u> square meters (excluding the balcony)
Area of balcony appurtenant to the Flat / Premises (in addition to the RERA Carpet Area)	40.00 square feet equivalent to <u>3,71609</u> square meters
Number of Car Parking Spaces	<u>1</u>

3. It is hereby agreed by the Purchaser/s that the car parking space/s if agreed to be allotted by the Promoter to the Purchaser/s shall be allotted and identified only after the Total Consideration and all other amounts payable under this Agreement by the Purchaser/s are paid by the Purchaser/s to the Promoter. The Purchaser/s shall not object, dispute or argue with the Promoter on such allotment and identification of the car parking space/s.

4. The Total Consideration for the Flat as hereinabove mentioned shall be paid by the Purchaser/s to the Promoter in the following manner, in addition to the applicable Goods and Service Taxes or any other indirect taxes as may be applicable, after deducting the applicable tax deductible at source (if any) which shall be deposited by the Purchaser/s in the government treasury and the Purchaser shall provide the challan of the same to the Promoter immediately upon such deduction and shall also provide the TDS certificate to the Promoter as soon as the same is available:

Payment Plan		Amount Due In %
Particulars		
On Booking	100	10.00 %
Within 30 days of Booking		10.00 %
On Completion of Upper Basement		10.00 %
On Completion of 4th Floor Roof Slab		5.00 %
On Completion of 9th Floor Roof Slab		5.00 %
On Completion of 14th Floor Roof Slab		5.00 %
On Completion of 19th Floor Roof Slab		5.00 %
On Completion of 24th Floor Roof Slab		5.00 %
On Completion of 29th Floor Roof Slab		5.00 %
On Completion of 34th Floor Roof Slab		5.00 %
On Completion of Top Slab		10.00 %
On Commencement of Tiling & Flooring		10.00 %
On Commencement of External Finishing		5.00 %
On Commencement Of Lift Work		5.00 %
On Fit Out And Possession		100%
Total		

5. The Purchaser/s shall at the time of delivery of possession of the said Premises shall pay to the Promoter the following amounts together with the applicable GST and all other taxes thereon:-

- (i) Rs. 25,000.00 (Rupees: Twenty Five Thousand Only) being agreed amount towards the legal charges;

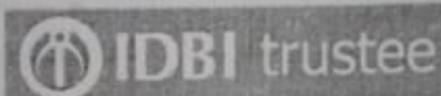
[Signature]

IDBI Trusteeship Services Ltd.

CIN : U65991MH2001GOI131154

Ref. No. 8062-3/ITSL/OPR/2024-25

Date: December 23, 2024



To,
Sejal Shakti Realtors LLP,
Sardar Nagar No.4,
Sion Division, Hemant Manjrekar Road,
Beside GTB Monorail Station,
Wadala, Mumbai - 400037

Dear Sir/ Ma'am,

Ref: No Objection for Sale of Flat at Siddha Sky, Sardar Nagar No.4, Sion Division, Hemant Manjrekar Road, Beside GTB Monorail Station, Wadala, Mumbai - 400037.

This is to confirm that the aforesaid premises are currently mortgaged to IDBI Trusteeship Services Limited ("ITSL") (the "Trustee"), Universal Building, Sir PM Road, Fort, Mumbai - 400 001 vide:

Security Trustee Agreement dated April 28, 2021, executed by and amongst ITSL, IndusInd Bank and Sejal Shakti Realtors LLP (the "Company")

1. Deed of Mortgage cum charge dated April 28, 2021, executed by and amongst ITSL and Company

Your Company has requested a No Objection Certificate to enable sale of unit to the purchaser/s ("Purchasers") detailed hereto. We state that on the basis of email approval received from the Lender i.e. IndusInd Bank Limited dated December 23, 2024 we have No Objection of Sale of the said Unit(s) to the Purchaser/s as detailed below.

Wing	Unit No.	Customer Name	Carpet Area	Agreement Value (INR)	Amount Received (Rs.)	Balance Value (Rs.)	Booking Date
T3	2406	Mrs. Kiran	717	1,81,75,950	18,90,299	1,62,85,651	01-Dec-24

We state that, consent is hereby accorded for sale of the said Unit/s to the Purchaser/s subject to the following conditions:

- This consent hereby granted is restricted to the said Unit described above in the project Siddha Sky, Sardar Nagar No.4, Sion Division, Hemant Manjrekar Road, Beside GTB Monorail Station, Wadala, Mumbai - 400037; in order to enable sale of the said Unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said project without applying to Trustee for a fresh consent letter



Head Office: Universal Trusteeship Services Ltd.

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

IDBI Trusteeship Services Ltd.

CIN : U65991MH2001GOI131154



- ii. The consent hereby granted is subject to the Purchaser/s depositing all the moneys payable as consideration for purchase of the said Units in Sejal Shakti Realtors LLP – Collection account bearing Account No. 623000000407 held with IndusInd Bank, Mumbai, and IFSC: INDB0000048. If the Purchaser/s fail to deposit such monies/ sales proceeds in the said Account, the NOC shall automatically stand revoked/ cancelled.
- iii. In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall automatically stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said Unit to any other person.
- iv. Please note that the Trustee shall continue to hold mortgage and charge on behalf of Lender, over the Project, underlying land and other properties except for the aforesaid Units (i.e. after receipt of the entire sale consideration in the aforesaid Account) till such time the facilities availed by the Company are fully repaid.
- v. This certificate is being given without any prejudice or liabilities of any nature on part of the Trustee/ Lender/ or its officer.
- vi. Our mortgage and charge on all other properties shall continue in full force and effect
- vii. The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Chaittanya Godbole on email chaittanya.godbole@idbitrustee.com

Yours Faithfully,

For IDBI Trusteeship Services Limited



Authorized Signatory

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

V. S. Legal Associates

Advocates High Court

S. V. Lad

1A, 5/5A, 4th Floor, Kamanwala Chamber,
Premises Co-op. Society Ltd., Ltd.
Str P. M. Road, Mumbai 400 001
Tele fax : 91-022-66316626
Office No. 91-022-22617559.
Email : vs_legal@yahoo.co.in

205, 2nd Floor, Pahlaj Kunj CHS,
Lohar Ali Road,
Thane (West) -400601,
Office No. 022-47835082.
Mobile No. 9867267216/8356007559
Email : vslegalassociate@gmail.com

VS/SER/SBI/Madame Cama Road Branch/8357/2024

Date 27/12/2024

Annexure - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, Madame Cama Road Branch
	b) Reference No. and date of the letter under the cover of the documents tendered for scrutiny	By Hand
	c) Name of the Borrowers.	Mrs. Kiran (Proposed Borrower)
2.	a) Type of Loan	Home Loan
	b) Type of property	Flat
3.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	Mrs. Kiran (Proposed Borrower)
	b) Constitution of the unit/concern/person offering the property for creation of charge.	Joint Applicants
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrowers
4.	Value of Loan (Rs. in crores)	-----
5.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Flat No. SSW/T3/2406, on 24th Floor, comprising an Admeasuring Area 677.00 Sq. Ft. equivalent to 62.8948 Sq. Mtrs. (As per RERA Carpet)(excluding the balcony) + Balcony appurtenant to area 40.00 Sq. Ft. equivalent to 3.71609 Sq. Mtrs., alongwith 1 Car Parking Space, in Tower 3 (Altaire), in the Building known as " SIDDHA SKY " in Phase - 5 constructed on land bearing Cadastral Survey No. 6(Pt), 16(Pt), 17(Pt), 18(Pt), 19(Pt), 20(Pt) to 21(Pt) of Salt Pan Division and land adm. 5476.68 Sq. Mtrs. bearing Cadastral Survey No. 12(Pt) of Sion Division at Raoli Camp, Khokri Agar, New 90Ft. Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada Mumbai City



