

Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

Flat No.A-403,4th floor, A wing, Shubh
Shagun Complex, Bhoomi Homes, Plot
No.29,30,31, Sector 34,Kamothe.

528/2816

पावती

Original/Duplicate

Friday, March 03, 2023

नोंदणी क्र.: 39M

6:02 PM

Regn.: 39M

पावती क्र.: 3060 दिनांक: 03/03/2023

गावाचे नाव: रोहिंजण

दस्तऐवजाचा अनुक्रमांक: पवल4-2816-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: लवकुश त्यागी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3100.00

पृष्ठांची संख्या: 155

एकूण:

रु. 33100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
6:18 PM ह्या वेळेस मिळेल.

Joint Sub Registrar (Panvel 4)

वाजार मुल्य: रु.4110054/-

मोवदला रु.6357143/-

भरलेले मुद्रांक शुल्क: रु. 445050/-

सह मुख्यम निबंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0303202307986 दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0303202307911 दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016256889202223E दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

Advocate High Court

Flat No.A-403, 4th floor, A wing, Shubh Shagun Complex, Bhoomi Homes, Plot No.29,30,31, Sector 34,Kamotha



सूची क्र.2

दुष्यम निबंधक : सह दु.नि.पनवेल 4

दस्ता क्रमांक : 2816/2023

नोंदणी :

Regn:83m

मावाचे नाव : गतिहण

करारनामा

6357143

4110054

पट्ट्याच्या कारणी देतो की पट्टेदार

ना व घरक्रमांक

1) पालिकेचे नाव:रायगड इतर वर्जन :, इतर माहिती: विभाग क्र.- 1/2,दर रकमे- 58000/- प्रती चौ.मी.... सदनिका नं.-2102,21 वा मजला,बिल्डिंग-ए,रेजन्डस पार्क खारघर,सर्व्हे /हिस्सा नं. 13/1,14/5बी,14/6,15/5,आणि 15/8,15/6,रोहिंजण,तालुका- पनवेल,जिल्हा- रायगड. क्षेत्रफळ- 51.32 चौ.मी. कारपेट एरिया + 1 कव्हर्ड कार पार्किंग((Survey Number : 13, 14, 14, 15, AND 15, 15 ; HISSA NUMBER : 1,5बी,6,5,8,6. ;))

1) 51.32 चौ.मीटर

दुटी देण्यात असून ठेव्हा.

घेणा-या/लिहून ठेवणा-या ना दिवाणी न्यायालयाचा देश असल्यास,प्रतिवादिचे

1): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स लॉफे भागीदार श्री. हितेश एस.जेन लॉफे कु. सु. म्हणून मासिक टायटे -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K
2): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स लॉफे भागीदार श्री. राजेश धरमवीर गुलाटी लॉफे कु. सु. म्हणून मासिक टायटे -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K

घेणा-या पक्षकाराचे व पक्षबाचा हनुमनामा किंवा प्रतिवादिचे नाव व पत्ता

1): नाव:-ऋतुकुश त्यागी -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-1/1, रूम नं-101, घरोदा, घणसोली, सेक्टर-9, नवी मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AGAPT9142N
2): नाव:-शोमलता त्यागी -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-1/1, रूम नं-101, घरोदा, घणसोली, सेक्टर-9, नवी मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-BUJPT1186Q

दिल्याचा दिनांक

दिल्याचा दिनांक

व पृष्ठ

माणे मुद्रांक शुल्क

माणे नोंदणी शुल्क

03/03/2023

03/03/2023

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दस्तासोबतची सूची क्रमांक II

सह दुष्यम निबंधक वर्ग २,
पनवेल-४

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Navi Mumbai on this 3 day of Mar 2023.

BETWEEN

M/S METRO SATYAM DEVELOPERS, (PAN: ABLFM2904K) a partnership firm incorporated under Indian Partnership Act, 1932 having its registered office at 1204 to 1206, 12th Floor, Maithili's Signet, Land no. 39/4, Sector 30A, Vashi, Navi Mumbai - 400703 through its partners (i) MR. HITESH S. JAIN and (ii) MR. RAJESH D. GULATI (the "PROMOTER") (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its partners for the time being and their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) the party of **FIRST PART**;

AND

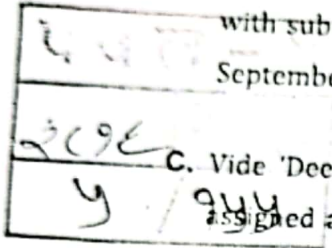
1) MR. LAVKUSH TYAGI, individual aged about 41 years (PAN No. AGAPT9142N), (AADHAR No. 6248 2760 0664), 2) MRS. OMALATA TYAGI individual aged about 35 years (PAN No. BUJPT1186Q), (AADHAR No. 9146 5732 6585) residing at, C-1/1, ROOM NO-101, GHARONDA, GHANSOLI, SECTOR-9, NAVI MUMBAI, THANE-400701 ("ALLOTTEES") (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) the Party of the **OTHER PART**.

The "Promoter" and "Allottee" are collectively hereinafter referred to as "**Parties**"

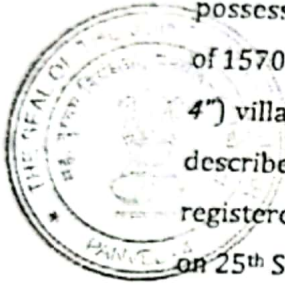
WHEREAS:

A. Vide 'Deed of Conveyance' dated 29th day of July 2019 (i) Shri Dinesh Sunderlal Makad, (ii) Smt Preeti Dinesh Makad, (iii) Nirmal Sunderlal Makad, (iv) Shri Yashpal Sunderlal Makad & (v) Smt Seema Yashpal Makad (the "**Owners**") have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of land bearing Survey no. 15 Hissa no. 5 admeasuring 330 sq. meters and thereabout (the "**Land 1**") and Survey no. 15 Hissa no. 8 admeasuring 1060 sq. meters and thereabout (the "**Land 2**") both lands situated at village Rohinjan, Taluka Panvel, District Raigad. The said Land 1 and Land 2 are particularly described in **FIRST SCHEDULE-PART A and FIRST SCHEDULE-PART B** hereunder respectively. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/7424/2019 on 30th July, 2019.

B. Vide 'Deed of Conveyance' dated 17th day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of part land admeasuring 1231 sq. meters and thereabout (the "Land 3") out of 1800 sq. meters and thereabout being part of Survey no. 14, Hissa no. 5 village Rohinjan, Taluka Panvel, District Raigad. Accordingly, Talathi of village Rohinjan has made mutation entry no. 3079 on 10th February, 2020 and said Land 3 is numbered as Survey no.14 Hissa no.5/B. The said Land 3 is particularly described in **FIRST SCHEDULE-PART C** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/8802/2019 on 17th September, 2019.



C. Vide 'Deed of Conveyance' dated 25th day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of part land admeasuring 228 sq. meters and thereabout out of 1570 sq. meters and thereabout being part of Survey no. 13, Hissa no. 1 (the "Land 4") village Rohinjan, Taluka Panvel, District Raigad. The said Land 4 is particularly described in **FIRST SCHEDULE-PART D** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/9146/2019 on 25th September, 2019.



D. Vide 'Deed of Conveyance' dated 25th day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of land bearing Survey no. 14 Hissa no. 6 admeasuring 500 sq. meters (the "Land 5") village Rohinjan, Taluka Panvel, District Raigad. The said Land 5 is particularly described in **FIRST SCHEDULE-PART E** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/9148/2019 on 25th September, 2019.

E. Vide 'Deed of Conveyance' dated 06th day of March 2020 the Owners have assigned and transferred all their rights, title, interest and possession in respect of Survey no. 15 Hissa no. 6 admeasuring 4600 sq. meters and thereabout (the "Land 6") situated at village Rohinjan, Taluka Panvel, District Raigad. The said Land 6 is particularly described in **FIRST SCHEDULE-PART F** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/2539/2020 on 6th March, 2020.

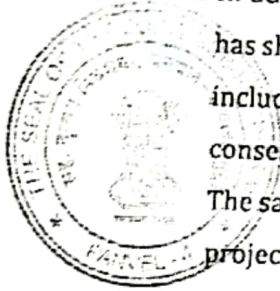
F. The Land 1, Land 2, Land 3, Land 4, Land 5 and Land 6 together admeasuring 7949 sq. meters shall be collectively referred as the said "Land". The said Land is particularly described in **FIRST SCHEDULE-PART G** hereunder. A copy of the layout

plan of said Land is annexed hereto as **Annexure A**. The Promoter has discharged complete consideration against the assignment of the said Land.

- G. Vide Letter dated 09th October, 2020 bearing reference no. 2020/PMC/TP/BP/1233/2020 Panvel Municipal Corporation ("PMC") granted development permission for developing residential buildings on said Land.
- H. Vide letter dated 13th July, 2021 bearing reference no. PMC/Fire/2121/Prkr/80/2181/2021 PMC issued 'Provisional Fire NOC' for proposed residential cum commercial buildings of Ground + 23 upper floor on said Land.
- I. The Promoter shall develop a project comprising of four (4) buildings, wherein three (3) buildings shall be of Ground + upper 36 floors and one (1) commercial building of Ground + 1st floor having in total proposed built up area of 38,155.00 sq. meters (the "**Project**"). The said Project is more particularly described in the **SECOND SCHEDULE** hereunder.
- J. The Promoter shall be developing said Project in two phases. The Developer has obtained Amended Development Permission from PMC vide letter dated 27th August, 2021 bearing reference no. PMC/TP/Rohinjan/13/1,14/5B&others/21-21/16026/1769/2021 for constructing Residential buildings being Wing A and Wing B of Ground + 23 upper floors each in the first Phase wherein the Ground floor to 3rd floor will be podium parking, the 4th floor will be landscaped amenities and the 5th to 23th floors will be residential floor and one commercial building of Ground + 1st floor (the "**Phase-1**"). The total built up area of Phase-1 will be 19,544.242 sq. meters. The said Phase-1 is more particularly described in the **THIRD SCHEDULE** hereunder. A copy of said Development Permission is annexed hereto as **Annexure "B"**.
- K. Vide Letter dated 27.08.2021 bearing No.2020/PMC/TP/Rohinjan/13/1,14/5B & Others/21-21/16026/1769/2021 PMC has granted Commencement Certificate to the promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions contained therein. The Promoter is thereby entitled to construct Building A & B consisting (Ground+23 upper floors) on the said plot. A copy said Commencement Certificate dated 27th August 2021 is appended hereto as **Annexure "C"**
- L. In the second phase subject to sanction and availability of TDR and/ or permission to utilise any such premium FSI that maybe available in lieu of TDR as the case maybe

to Promoter, the Promoter may construct additional 13 floors on residential buildings being Wing A & Wing B thereby taking the Wings A & B to 36 floors and further construct a separate Wing C of Ground + 36 upper floors having total built up area of 18,610.75 sq. meters (the "Phase-2"). The additional 13 floors will consist of two additional podiums thereby taking podium parking floors from 3rd floor to 5th floor. The 6th floor will have landscaped amenities instead of the 4th floor and the balance 10 floors will be added to the residential floors above the sanctioned 23rd floor. The Allottees have perused and inspected the proposed plan of the entire project comprising Phase-1 and Phase-2 together forming the said Project.

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M. In addition, the Promoter is providing amenities in the said Project. The Promoter has shown the sanctioned plan of Phase-1 and the Proposed Plan of the entire project including the Phase-2 and the Allottees have understood and unconditionally consented to the development of Phase-1 and Phase-2 as the Promoter may decide. The said Project of both Phases together with the amenities will constitute the whole project named as "REGENTS PARK KHARGHAR".

- N. The Promoter has appointed a Structural Engineer Associated Structural Consultants LLP for the preparation of the structural design and drawings of the buildings.
- O. The Promoter has engaged Architect NEHA JAIN of AN Arch Architects and Planners as the Architect registered with the Council of Architect for the said Project (the "Architect").
- P. The 'Title Certificate' dated 27th September, 2021 issued by M. Tripathi & Co. for said Land has been seen and inspected by the Allottees. A copy of said Title Certificate is appended hereto as Annexure "D".
- Q. The Promoter has registered the said Phase-1 under the provisions of the Real Estate (Regulation & Development) Act, 2016 ("RERA") with the Maharashtra Real Estate Regulatory Authority ("MahaRERA") under Registration no.P52000031227. A copy of the MahaRERA registration certificate is appended hereto as Annexure "E".
- R. As per "UNILATERAL INDENTURE OF MORTGAGE" dated 26/09/2022 the Promoter availed construction loan facility from HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, by mortgaging the sale units in said entire project upon terms and conditions mentioned therein.

Shailesh S. Chondekar

B. Com, LLM

Advocate High Court

Plot No. A-403, 4th floor, A wing, Shubh Homes, Plot

S. Upon the demand of Allottees the Promoter has given Allottees the following documents for inspection;

- i. Conveyance Deed dated 29th July, 2019 executed by Promoter for acquiring Land 1 and Land 2 from Owners;
- ii. Conveyance Deed dated 17th September, 2019 executed by Promoter for acquiring Land 3 from Owners;
- iii. Conveyance Deed dated 24th September, 2019 executed by Promoter for acquiring Land 4 from Owners;
- iv. Conveyance Deed dated 25th September, 2019 executed by Promoter for acquiring Land 5 from Owners;
- v. Conveyance Deed dated 06th May, 2020 executed by Promoter for acquiring Land 6 from Owners;
- vi. Zone Certificate dated 10th May, 2019 issued by PMC stating land bearing Survey no.14/6, 14/5, 15/6, 15/5, 15/8 are under 'Urbanisable Zone';
- vii. Zone Certificate dated 26th August, 2021 issued by PMC stating land bearing Survey no.13/1 is under 'Urbanisable Zone';
- viii. Mutation entries and 7/12 extracts of said Land;
- ix. Development Permission 09th October, 2020 bearing reference no. 2020/PMC/TP/BP/1233/2020;
- x. Amended Development Permission dated 27th August, 2021 bearing reference no. PMC/TP/Rohinjan/13/1,14/5B&others/21-21/16026/1769/2021
- xi. Title Certificate dated 27th September, 2021 issued by M. Tripathi & Co.
- xii. Phase-1 MahaRERA registration Certificate bearing no. P52000031227.
- xiii. Proposed Project plan comprising of Phase-1 and Phase-2.
- xiv. Verification of details on MahaRERA portal
- xv. Declaration uploaded on MahaRera Portal

T. The Allottees have taken inspection of the aforesaid documents and writings including sanctioned plans, and other relevant documents and have perused MahaRERA portal on www.maharera.com, the Allottees visited the site of construction and made himself/ herself familiar with the terms and conditions imposed by the Panvel Municipal Corporation and other relevant authorities in the

the Allottees/s binds himself/herself/themselves to adhere

with terms and conditions of the above documents. The Allottees/s have inspected, verified and satisfied themselves with the Title of the said Land and shall not raise any objection/ dispute with respect to the same in future.

U. The Allottees has applied to the Promoters for allotment of Flat No. 2102 admeasuring 51.32 sq. meters of RERA carpet area and thereabout on 21ST floor in Building "A" (the "Flat") in said Phase-1 which is more particularly described in "FOURTH SCHEDULE".

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The Allottees have offered to pay to the Promoter a sum of Rs. 63,57,143 /- (Rupees Sixty Three Lakhs Fifty Seven Thousand One Hundred Forty-Three Only) (the "Consideration") as consideration for transferring the said Flat in name of Allottees which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these presents the Allottees have paid to the Promoter a sum of Rs.8,57,143/- (Rupees Eight Lakhs Fifty-Seven Thousand One Hundred Forty-Three Only) (the "Part Consideration") for the said Flat agreed to be sold by the Promoter to the Allottees the receipt whereof the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottees have agreed to pay to the Promoter the above Consideration to avail the benefits of discounted booking price. The Allottees has agreed to pay to the Promoter balance consideration of Rs. 55,00,000/- (Rupees Fifty-Five Lakhs Only) (the "Balance Consideration")

W. The Promoter has obtained the No Objection Certificate of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED for the sale of the said unit to the Allottees. A copy of the said consent is appended hereto as Annexure- "G".

X. The parties have accordingly decided to record their agreement in writing for transfer of said Flat upon the terms and conditions hereinafter appearing.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. PROJECT:

1.2 If required by competent authority or Government, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottees, if such additions / alterations are adversely affecting the Flat allotted to the Allottees and to the said Phase-1.

1.3 The Promoter has represented under this agreement that it is entitled to develop the said Land by utilizing 38,155 sq. meters of FSI out of which only 19,544.242 sq. meters of FSI is sanctioned as per which Promoter will be developing said Phase-1 on the said Land. The balance 18,610.75 sq. meters of FSI will be utilized for developing Phase-2 on the said Land. Accordingly, the Allottees have given their consent to the Promoter to develop the said Land by utilizing potential FSI, premium FSI and TDR as may be sanctioned by competent authority from time to time.

1.4 The Promoter has represented and Allottees have agreed that proposed amenities in the Project will be made available for use only after completion of both phases of the said Project.

2. DESCRIPTION OF FLAT:

2.1 The Allottees hereby agrees to purchase from Promoter and Promoter hereby agree to sell to Allottees Flat No. 2102 RERA carpet area admeasuring 51.32 sq. meters (the "Flat") on 21ST floor in Building "A" of the Phase-1. The Allotees are also entitled to exclusive use of service slab admeasuring 2.70 sq. meters being marked separately on the floor plan. The Promoter has not charged any consideration for use of the service slab. Further, Allottees shall be allotted 1 (ONE) no. of covered car parking. However, the consideration for covered car parking shall be as per terms of clause 15.1. The said Flat is more particularly described in "FOURTH SCHEDULE". The said Flat is marked separately in the copy floor plan appended hereto as Annexure "F".

2.2 The fixtures, fittings and amenities to be provided by Promoter in the said Flat are those that are set out in Annexure "H". Promoter shall not be obliged to accept or accede to any request from Allottees for making any changes in the amenities to be provided by Promoter.



with terms and conditions of the above documents. The Allottees/s have inspected, verified and satisfied themselves with the Title of the said Land and shall not raise any objection/ dispute with respect to the same in future.

U. The Allottees has applied to the Promoters for allotment of Flat No. 2102 admeasuring 51.32 sq. meters of RERA carpet area and thereabout on 21ST floor in Building "A" (the "Flat") in said Phase-1 which is more particularly described in "FOURTH SCHEDULE".

The Allottees have offered to pay to the Promoter a sum of Rs. 63,57,143 /- (Rupees Sixty Three Lakhs Fifty Seven Thousand One Hundred Forty-Three Only) (the "Consideration") as consideration for transferring the said Flat in name of Allottees which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these presents the Allottees have paid to the Promoter a sum of Rs.8,57,143/- (Rupees Eight Lakhs Fifty-Seven Thousand One Hundred Forty-Three Only) (the "Part Consideration") for the said Flat agreed to be sold by the Promoter to the Allottees the receipt whereof the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottees have agreed to pay to the Promoter the above Consideration to avail the benefits of discounted booking price. The Allottees has agreed to pay to the Promoter balance consideration of Rs. 55,00,000/- (Rupees Fifty-Five Lakhs Only) (the "Balance Consideration")

W. The Promoter has obtained the No Objection Certificate of HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED for the sale of the said unit to the Allottees. A copy of the said consent is appended hereto as Annexure- "G".

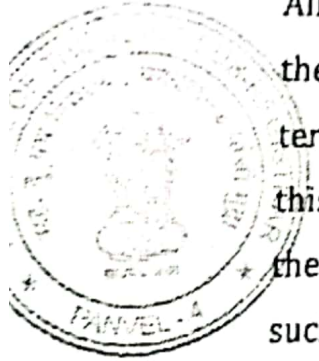
X. The parties have accordingly decided to record their agreement in writing for transfer of said Flat upon the terms and conditions hereinafter appearing.

3. CONSIDERATION:

3.1 It is mutually agreed by and between the parties that consideration for sale of said Flat shall be **Rs. 63,57,143 /-** (**Rupees Sixty Three Lakhs Fifty Seven Thousand One Hundred Forty-Three Only**) (the "**Consideration**"). The said Consideration amount does not include the taxes, stamp duty, registration charges and other statutory payments which are to be paid separately by Allottees. The Consideration as agreed between the parties hereto for the sale of said flat has been determined on the basis of all disclosures.

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3.2 The time of payment of each every instalment mentioned in the schedule of payment marked as **Annexure "I"** shall be of the essence of the contract. If the Allottee commits default in payment of any of the instalments as aforesaid on the respective due dates, the Promoter shall have full and absolute authority to terminate this Agreement. On the Promoter, terminating this agreement under this clause, the promoter shall have full and absolute liberty and authority to sell the said flat to any other person or persons as the promoter may deem fit and at such price and on such terms as the promoter may determine and in that case, the Allottees shall not raise any objection in respect of such sale.



3.3 Allottees hereby agrees to pay the escalation on said Consideration on following grounds:

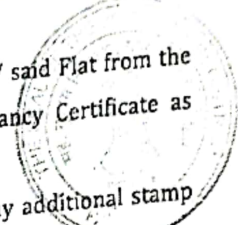
- (a) Any increase on account of development charges payable to the competent authority;
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time;
- (c) Additional cost/charges imposed by the competent authorities;
- (d) The Promoter may charge the Allottees separately for any upgradation/ changes specifically requested by the Allottees in fittings, fixtures and specifications and any other facility; and
- (e) Municipal Property taxes;

Shailesh S. Chondekar
B.Com, LLM

Advocate High Court
403.4th floor, A wing, Shubh
Plot

- (b) Development Charges / Transfer Charges / Infrastructure Development Charges payable to PMC;
- (c) Proportionate Stamp duty and registration charges for Conveyance Deed;
- (d) Water and Drainage connection deposit and meter charges or any other charges imposed by the PMC or other Government authority;
- (e) Electricity connection, meter deposit, service charges or any other electricity service provider charges, cable charges and transformer charges payable to concerned departments/authorities;
- (f) Co-operative Society/ Condominium of Apartments / Limited Company formation/ registration charges;
- (g) Proportionate Property Tax in respect of the said Land/ said Flat from the date of Promoters obtaining the Part/Full the Occupancy Certificate as applicable;
- (h) Stamp duty and registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty on Premises, then the Allottee/s shall be liable to pay the same;
- (i) GST or any other taxes or charges levied by the state or Government authorities;
- (j) Any other charges, taxes and expenses levied by the Government authorities.

2022
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charges payable to
Limited Company



5. MODE OF PAYMENT:

5.1 All payment shall be made by Allottees by drawing cheque/ DD / RTGS in the name of "M/s Metro Satyam Developers" or other account as Promoter may intimate subsequently to the Allottees. Allottees shall also pay other statutory dues, which may be levied from time to time.

Details of Bank Accounts are as provided herein below:

NAME	MSD REGENTS PARK RERA A/C
BANK NAME	HDFC BANK
BANK ACCOUNT NUMBER	59205400000121
BRANCH NAME	VASHI, NAVI MUMBAI
IFSC CODE	HDFC0000540

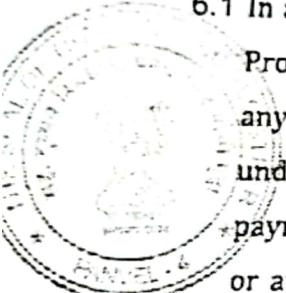
5.2 Allottees shall deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to the Promoter within seven (07) days of such deduction.



5.3 Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein are credited to the above stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottees and the TDS certificate is received by Promoter from Allottees.

5.4 The Allottee shall also pay GST as per prevalent rates and rules and regulations through separate cheque drawn in the name of "METRO SATYAM DEVELOPERS".

93 / 6.744
PAYMENT OF STATUTORY DUES AND TAXES:



6.1 In addition to the Consideration of said Flat as above the Allottees shall pay to Promoter all statutory taxes (as made applicable from time to time) like GST or any other charges, levy, tax, duty by whatever name called, as made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottees at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter then the Allottees shall make over such payment to Promoter within ten (10) days of notice of demand from Promoter.

6.2 Further, the Allottees shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty, legal charges and registration charges. The Promoter undertakes to make themselves available through an authorized representative for the purpose of registration at fifteen (15) days' notice from Allottees. The Promoter shall not be liable under any law for any delay, laches and / or negligence shown by the Allottees in presenting this agreement for registration before the competent authority. The Allottees indemnifies the Promoter against any claim, action, judgment, cost, expenses, penalties that may arise on Promoter due to inaction or noncompliance of obligation under this Agreement or under any other law.

6.3 If Taxes, Charges, Duties of any nature is levied by the Government, or statutory bodies on this transaction, the same shall be payable by the Allottees directly or through the Promoter as the case may be. If any such Taxes, Charges, Duties of any nature is paid by the Promoter then the same shall be reimbursed by the Allottees to the Promoter at all time. The Allottees indemnify and keep indemnified and hold harmless the Promoter against any payment to be made to

Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

Plot No. A-403, 4th floor, A wing, Shubh
Homes, Plot

quality material close to the quality of material and of such specification as mentioned in the list of amenities.

10.7 The carpet area of the said Flat which is proposed to be constructed in the said building is approximate 51.32 sq. meters, however the actual carpet area of the may vary up to 3% due to design and construction exigencies In the event of there being a difference of more than 3% between the actual carpet area of the said Flat from the carpet area as mentioned herein at the time of offering the possession of the said Flat, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottees agree 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 Allottees within forty-five days from such demand being made by the Allottees. If there is any increase in the carpet area of the said Flat allotted to Allottees, the Promoter shall demand additional amount from the Allottees as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottees 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 Flat and the carpet area as mentioned herein is less than or equal to 3%. The area certified by the Project Architect shall be final and binding on both parties.

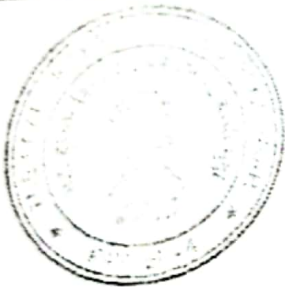
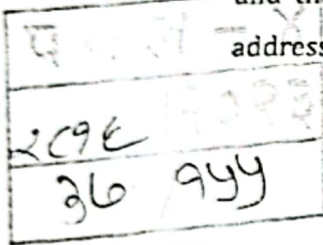
10.8 If any structural defects of workmanship quality is discovered within five years from the date Promoter issuing possession letter to Allottees for taking possession of the said Flat, then, wherever possible such defects shall be rectified by the Promoter through the respective Original Agencies at his own cost and in case it is not possible to rectify such defects, then the Allottees shall be entitled to receive from the Promoter, hardship cost for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the Flat the Allottees maintain the Flat in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies flower bed, extending rooms, changing plumbing systems, electrical wiring, sanitary systems and fitting,

open space, parking spaces, lobbies, staircases, building terraces, recreation, multipurpose hall or spaces and club house etc. will remain the property of the Promoter until the said Land and the building thereon is conveyed to the said society.

21.2 Allottees shall present this Agreement with paid Stamp Duty and Registration Fees 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.

22. NOTICE:

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



ADDRESS OF ALLOTTEES

MR. LAVKUSH TYAGI
MRS.OMALATA TYAGI
C-1/1, ROOM NO-101,
GHARONDA, GHANSOLI,
SECTOR-9, NAVI MUMBAI,
THANE-400701

Contact No. 9819775904

Email id- lavkushtyagi150782@gmail.com

ADDRESS OF PROMOTER

M/s Metro Satyam Developers

1204 to 1206, 12th Floor, Maithili's Signet,

Plot no. 39/4, Sector 30A, Vashi,

Navi Mumbai - 400703.

AND upon handing over of the possession of the said Flat to the Allottees under this agreement, all the notices on the Allottees shall be served at the address of the unit handed over to the Allottees under this agreement.

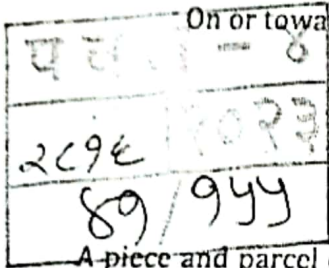
22.2 That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottees whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

FIRST SCHEDULE

FIRST SCHEDULE-PART A

A piece and parcel of land bearing Survey no. 15 Hissa no. 5 admeasuring 330 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

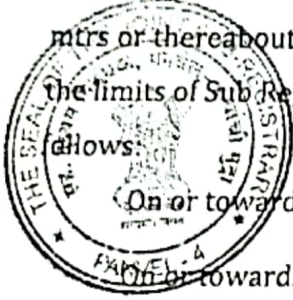
On or towards North by	:	Survey no. 15 Hissa no.6
On or towards South by	:	Survey no. 15 Hissa no. 8
On or towards East by	:	Survey no. 15 Hissa no.6
On or towards West by	:	Survey no.14 Hissa no. 4



FIRST SCHEDULE-PART B

A piece and parcel of land bearing Survey no. 15 Hissa no. 8 admeasuring 1010 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by	:	Survey no. 15 Hissa no.6
On or towards South by	:	Survey no. 16
On or towards East by	:	Survey no. 15 Hissa no.6
On or towards West by	:	Survey no.14 Hissa no. 5



FIRST SCHEDULE-PART C

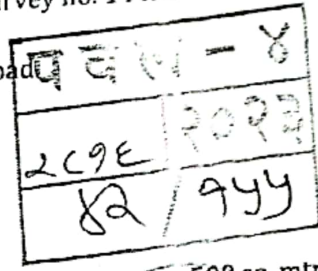
A piece and parcel of land bearing Survey no. 14 Hissa no. 5B admeasuring 1231 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by	:	Survey no. 14 Hissa no.3
On or towards South by	:	Survey no. 16
On or towards East by	:	Survey no. 15 Hissa no.8
On or towards West by	:	Survey no.14 Hissa no. 4 &

FIRST SCHEDULE-PART D

A piece and parcel of land bearing Survey no. 13 Hissa no. 1 admeasuring 228 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

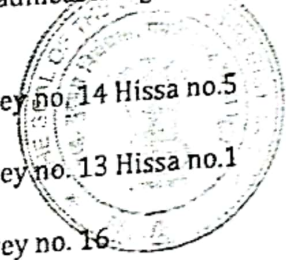
- On or towards North by : Survey no. 14 Hissa no.6
- On or towards South by : Road
- On or towards East by : Survey no. 14 Hissa no.5
- On or towards West by : Road



FIRST SCHEDULE-PART E

A piece and parcel of land bearing Survey no. 14 Hissa no. 6 admeasuring 500 sq. mtrs or thereabouts and bounded as follows:

- On or towards North by : Survey no. 14 Hissa no.5
- On or towards South by : Survey no. 13 Hissa no.1
- On or towards East by : Survey no. 16
- On or towards West by : Survey no.14 Hissa no. 4



FIRST SCHEDULE-PART F

A piece and parcel of land bearing Survey no. 15 Hissa no. 6 admeasuring 4600 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

- On or towards North by : Survey no. 15 Hissa no.5
- On or towards South by : Survey no. 15 Hissa no.10
- On or towards East by : Survey no. 15 Hissa no.7
- On or towards West by : Survey no.15 Hissa no.8

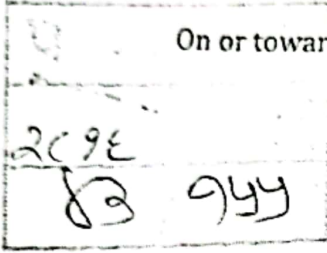


FIRST SCHEDULE-PART G

(the "Land")

All those pieces and parcels of land being Land 1, Land 2, Land 3, Land 4, Land 5, Land 6 together admeasuring 7949 sq. meters and thereabout situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel within the jurisdiction of PMC being:

On or towards North by	:	Survey no. 15 Hissa no.5
On or towards South by	:	Survey no. 15 Hissa no.10
On or towards East by	:	Survey no. 15 Hissa no.7
On or towards West by	:	Survey no.15 Hissa no.8



SECOND SCHEDULE

(the "Project")

A residential cum commercial project to be developed on said Land described in First Schedule herein above consisting of wing A, wing B and wing C having [Ground to 5th floor podium parking] + [6th Landscaped Amenities] + [7th to 36th residential floor] total built up area of 3742.627 sq. meters and commercial building of Ground + 1st floor having BUA of 731.365 sq. meters. That 7 commercial units of commercial building and residential flats of wing A, wing B and C together have BUA of 38,155.00 sq. meters.

THIRD SCHEDULE

(the "Phase-1")

A residential cum commercial project to be developed on said Land described in First Schedule herein above consisting of wing A and wing B having [Ground to 3rd floor podium parking] + [4th Landscaped Amenities] + [5th to 23th residential floor] total built up area of 19544.242 sq. meters and commercial building of Ground + 1st floor having BUA of 731.365 sq. meters. That 7 commercial units of commercial building and 298 residential flats of wing A & wing B together have BUA of 18812.877 sq. meters.

FOURTH SCHEDULE

(the "Flat")

Residential unit bearing Flat No. 2102 admeasuring 51.32 sq. meters RERA Carpet area on the 21st Floor in Building "A" in the Project Known as "Regents Park Kharghar" being constructed on the said Land more particularly described in First Schedule hereinabove.



Shailesh S. Chondekar




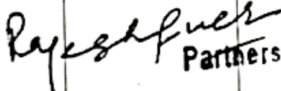



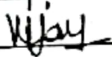



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Advocate High Court

7 wing, Shubh

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

SIGNED AND DELIVERED BY THE WITHIN NAMED "PROMOTER" M/S METRO SATYAM DEVELOPERS through the hands of its Partners			
	Signature	Thumb Impression	Photo
For Metro Satyam Developers MR. HITESH S. JAIN	 Partners		
For Metro Satyam Developers MR. RAJESH D. GULATI	 Partners		
In the presence of: 1.  2. 			
SIGNED AND DELIVERED by the within named "ALLOTTEES"			
	Signature	Thumb Impression	Photo
MR. LAVKUSH TYAGI			

Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

403.4th floor, A wing, Shubh plot


RECEIPT

Received with thanks from Allottees 1) MR. LAVKUSH TYAGI 2) MRS.OMALATA TYAGI Adults, and Indian Inhabitant, residing at, C-1/1, ROOM NO-101, GHARONDA, GHANSOLI, SECTOR-9, NAVI MUMBAI, THANE-400701 has paid a sum of Rs.8,57,143/- (Rupees Eight Lakhs Fifty Seven Thousand One Hundred Forty Three Only) as PART consideration as per terms & conditions of this Agreement for Sale of Flat No.2102, on 21ST floor in Building "A" in the project known as "Regents Park Kharghar" to be constructed on all that piece and parcel of Land more particularly described in FIRST SCHEDULE.

Date	Approved Code/UTR No.	Bank & Branch Name	Amount
20/11/2022	015411	STATE BANK OF INDIA	25,000/-
20/11/2022	017616	STATE BANK OF INDIA	25,000/-
25/12/2022	AXMB223596157596	AXIS BANK	50,000/-
26/12/2022	AXMB223606411014	AXIS BANK	4,00,000/-
19/1/2023	AXMB230196842704	AXIS BANK	3,57,143/-
Total			8,57,143/-

We Say Received

For METRO SATYAM DEVELOPERS

 Partner

Mr. Hitesh S. Jain

For METRO SATYAM DEVELOPERS

 Partner

Mr. Rajesh D. Gulati

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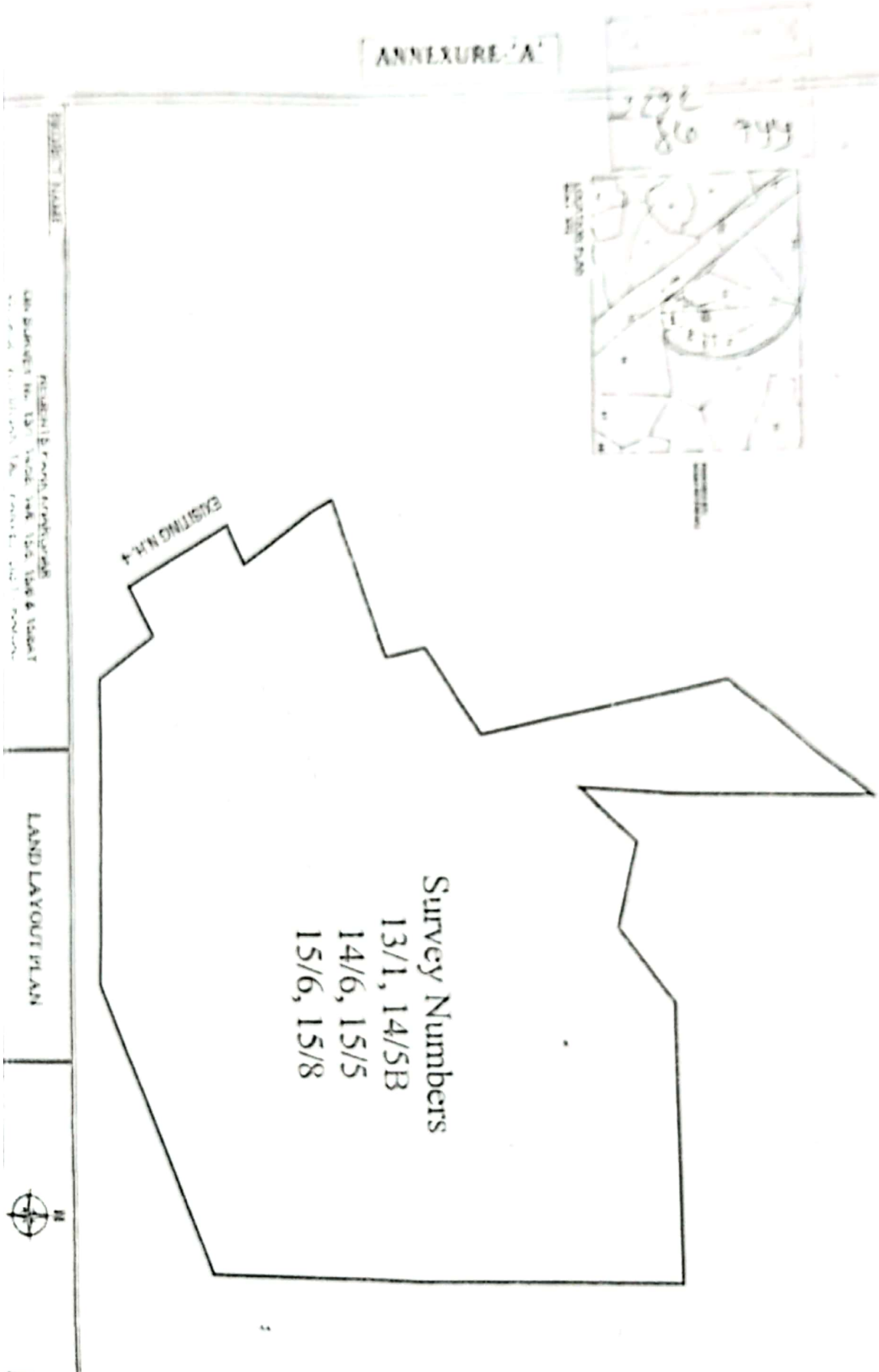


Shailesh S. Chondekar

Advocate High Court
A con. SAR

11/10/2017, A windy shower

ANNEXURE 'A'



ANNEXURE-"B"



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

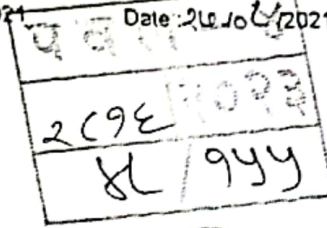
Tel - (022) 27458040/41/42

No. PMC/TP/Rohinjan/13/1, 14/5B & others/21-21/18026/90 & e /2021

Date: 21.10.2021

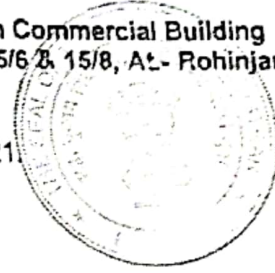
To,

M/s. Metro Satyam Developers,
Office No. 1204 to 1206, 12th Floor,
Maithili's Signet, Plot No. 39/4,
Sector 30A, Vashi, Navi Mumbai.



SUB :- Amended Development Permission for Residential cum Commercial Building ('A', 'B' Wing) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 5894, Dated 18/03/2021.
2) Height clearance NOC issued by AAI vide letter No. NAVI/WEST/B/103119/433357, Dated 07/11/2019.



Sir,

Please refer to your application for Amended Development permission Residential cum Commercial Building on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. AN.ARCH Architects & Planner,
Ar. Neha Jain,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.



Shailesh S. Chondekar

B.Com, LL.M

Advocate High Court

100 4th floor, A wing, Shubh

ANNEXURE-"C"

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PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1, 14/5B & others/21-21/160269/06 e /2021

Date: २७/०८/२०२१

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII of 1966) to, M/s. Metro Satyam Developers. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building ('A', 'B' Wing) (Ground + 23 Upper Floor) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At- Rohinjan, Tal.- Panvel, Dist.- Raigad. (Plot Area = 7949.00 Sq.mt., Proposed Residential Built Up Area = 18812.877 sq.mt., Commercial Built Up Area = 731.365 sq.mt., Total Built Up Area = 19544.242 sq.mt.)

(No. of Residential Unit - 298 Nos., No. of Commercial Unit - 07 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an 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 Act- 1966.
2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no. case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-charge of groundwater at all times.

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33. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
34. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
35. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
36. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
37. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
38. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
41. The applicant is required to construct the discharge line at his own cost.
42. This Commencement Certificate is issued subject to condition that the applicant shall obtain Environment Clearance prior to commencement of any work.
43. This set of Plans supersedes earlier approved plans vide letter dated 09/10/2020

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Metro Satyam Developers, .
Office No. 1204 to 1206, 12th Floor,
Maithili's Signet, Plot No. 39/4,
Sector 30A, Vashi, Navi Mumbai.
 - 2) Architect,
M/s. AN.ARCH Architects & Planner,
Ar. Neha Jain,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.
 - 3) Ward Officer,
Prabhag Samati ' A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



ailesh S. Chondekar

B.Com, LL.M

Advocate High Court

No. 103, 4th floor, A wing, Shubh

"Annexure- D"

M. Tripathi & Co.
Advocates

43/944
209E
43/944

TO WHOMSOEVER IT MAY CONCERN

SUB: All those pieces and parcels of agricultural lands bearing Survey Nos. 14/5 part admeasuring 0-12-31 (H.R.P.), Assessment 0.72 (Rs. Ps.), Survey No. 14/6 admeasuring 0-05-00 (H.R.P.), Assessment 0.16 (Rs. Ps.), Survey No. 15/5, admeasuring 0-03-30 (H.R.P.), Assessment 0.56, (Rs. Ps.) Survey No.15/6 admeasuring 0-46-00 (H.R.P.), Assessment 1.62 (Rs. Ps.), Survey No.15/8 admeasuring 0-10-10 (H.R.P.), warkas land plus 0-00-50 (H.R.P) potkharaba (uncultivable) totally admeasuring 0-10-60, Assessment 1.62 (Rs. Ps.) & and non-agricultural bearing Survey No. 13/1 part admeasuring 0-02-28 (H.R.P.), Assessment 157.00 (Rs. Ps.) all lying being and situate at revenue Village Rohinjan, Taluka Panvel, District Raigad, Registration Sub District of Panvel.

We have investigated the title of M/S. METRO-SATYAM DEVELOPERS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having its office at 1204-06, Maithili Signet, Plot No. 39/4, Sector - 30A, Vashi, Navi Mumbai - 400 705 through its Partners (1) MR. SURESH JAIN, (2) MR. RAJESH GULATI, (3) MR. HITESH JAIN and (4) KARAN GULATI (hereinafter referred to as

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EL 944

"16"

extent of 228 sq. mtrs. out of 1570 sq. mtrs. The said land is more particularly described in the seventh schedule hereunder written.

F. That by virtue of Gift Deed dated the 31st December, 2013 and Deed of Exchange dated the 6th November, 2017 the Owners are seized and possessed of and well and sufficiently entitled to pieces and parcels of lands, the details whereof are set out hereinbelow:-

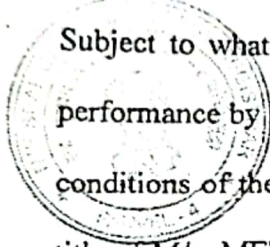
Sr. No.	Survey No.	Hissa No.	Admeasuring H. R. P.	Potkharba	Aakar Rs. Pai
1	15	6	0-46-0	0.00.00	1 = 62
2	14	6	0-05-0	0.00.00	0 = 16
3	15	5	0-03-3	0.00.00	0 = 56
4	14	5	0-12-31	0.00.00	0 = 72
5	15	8	0-10-1	0.00.50	1 = 62
6	13	1(p)	0-02-28	0.00.00	1 = 57

G. That though the Owners had the right of way of 10 feet through the Survey No.13/1, they acquired the 2.28 gunthas i.e., 228 sq.mts of the said Survey No.13/1 for a widening the road for ingress and outgress to their other lands through Survey No. 13/1.

W/D

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Subject to whatever has been stated hereinabove and subject to the performance by M/s. METRO SATYAM of the obligations/ terms and conditions of the Mortgage Deed dated the 26th September, 2022, the title of M/s. METRO SATYAM in respect of the subject lands seems to be clear and marketable.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Survey No. 14, Hissa No.5 admeasuring 0-12-31 (H.R.P.) out of 0-18-00 (H.R.P) Assessment 0.72 (Rs. Ps .), lying being and situate at revenue Village -Rohinjan, Taluka-Panvel, District – Raigad, Registration Sub District of Panvel and bounded as follows.

- On or towards East by : Land bearing Survey No. 15 Hissa No. 6 and Survey No. 15, Hissa No. 6.
- On or towards West by : Land bearing Survey No. 14, Hissa No. 4 and Survey No. 14, Hissa No. 6.
- On or towards South by : Land bearing Survey No. 16.
- On or towards North by : Land bearing Survey No. 16.

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Survey No. 14, Hissa No.6, admeasuring 0-05-00 (H.R.P) Assessment 0.16 (Rs.Ps.) lying, being and

Shailesh B. Chondekar
B.Com, LL.M

Advocate High Court

Flat No. A-403, 4th Floor, A Wing, Shubh
Apartment, Plot

M. Tripathi & Co.
ADVOCATES

17/11-1
2022
29/10/22

On or towards South by : Road

On or towards North by : Land bearing Survey No. 14, Hissa No.6

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Survey No. 13/1 part
admeasuring 0-2-28 (H.R.P.) Assessment 157.00 (Rs. Ps.), lying being
and situate at revenue Village-Rohinjan, Tal-Panvel, Dist-Raigad,
Registration Sub District of Panvel and bounded as follows.

On or towards East by : Land bearing Survey No. 14, Hissa No.5.

On or towards West by : Road.

On or towards South by : Road.

On or towards North by: Land bearing Survey No. 14, Hissa No.6

Dated this 21st day of October 2022.

For M. Tripathi & Co,

M. Tripathi & Co
(Advocate)

Vash S. Chondekar

B.Com, LL.M

1st Court

1st wing, Shubh
Plot

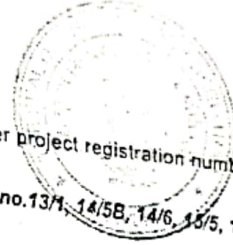
ANNEXURE-"E"



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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209E/0093
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This registration is granted under section 5 of the Act to the following project under project registration number : P52000031227
Project: Regents Park Kharghar, Plot Bearing / CTS / Survey / Final Plot No.: Survey no.13/1, 14/5B, 14/6, 15/5, 15/6, and 15/8 at Rohinjan, Panvel, Raigarh, 410208;

- Metro Satyam Developers having its registered office / principal place of business at Tehsil: Thane. District: Thane, Pin: 400705.
 - This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 11/10/2021 and ending with 30/06/2027 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. Vasanti Premchand Prabhu
(Secretary, MahaRERA)
Date: 31-10-2021 12:13:54

Signature and seal of the Authorized Officer

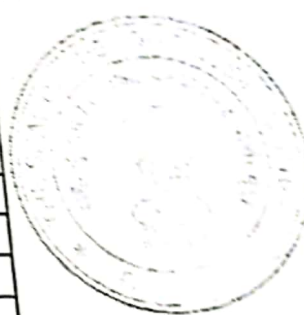
Prashant S. Chondekar
B.Com, LL.M

Advocate High Court
1st FLOOR, A wing, Shubh
Homes, Plot
-the.

ANNEXURE "I"

SR.NO	PAYMENT SCHEDULE	
	MILESTONES	PERCENTAGE
1	Booking Amount	
2	On Execution of Agreement for Sale	10%
3	Completion of Plinth	15%
4	Completion of 1st & 2nd Floor Slabs	20%
5	Completion of 3rd & 4th Floor Slabs	3%
6	Completion of 5th & 6th Floor Slabs	3%
7	Completion of 7th & 8th Floor Slabs	3%
8	Completion of 9th & 10th Floor Slabs	3%
9	Completion of 11th & 12th Floor Slabs	3%
10	Completion of 13th & 14th Floor Slabs	3%
11	Completion of 15th & 16th Floor Slabs	3%
12	Completion of 17th & 18th Floor Slabs	3%
13	Completion of 19th & 20th Floor Slabs	3%
14	Completion of 21st & 22nd Floor Slabs	3%
15	Completion of 23rd Floor Slab	2%
16	Completion of Walls and internal plaster and Blockwork, Elevation, Waterproofing & OHT Etc.,	5%
17	Completion of Sanitary fittings, Internal Painting, Window, External Paint, Fire Fighting Work, Lift Installation.	5%
18	Completion of External plumbing, Electrical Work, Plaster, and Final Finish.	5%
19	Completion of lifts, water pumps, entrance lobby, And On Possession upon receipt of the Obtaining Occupancy Certificate.	5%
	TOTAL	100%

पथ - ४
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६९/९५५



[Handwritten Signature]
METRO SATYAM DEVELOPERS
[Handwritten Signature]

पत्र - ४
 २०२१/२०२३
 १२१/१५५



Maharashtra Real Estate Regulatory Authority
REGISTRATIONIFICATE OF PROJECT
FORM 'A'
(General Part)



This registration is granted under section 5 of the Act in the following project under project registration number: _____
 Project Name: _____
 Plot No: _____
 Sub-plot No: _____
 Area: _____
 Location: _____

1. The promoter/developer having its registered office at _____, District of _____, State of _____, Maharashtra, India, has applied for registration of the project under Form 'A'.
2. This registration is granted subject to the following conditions, namely:-
 - a. The promoter/developer shall execute an agreement to sell with the allottees.
 - b. The promoter/developer shall execute and register a conveyance deed in favour of the allottees or the allottees of the allottees, as the case may be, of the completion of the common areas as per Rule 4 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects) Rules, 2017.
 - c. The promoter/developer shall deposit seventy percent of the amount realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost in the last day of the project as per clause (D) of section 4 of the Act and Rule 4 of section 4 read with Rule 4.
 - d. That seventy percent of the amount to be realized shall be 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 schedule bank to cover the cost of construction and the land cost and shall be used only for the purpose, since the estimated recoverable of the project is less than the estimated cost of completion of the project.
 - e. The Registration shall be valid for a period commencing from 11/10/2021 and ending with 30/06/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 5.
 - f. The promoter shall comply with the provisions of the Act, the Rules and regulations made there under.
 - g. That the promoter shall take all the pending and pending applications to the concerned authorities.
3. If the above mentioned conditions are not fulfilled by the promoter/developer, the registration shall be cancelled by the Authority including revoking the registration granted.



Digitally Signed by
 Dr. Vishay Premchand Prabhu
 (Secretary, Maharashtra RERA)
 Date: 11-10-2021 12:10:54

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



Maharashtra State Electricity Distribution Company Limited

Web Self Service Home > Energy Bill

Energy Bill

Web Self Service

- Name
- New User Registration
- Login
- Forgot Login Name/Password
- View/Pay Bill
- Consumption Calculator
- Energy Bill Calculator
- New Connection Request
- Complaint Registration
- Complaint Status
- Submit Reading
- View HT Consumer Info
- View RE Consumption
- Track Status/Upload Documents and Pay Charges
- *Online Payment of Other Charges
- *Register / Update Mobile number, Email, Address number, TDS and PAN No

209E 9095
 923/944
 22-NOV-21
 HSN 0000 23350000

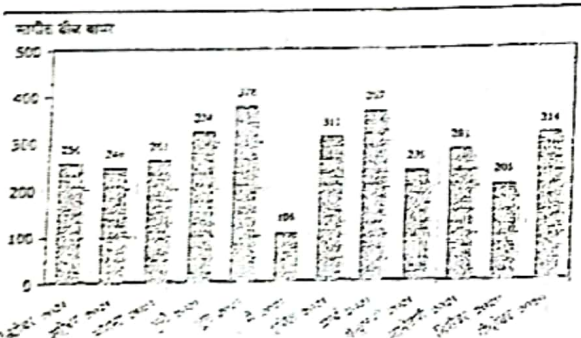
Bill No./CON: 00001374025450
 Bill Date: 22-NOV-21
 Bill Amount: 3,800.00
 Due Date: 13-DEC-21
 Pay By: 3,840.00

Consumer Name: 000484817243
 MR. RAJESH DHARMAVEER GULATI & SHODHA R
 OFFICE 1205, PLOT NO 39/A, SECTOR NO 30A VASHI, VASHI GULATI 400706
 WASTE/ TDS: 07*****42

Bill Period: 25-Nov-13
 Meter No: 8 KW
 Current Reading: 8,000.00
 Last Billing Date: 17-NOV-21
 Billing Cycle: 17-OCT-21

वर्तमान	मासिक	पूर्वक	कुल	वसुली	कुल
33310	32995	01	312	0	312

NORMAL
 Bill Period: 1.03 Months /



* महाराष्ट्र उपभोक्ता विभाग क्र. 24/7
MSEDCL Call Center:
18002333435
18001023435
1912
 महाराष्ट्र शासकीय विद्युत वितरण कंपनी लि. व
 उपभोक्ता सेवा केंद्र
 पत्ता: महाराष्ट्र
www.mahadiscom.in
 Consumer Portal > CONR
 महाराष्ट्र शासकीय

महाराष्ट्र शासकीय विद्युत वितरण कंपनी लि. व उपभोक्ता सेवा केंद्र
 महाराष्ट्र शासकीय विद्युत वितरण कंपनी लि. व उपभोक्ता सेवा केंद्र
 महाराष्ट्र शासकीय विद्युत वितरण कंपनी लि. व उपभोक्ता सेवा केंद्र

For making energy Bill Payment through RTGS/NEFT mode, use following details:

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01000484817243
- IFSC Code: SBIN0008065
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Amount: 3,800.00

Disclaimer: Please use above bank details for payment against consumer number mentioned in beneficiary account number.

विलेक दिनांक	विलेक क्रमांक	विलेक रक्कम	विलेक दिनांक	विलेक रक्कम
13-DEC-21	000484817243	3,800.00	01-DEC-21	3,770.00
13-DEC-21	000484817243	3,840.00	13-DEC-21	3,840.00

विलेक दिनांक	विलेक क्रमांक	विलेक रक्कम	विलेक दिनांक	विलेक रक्कम
01-DEC-21	000484817243	3,770.00	01-DEC-21	3,770.00
13-DEC-21	000484817243	3,840.00	13-DEC-21	3,840.00

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAVKUSH TYAGI
RAMGOPAL TYAGI

15/07/1982

Permanent Account Number

AGAPT9142N

Signature



Chondekar

B.Com, LLM

High Court

1st floor, A wing, Shubh

4, Bhoomi Homes, Plot

Sector 34, Kamothe.

40531.

Party.

भारत सरकार
Government of India



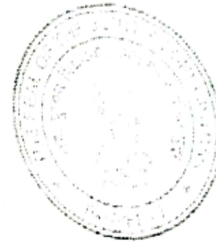
प्रमाणित व्यक्ति
Lawkush Tyagi
जन्म तिथि/DOB: 25/07/1982
लिंग: MALE

6248 2760 0664
VID: 9101422340031900

महाराष्ट्र आधिकार, महाराष्ट्र आधिकार

पत्र - ४

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१४४	१५५



[Handwritten signature]

भारत सरकार
Unique Identifier Authority of India

पता:
प्रमाणित व्यक्ति, सी-1/1, कम नं. 101, फ्लोर
सहकारी, सेक्टर-09, भांडोला, ठाणे
पिन कोड - 400701

Address:
GD LAWKUSH TYAGI, C-1/1, ROOM NO.
101, GHARDUNDA, GHANSOLI SECTOR,
09, Nav. Mumbai, Thane
Maharashtra - 400701

6248 2760 0664
VID: 9101422340031900

Chondekar

B.Com, LL.M


High Court
Floor, A wing, Shubh
Bhoomi Homes, Plot
Sector 34, Kamothe.
9869229531.

Agent of immovable Property.
General Manager,

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BUJPT1186Q



नाम / Name
OMALATA TYAGI

पिता का नाम / Father's Name
PREM SINGH PRATHVI RAJ TYAGI

जन्म तिथि / Date of Birth
16/08/1988

हस्ताक्षर / Signature

omulgan

पवल - ४
10023

B.Com, LL
 Court
 A wing, Shubh
 Home, plot
 34, Kamothe.
 69229531.

Respect of immovable Property.
 The Assistant General Manager,
 RASMECC,
 of India,
 shai.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Page 1 of 1

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202303037950				03 March 2023 05:01:02 PM
मूल्यांकनाचे वर्ष	2022				
जिल्हा	रायगड				
मूल्य विभाग	तालुका पनवेल				
उप मूल्य विभाग	1.2-वापराच्या विकासनक्षम महामार्गासमुख रहिवास व इतर जमिनी				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
6500	58000	66700	72500	66700	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	61.58 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्षे	बांधकामाचा दर.	Rs. 25289/-
उद्दवाहन सुविधा.	आहे	मजला.	21st and Above		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs 63800/-				
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((63800-6500) * (100 / 100)) + 6500				
	= Rs.63800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 63800 * 61.58				
	= Rs.3928804/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (58000 * 25/100)				
	= Rs.181250/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मंजूर झालेले मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य खुली बाळकनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3928804 + 0 + 0 + 0 + 181250 + 0 + 0 + 0 + 0 + 0 = Rs.4110054/- = १ एक्केचाळीस लाख दहा हजार चोपन्न /-				

Home Print

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 949 949

04-10-2023 S. Chondekar

B. Com, LL.M

PG 2816-2023 (Hiss)

सूची क्र. 2

Through e-Search
na report please
JRO office.

दुयम निवाहक : सह दु.नि पनवेल 4

दस्ता क्रमांक : 2816/2023

नोंदणी :

निष्पत्ती: 03/03/2023

गावाचे नाव : रोहिंजण

क्र.	करारनामा
	6357143
महामंडळाच्या म. आकारणी देतो की (करारनामा)	4110054
एरिस्ता व रकबा	1) पालिकेचे नाव: रायगड इतर वर्णन :- इतर माहिती: विभाग क्र.- 1/2, दर रुपये- 58000/- प्रती चौ. मी. सदनिका नं.-2102.21 वा मजला, बिल्डिंग-एरेजन्ड्स पार्क खारखर, सर्व्हे हिस्सा नं. 13, 14, 15, 16, 15/5, आणि 15/8, 15/6, रोहिंजण, तालुका- पनवेल, जिल्हा- रायगड. क्षेत्रफळ- 51.32 चौ. मी. कारपेट एरिया + 1 कवर्ड कार पार्किंग ((Survey Number : 13, 14, 14, 15, AND 15, 15 ; HISSA NUMBER : 1,5, 6, 5, 8, 6. ;))
एरिस्ता व रकबा	51.32 चौ.मीटर
एरिस्ता व रकबा	
एरिस्ता व रकबा	1): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. हितेश एस. जैन तर्फे कु. मु. म्हणून मागिक तायडे -- वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.-ABLFM2904K 2): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स तर्फे भागीदार श्री. राजेश धरमवीर गुलाटी तर्फे कु. मु. म्हणून मागिक तायडे -- वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.-ABLFM2904K
एरिस्ता व रकबा	1): नाव:-सुकुश त्यागी -- वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-1/1, रूम नं.-101, घरोदा, घणसोली, सेक्टर-9, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं.-AGAPT9142N 2): नाव:-ओमलता त्यागी -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-1/1, रूम नं.-101, घरोदा, घणसोली, सेक्टर-9, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं.-BUJPT1186Q
करून दिल्याचा दिनांक	03/03/2023
प्री केल्याचा दिनांक	03/03/2023
क खड व पृष्ठ	2816/2023
करारनामा मंडांक शुल्क	445050



Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

Flat No.A-403, 4th floor, A wing, Shubh Shagun Complex, Bhoomi Homes, Plot No.29, 30, 31, Sector 34, Kamothe.

Mobile 9869229531

Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	The Assistant General Manager, RACPC/RASMECC, State Bank of India, Belapur, Navi Mumbai.			
	b) Reference No. and date	File submitted by MPST			
	c) Name of the Borrowers	Mr. Lavkush Tyagi & Mrs. Omalata Tyagi			
2.	a) Persons offering the property as security.	Mr. Lavkush Tyagi & Mrs. Omalata Tyagi			
	b) Constitution of the persons offering the property for creation of charge.	Individuals			
	c) State as to under what capacity is security offered	Borrowers			
3.	Complete or full description of the immovable property offered as security including the following details.				
	(a) Survey No.	Survey No.13/1, 14/5B, 14/6, 15/5, 15/8, 15/6			
	(b) Door/House no.	Not Applicable			
	(c) Extent area	51.32 Sq Mtrs Carpet			
	(d) Locations like name of the place, village, city, registration, sub-district	Village Rohinjan, Taluka Panvel, District Raigad			
4.	a) Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. registering/land/ revenue/ other authorities be examined				
	Sr. No	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy,	Original was scrutinized
			Registered Agreement for Sale	Photocopy	No