

353/21239

Wednesday, November 06, 2024

5:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 24452 दिनांक: 06/11/2024

गावाचे नाव: कोळखेपेठ

दस्तऐवजाचा अनुक्रमांक: पवल2-21239-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रीता विश्वनाथान -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण:

रु. 31960.00

आपणास भूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:00 PM ह्या वेळेस मिळेल.


Joint Sr Panvel 2

वाजार मूल्य: रु. 6130300/-

मोबदला रु. 10286250/-

भरलेले मुद्रांक शुल्क: रु. 514400/-

1) देयकाचा प्रकार: DHC रकम: रु. 1960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124062507374 दिनांक: 06/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010654599202425E दिनांक: 06/11/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

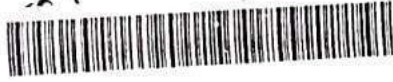
1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

मुद्रांक शुल्क परत दिला.

8/21/24

मुद्रांक शुल्क पनवेल-२
मुद्रांक शुल्क परत मिळाला.

पक्षकाराची सही



/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दम्न क्रमांक : 21239/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोळखेपेट

1) विनंतीचा प्रकार	क्रमांक
2) मोबदला	10286250
3) वाजार भाव (भाडेपट्टेबाबतचा त्रिनिशानादाकार आकाराची देणे की पट्टेदार ने मुद्द करायें)	6130300

4) भू-मापन, पॉटहिसमा व घरक्रमांक (अमल्यास)

1) पानिकेचे नाव: पनवेल इतर वर्णन :, इतर माहिती: 3/9, दर - 69000/- मदनिका क्र. 1504, पंधरावा मजला, वेलाजीवो टॉवर, वी - विंग, बिल्डींग नं.3, साई यल्ड मिटी फेज 2, मळें नं. 9/8/1/1, 9/8/1/2, 9/8/1/3, 9/8/1/4, कोळखे पेट, पनवेल, जि. रायगड, चटई क्षेत्र 56.900 चौ.मी. + ओपन वाल्कनी क्षेत्र 5.015 चौ.मी. + निच क्षेत्र 4.285 चौ.मी. व एक स्टिल्ट कार पार्कींग स्पेस. (महिला खरेदीदार - शामन आदेश क्र मुद्रांक 2021/अनी. म. क्र./प्र.क्र.107/म -1(धोरण) दि.31/03/2021 अन्वये या दम्नगवजाम महिला खरेदीदाराम मुद्रांक शुल्काची सवलत देण्यात आली आहे.) ((Survey Number : 9/8/1/1 व इतर :))

(5) क्षेत्रफळ

1) 56.900 चौ.मीटर

(6) आकाराची किंवा जुडी देण्यात अंमल नेव्हा.

(7) दम्नगवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. पराडाईज लार्डफरपेसम एलएलपी तर्फे भागीदार मे. पराडाईज इन्फ्रा-कॉन प्रा.लि.तर्फे डायरेक्टर अमित मधु बटीजा यांचे तर्फे क.ज. अखत्यारी संकेत अपणा मुजवळ - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफीस नं. 1701, मच प्लाझा, प्लॉट नं 19 व 20, संकटर नं.19डी, बाशी, नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400703 पॅन नं:-AAOFP3788J

(8) दम्नगवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रीता विश्वनाथान - वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॅट क्रमांक - 01, अंतिल्ह एकमेल को.ऑप.हौ.मो., संकटर - 42, सीव्हीएम, नवी मुंबई, महाराष्ट्र, टाणे. पिन कोड:-400706 पॅन नं:-AAOPV7514L

(9) दम्नगवज करून दिल्याचा दिनांक

06/11/2024

(10) दम्न नोंदणी केल्याचा दिनांक

06/11/2024

(11) अनुक्रमांक, खंड व पृष्ठ

21239/2024

(12) वाजार भावाप्रमाणे मुद्रांक शुल्क

514400

(13) वाजार भावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

दस्तासोबत देण्यात आलेली सूची क्र. 2

सह दुय्यम निबंधक वर्ग 2, पनवेल क्र. 2

मुल्यांकनासाठी विचाराने घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



RN	MH010654599202425E	BARCODE			Date	04/11/2024 18:38:12	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	AAOPV7514L				
Location	RAIGAD		Full Name	PRITA VISWANATHAN				
Year	2024-2025 One Time		Flat/Block No.	SAI WORLD CITY BELLAGIO 1504				
Account Head Details		Amount In Rs.	Premises/Building	SAI WORLD CITY BELLAGIO 1504				
030046401	Stamp Duty	514400.00	Road/Street	SURVEY NO 951, VILLAGE KOLKHE				
030063301	Registration Fee	30000.00	Area/Locality	PANVEL - 2				
			Town/City/District	PANVEL - 2				
			PIN	292302006				
			Remarks (if Any)	3 / EC				
			PAN2=AAOFP3788J-SecondPartyName=PARADISE LIFESPACES					
			LLP-CA=10286250					
Total		5,44,400.00	Amount In Words	Five Lakh Forty Thousand Four Hundred Rupees Only				
Payment Details			FOR USE IN RECEIVING BANK					
INDIAN OVERSEAS BANK			Bank CIN	Ref. No.	02700452024104503560211040581026			
Cheque-DD Details			Bank Date	RBI Date	04/11/2024-18:41:18 Not Verified with RBI			
Name of Bank			Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			


Department ID :

Mobile No. : 9167773392

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

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

क्र.मुद्रांक - २०२१ / अनौ रा.क्र.१२ प्र.क्र.१०७
म-१(धोरण) दिनांक ३१ मार्च २०२१ व २६ मे
२०२३ च्या श्रमन आदेशानुसार या दस्तऐवजाला
'महिला' खरेदीदारास मुद्रांक शुल्काची सवलत
केषयत आली आहे.


सह.दुय्यम निबंधक,
बर्म-२, पनवेल क्र.२

Agreement for Sale

SAI WORLD CITY PHASE- II

This Agreement is entered into at Panvel, on this 6th Day of Nov Month,
year 2024

Between

M/S PARADISE LIFESPACES LLP, a registered limited liability partnership firm,
incorporated and registered under Limited Liability Partnership Act, 2008,
PAN:AAOFP3788J, having Registered office at Amit Ashiyara, Near Bhaiji 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 citizen 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 his/Partner or
Partners for the time being of the said firm, their survivor or survivors, heirs,
executors, administrators and assigns of such last survivor) of the First Part;

AND

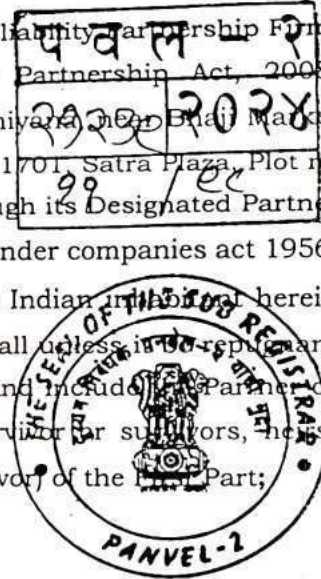
MRS. PRITA VISWANATHAN, having PAN. AAOPV7514L adult, Indian
Inhabitant, residing at, **FLAT NO- 01, OLIVE EXCEL CHS, SECTOR- 42,**
SEAWOODS, NAVI MUMBAI, MAHARASHTRA- 400706, hereinafter referred to as
the "**Allottee/s**" (which expression shall unless it be repugnant to the context or
meaning thereof shall deem to mean and include his/her/their respective legal
heirs, executors, administrators, assigns and nominee) of the Second Part.

1 | Page
PROMOTER





ALLOTTEE/S

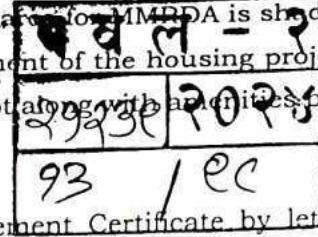


Whereas:

प व ल - २
२०१२
२०२४

- A. M/s Dhariwala Development, a partnership firm, registered under Indian Partnership Act-1932, having partners Shri Mohsin Ebrahim Dhariwala, Shri Esmail Ebrahim Dhariwala, Smt. Zakiya Badrudin Dhariwala, Smt. Sarah moiz Unawala Shri Kutub Badrudin Dhariwala Shri Yahya Ebrahim Dhariwala Shri Aziz Esmail Dhariwala are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 126231 sq. mtrs or thereabouts situated at Village - Kolkhe Taluka - Panvel Dist.- Raigad more particularly described in "First Schedule-Part I" of 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. 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 1,26,231 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 admeasuring 12,623 sq. mtrs (the "amenity plot") more particularly described in "First Schedule- Part- IV".
- E. City and Industrial Development Corporation of Maharashtra Limited (the "CIDCO") (NAINA) has granted Commencement Certificate for the said Rental housing Scheme vide letter dated 29th August 2016 bearing no CIDCO/NAINA/PANVEL/Kolkhe /BP-112/CC/2016/04388. 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. Development of the housing project in the name and style of "SAI WORLD CITY" on sale plot along with an amenity plot is hereinafter referred to as the "Entire project".



F. Further the CIDCO has granted amended Commencement Certificate by letter dated 07.09.2018 bearing no CIDCO/NAINA/PANVEL/KOLKHE /BP-112/CC/2018/2079.

G. The CIDCO has sanctioned separate amenity space for the Rental Component and Sale Component of the Scheme which is to be handed over to the local authority i.e. CIDCO. The said amenity plot is separately marked on the land but marked as **Annexure - 1**.



H. Out of the total FSI of 3,40,823.70 sq. mtrs on the Sale Plot available to the Promoter, the CIDCO has sanctioned FSI to the extent of 77063.86 sq mtrs. for Sale Building no 1 & 2 constructed in the **Phase -I** of the Sai World City Project which has been registered in RERA having registration no. **P52000006318**.

I. In pursuance of the Commencement Certificate dated 29/08/2016 the TILR department, Panvel has carried out NA measurement of the Plot admeasuring 126231 Sq. Mtrs. And cancelled the Old Survey Nos being 95 / 1, 95 / 2, 95 / 3A, 98 / 1, 98 / 2, 98 / 3, 98 / 4/A, 98/4/B/1, 98 / 4/B/2, 98 / 5, 98 /7/3, 98 / 8, 98 / 9, 98 / 10A, 98 / 10B, 99, 101 / 3, 101 / 4/A, 101 / 4/B, 101 / 4/C, 101 / 5, 101 / 6, 101 / 7, 101 / 8A, 101 / 8B, 101 / 9, 101 / 10/A, 101 / 10/B, 102, 103 / 1, 103 / 2, 103 / 3, 103 / 4, 110/10, 110/11, 110/1A, 110 / 4, 110 / 5A, 110 / 6A and allotted new Survey Nos. being 9/8/1/1, 9/8/1/2, 9/8/1/3 & 9/8/1/4 which is more particularly described in the Schedule of the Land.

J. As the Civil Construction of Phase-I is near to completion the Promoter applied for Development Permission of Sale Building No 3 in Phase -II of the Project utilising FSI of 35582 Sq. Mtrs. thereby constructing residential building having three Towers named as **Palazzo, Bellagio & Basilica** consisting of 2 basements + Ground Floor (parking) + 2 podium (parking) + 30 upper Residential Floors in the said project.

K. City and Industrial Development Corporation of Maharashtra Limited (the "CIDCO") (NAINA) has granted amended Commencement Certificate for the said Building No 3 vide letter dated 4th October 2023 bearing no. CIDCO/NAINA/PANVEL/KOLKHE/BP-00112/ACC/2023/0436. A copy of Commencement certificate is appended hereto as "**Annexure - 3**".

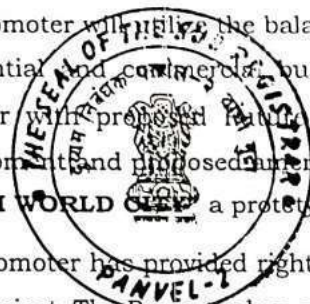
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PROMOTER

ALLOTTEE/S

L. The Promoter proposes to construct additional floors in Building No. 3 by utilizing balance FSI of thereby taking the Building No.3 up to 42 floors for which the Promoter shall apply to the competent authorities for the sanction of such additional floors and develop in subsequent phase. The amenities being provided with this phase-2 are more particularly described in "Second Schedule". The phase - II of the projects is being developed on the proportionate land admeasuring 13595.00 sq. mtrs or thereabouts out of the sale plot.

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 42 floors
 23338 7078
 96 / 86

M. The Promoter will utilize the balance FSI of the said entire project by constructing Residential and commercial buildings in subsequent phases. The said project together with proposed **Sai World City** Development along with internal and external developments and proposed amenities to be developed by Promoters will constitute as "SAI WORLD CITY" a prototype of which is seen by the Allottee/s.



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/s and consents thereto.

O. The Promoter has upon request, given inspection to the Allottee/s of all the documents of title including copies of Agreements, Development Permissions and Commencement Certificate 'Certificate of Title dated: 03/10/2019 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/s 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/s after giving a reasonable notice.

P. The Promoter has appointed M/s Spaceage Consultants as liasioning Architect having their office at Natraj Building 1st Floor Mulund Goregaon Link Road Mulund Mumbai-400080 and M/s Dimensions Architects Pvt. Ltd as Design Architect having their office at Plot no 99 Sector-8 Vashi Navi Mumbai- 400703 both registered with the council of Architect.

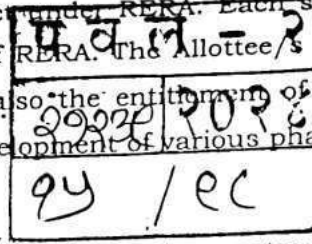
Q. The Promoter have appointed a Structural Engineer M/s Structural Concept Designs Pvt Ltd. having address at 803 Maithli's Signet, plot no 39/4 Sector 30A, Vashi Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

R. The Promoter has registered the said project- Phase -II under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory

Handwritten signature: *[Signature]*

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Authority at under Registration no P52000022708. 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/s 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/s, 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/s applied to the Promoters vide request letter dated 18-10-2024 for reservation of Flat no. 1504, 2 BHK and measuring carpet area of 56.900 Sq. Mtrs. (hereinafter referred to as "Said Unit/Flat") on 15TH floor in wing "B" of Building No. 3, named as Tower "BELLAGIO" of the project named as "Sai World City". The Said Flat has been marked in shaded area in the Floor Plan annexed hereto and marked as Annexure - 6 which is more particularly described in "Fifth Schedule".
- T. The total consideration of the said flat is mutually agreed at RS. 1,02,86,250/- (RUPEES ONE CRORE TWO LAKHS EIGHTY-SIX THOUSAND TWO HUNDRED & FIFTY ONLY) besides taxes and sum as mentioned herein. At and before the execution of these present the Allottee/s has paid to the Promoter a sum of Rs. 2,50,000/- (RUPEES TWO LAKHS FIFTY THOUSAND ONLY), being "booking advance" of the said unit agreed to be sold by the Promoter to the Allottee/s the receipt whereof the Promoters do hereby admit and acknowledge. The Promoter has accordingly issued a reservation letter dated 19-10-2024 to the Allottee/s. The Allottee/s has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.
- U. The Promoter has accepted the proposal of the Allottee/s to transfer the said unit in the said project on outright sale to the Allottee/s at the price and on the terms and conditions hereinafter appearing.
- V. The Allottee has requested for a concession of 1% of Stampduty to ladies purchaser as per Maharashtra State Government Notification.

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

1. Project:

- 1.1. The Promoter therefore develop the Phase - II and entire project in accordance with the plans, designs, specifications approved by the competent authority

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PROMOTER

ALLOTTEE/S

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/s and the Allottee/s is aware the 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 has commenced construction of the **Phase II** as mentioned in the agreement.

पत्र क्र. २०३४
२०२३/२०३४
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1.3. The Promoter may as require by the concerned authorities and/or in the (i.e., the Promoter) absolute discretion amalgamate the said larger land with adjacent land and 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/s 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/s 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/s.

1.5. The Allottee/s 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/s. The Allottee/s 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/s agrees to purchase from Promoter and Promoter agree to sell to the Allottee/s **Flat no. 1504, 2 BHK** admeasuring carpet area as defined in the RERA Act 2016 and MAHARERA RULES 2017 of **56.900 Sq. Mtr.** On **15TH floor**, in wing "**B**" named as Tower "**BELLAGIO**" of Building **No. 3** as shown in the floor plan hereto annexed and marked as **Annexure -6**. The said unit is more particularly described in "**Fifth Schedule**".

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2.2. The Allottee/s agrees to purchase from Promoter and Promoter agree to sell to the Allottee/s the additional usable area as per approved plan such as, **5.015 sq. mtrs. of Open Balcony area, 4.285 sq. mtrs. of Niche Area.**

2.3. Therefore, the gross usable area of the unit shall be aggregate of carpet area and additional usable area i.e. **66.20 sq. mtrs** (the **प्लान एरिया "712.516 Sq. ft"**).

2.4. The fixtures, fittings and amenities to be provided by the Promoter in the said unit and the said building are those that are set out in **"Annexure-7"** appended hereto. The Promoter shall not accept any request from the Allottee/s for making any changes in the amenities to be provided by the Promoter.

3. Reservation for Car Parking:

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

3.2. The Allottee/s shall not be allowed to allot/transfer/let-out said car parking space to any outsider/visitor i.e. other than the unit Allottee/s 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/s shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.

4. Consideration and Schedule of Payment:

4.1. The Allottee/s shall pay a consideration of **RS. 1,02,86,250/- (RUPEES ONE CRORE TWO LAKHS EIGHTY-SIX THOUSAND TWO HUNDRED & FIFTY ONLY)** (hereinafter referred to as "**said consideration**") for purchase of Said unit. The said consideration amount includes electricity meter charges, water connection charges and documentation charges but does not include the taxes and other statutory payments. The Allottee/s 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/s.

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

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PROMOTER



ALLOTTEE/S



PAYMENT SCHEDULE

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	205725
2	On or Before Commencement of Work	102862
3	On or Before Completion of Lower Basement Slab	822900
4	On or Before Completion of Upper Basement Slab / Plinth	720038
5	On or Before Completion of 1st Slab	308588
6	On or Before Completion of 2nd Slab	308588
7	On or Before Completion of 3rd Slab	205725
8	On or Before Completion of 4th Slab	205725
9	On or Before Completion of 5th Slab	205725
10	On or Before Completion of 6th Slab	205725
11	On or Before Completion of 7th slab	205725
12	On or Before Completion of 8th Slab	205725
13	On or Before Completion of 9th Slab	205725
14	On or Before Completion of 10th Slab	205725
15	On or Before Completion of 11th Slab	205725
16	On or Before Completion of 12th Slab	205725
17	On or Before Completion of 13th Slab	205725
18	On or Before Completion of 14th Slab	205725
19	On or Before Completion of 15th Slab	205725
20	On or Before Completion of 16th Slab	205725
21	On or Before Completion of 17th Slab	205725
22	On or Before Completion of 18th Slab	205725
23	On or Before Completion of 19th Slab	205725
24	On or Before Completion of 20th Slab	205725
25	On or Before Completion of 21th Slab	205725
26	On or Before Completion of 22nd Slab	102863
27	On or Before Completion of 23rd Slab	102863
28	On or Before Completion of 24th Slab	102863
29	On or Before Completion of 25th Slab	102863
30	On or Before Completion of 26th Slab	102863
31	On or Before Completion of 27th Slab	102863
32	On or Before Completion of 28th Slab	102863
33	On or Before Completion of 29th Slab	102863
34	On or Before Completion of 30th Slab	51431
35	On or Before Completion of 31st Slab	51431
36	On or Before Completion of Brick Work	51431
37	On or Before Completion of Plaster Work	51431
38	On or Before Completion of Plumbing, Electric & Flooring work	51431
39	On Possession of Flat	51431
	TOTAL	10286250

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

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

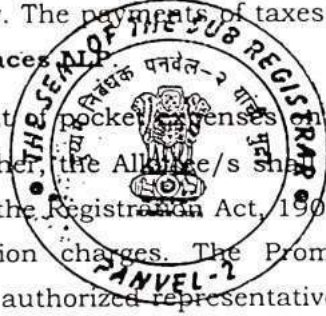
4.5 The Allottee/s has made a payment of **Rs. 2,50,000/- (RUPEES TWO LAKHS FIFTY THOUSAND ONLY)** towards booking of said unit. Receipt of the same is issued to the Allottee/s.

5. Payment of Statutory Dues and Taxes:

5.1 In addition to the Consideration of said unit the Allottee/s shall pay to Promoter any statutory taxes (as made applicable or amended from time to time) like GST, or any other charges, levy, tax, duty by whatever name called, if made applicable under any law by the government on this transaction. Such payment shall be made by the Allottee/s 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**.

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5.2 The cost of valuation report charges and other out pocket expenses in this transaction shall be borne by the Allottee/s. Further, the Allottee/s 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/s. The Promoter will not be liable under any law for any delay, laches and / or negligence shown by the Allottee/s in presenting this agreement for registration before the competent authority.



5.3 The Allottee/s 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/s 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/s for making the payment. The said notice of demand must be accompanied by certificate from the project architect certifying the satisfactory completion of the stage of work for which the payment is due.

6.3 Notice of demand must be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post at the address mentioned in notice clause of this agreement or any other address if formally communicated earlier and such dispatch will be

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PROMOTER

ALLOTTEE/S

PART-III RENTAL PLOT

All those pieces and parcels of Land along with constructed area to be Conveyed MMRDA plot admeasuring 28,402 Sq mtrs has been given new survey No. 9/8/1/1/1 the competent authority

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PART-IV THE AMENITY PLOT

All that pieces and Parcels of land reserved as Amenity Area by Planning Authority admeasuring 12,623 Sq mtrs has been given new survey No. 9/8/1/2 & 9/8/1/4 the competent authority



SECOND SCHEDULE

Common Amenities in the project (Phase-I & II)

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

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

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THIRD SCHEDULE

SAID PROJECT

One residential building having three Towers named Palazzo, Bellagio & Basilica consisting of 2 basements + Ground Floor (parking) + 2 podium (parking) + 30 upper Residential Floor utilizing FSI of 35582 sq. mtrs as Phase II of the entire project. The Promoter proposes to construct additional floors in Building by utilizing balance FSI thereby taking the Building up to 42 floors.



FOURTH SCHEDULE

SAID PROJECT LAND

The Phase - II is being developed on the proportionate land admeasuring 13595 sq. mtrs or thereabouts out of the sale plot.

FIFTH SCHEDULE

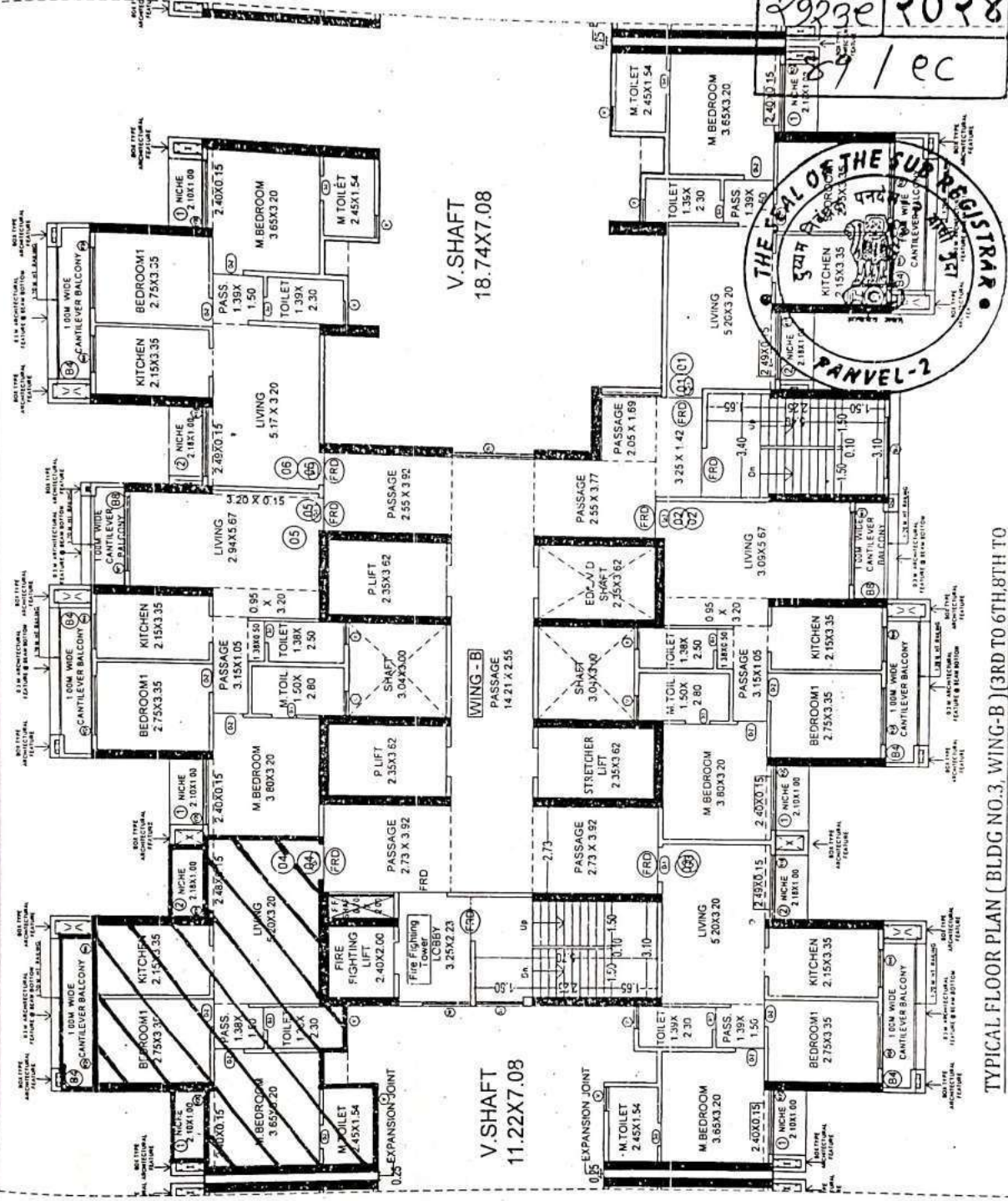
SAID UNIT

Flat No. 1504, 2 BHK admeasuring carpet area of 56.900 Sq. Mtrs. on 15TH floor, in wing "B" named as Tower "BELLAGIO" of Building No. "3" in housing project to be known as "Sai World City Phase -II", additional usable areas and facilities as per approved plan such as, 5.015 Sq. Mtrs Open Balcony area, 4.285 Sq. Mtrs Niche area ("9.30" Sq. Mtrs. Additional Usable Area") ("66.20" Sq. Mtrs of gross usable area i.e total of carpet area of the Unit and additional usable area of the Unit) in the said unit.

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Bellagio-1504.



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

For Paradise Lifespaces LLP
(Signature)
 Partner

(Signature)

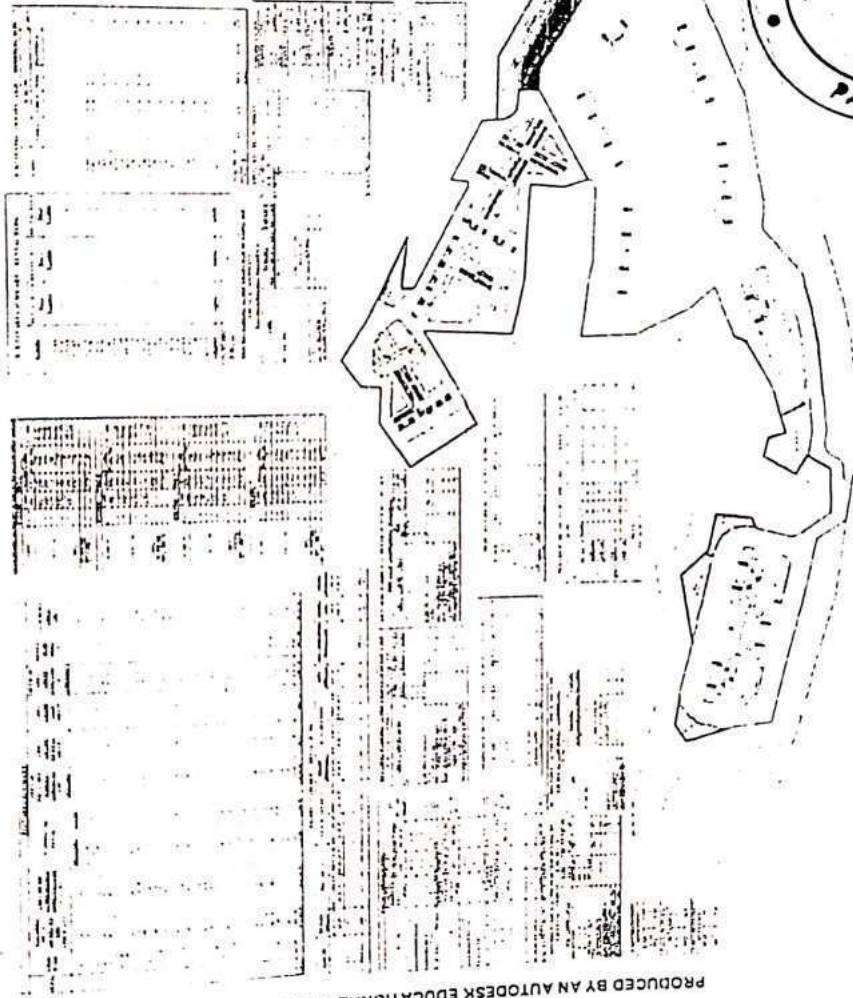
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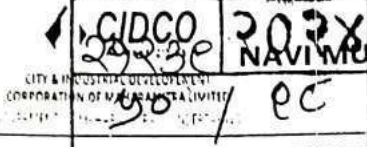
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NAVIMUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

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

Dated : 04 Oct 2023

AMENDED COMMENCEMENT CERTIFICATE

The Amended Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional Town Planning Act, 1965 (Mah. Reg. P. Act, 1965), as under:

- (A) Location: Survey Number :98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4
Village :Kolkhe, Tahsil :Panvel, District :Raigad
- (B) Land use (predominant): Predominantly residential
- (C) Proposed Use: Residential

(D) Total Net Built-up Area	191.52
a) Sale Component	
b) EWS Component	
C) Commercial / Convenient Shops	

(E) Details of the Buildings are as follows:

Total No. of buildings :

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

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

Signature Not Verified

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



CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

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

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Date: 04 Oct 2023

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

G) This Amended Commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise revalidation shall be done in accordance with provision under Section - 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.

GENERAL CONDITIONS :

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

- The development work in respect of which permission is granted under this certificate or the use thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- The Managing Director, CIDCO, is satisfied that the Amended Commencement Certificate is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.



2. The applicant shall :-

- Inform to the Corporation immediately after starting the development work in the land under reference.
- Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- Give written notice to the Corporation regarding completion of the work.
- Obtain the occupancy certificate from the Corporation.
- Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.

Signature Not Verified

Digitally signed by ABHJEET K. MESHRA
Date: 04 Oct 2023 17:01:10
Organization: NAINA Integrated Approval Management System
Designation: Associate Planner

