

SBI Genus India  
Postmark - 2495  
Date - 22-1-18  
UNITEN ZINDA INSA  
CICKA

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74

# STATE BANK OF PATIALA

447, THE BUREAU R. C. MARG, CHEMISTUR EAST, MUMBAI - 400 071.

H-62485

A/c. No. : 65109024095

Date : 22-02-2011

BR-TL(PER)E2 Home

Amount : ₹ 1016482/-

Scheme : Lon NEW II

Name : Mr. Suresh. Dnyanadev. Patil

Collateral No - 70011671759

Mob No - 9619992758

- 7498186569 ✓

R-92

~~B/2/1/1~~



74



**V.K.LAD** B.E., F.I.E., C.ENG.(I), F.I.V.

Chartered Engineer (I) : F-107379/2  
Fellow Valuer : F-4088  
Govt. Regd. Valuer : CAT VII/46-WT/88  
Surveyor & Loss Assessor : SLA-8442 (IRDA)

TDR

B-202, Siddhesh Arcade,  
Opp. Gaondevi Water Tank,  
G. Gupte Road,  
Dombivli (W) - 421202  
☎ (0251) 2497383  
Mobile : 98204 28640  
E-Mail : ladvijay@yahoo.com

FEASIBILITY REPORT \* VALUE ENGINEERING \* ENERGY & SAFETY AUDIT \* CONSULTANT \* PROCESS/ PLANT OPTIMISATION  
QUALITY ASSESSOR TO ISI NORMS \* DESIGNER - ELECTRONICS/ ELECTRICAL/ PROCESS ENGINEERING \* TECHNICAL KNOW HOW

SBP/CHEMBUR/0105

STATE BANK OF PATIALA

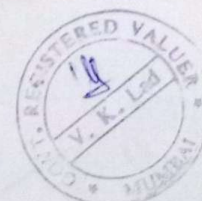
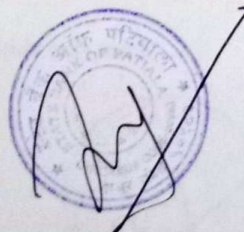
20<sup>th</sup> Jan., 2011

Chief Manager SBP, Chembur.

Annexure - III

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

01. DATE OF INSPECTION : 17.01.2011
02. NAME AND ADDRESS OF THE VALUER : V. K. Lad,  
B-202, Siddhesh Arcade, Opp. Gaondevi water Tank,  
Gupte Road, Dombivli (W), 421202
03. LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH
- a. : Vide Agreement copy, CC, Plan.  
b. : Verbal instruction from Bank.
04. DETAILS OF ENQUIRIES MADE / VISITED TO GOVT. OFFICES FOR ARRIVING FAIR MARKET VALUE
- a. Local enquiry : Yes.  
b. : Person present - Mr.Suresh Patil (9619992578)  
c. : Bldg under construction, 70% work complete.
05. SUB-REGISTRAR VALUE / GUIDELINE VALUE / RATE : --
06. FAIR MARKET VALUE OF THE PROPERTY : Rs.17,88,000 /-
07. FACTORS FOR DETERMINING ITS MARKET VALUE : As above
08. CONSERVATIVE MARKET VALUE OF THE PROPERTY : Rs.16,98,600/-
09. DISTRESS VALUE OF THE PROPERTY : Rs.15,19,800/-
10. PRESENT / EXPECTED INCOME FROM THE PROPERTY : -
11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY : \* Bank is requested  
1. : to get all the relevant documents before disbursement  
i.e. OC, Sanction Plan, etc.
12. PROPERTY DETAILS
- ✓ Name (s) and Address (es) of the owner (s) : Vendor - Satyam Home Makers  
Purchaser - Mr.Suresh Dnyandev Patil.  
Vide Agreement of Sale dt.27.12.2010  
Regn. No.PVL2/13268/2010  
Lease Agreement dt.17.04.2003  
Tripartite Agreement dt.19.04.2010  
CC - CIDCO/ATPO/BP/380 dt.12.05.2010
- If the property is under joint ownership / co-ownership share of each such owner / are the share is undivided.  
: As above
- Brief description of the property : 1 BHK flat on 7th floor
  - Whether open land, house property, land area, built-up area, no. of floors, etc.)





**V.K.LAD** I.E., F.I.E., C.ENG.(I), F.I.V.  
Chartered Engineer (I) : F-107379/2  
Fellow Valuer : F-4088  
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SBP/CHEMBUR/0105

20<sup>th</sup> Jan., 2011

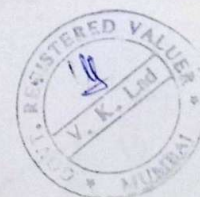
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• Whether open land, house property,  
land area, built-up area, no. of floors, etc.)





✓ **Dimension of the site**

Front :  
Right :  
Left :  
Back :

AS PER DEED

ACTUALS

✓ **Location of the property**

: Plot No.43, Sector-10, Kamothe

✓ **Postal Address**

: Flat No.701, 7<sup>th</sup> floor, Satyam Platinum,  
Plot No.43, Sector-10, Kamothe, Navi Mumbai.

✓ **Boundaries of the property**

: Vide plan

North : Siddhivinayak Complex  
South : Open Plot  
East : Sai Prasad Apartment  
West : Nimbeshwar Vatika

✓ **Route Map**

: Attached.

✓ **Any specific identification marks**

(Like electric pole No., dug well etc.)

: Bank of Maharashtra  
NMMC

**Panchayat / Municipality**

Whether covered under any land ceiling  
of State / Central Government

:  
: Vide Agreement

✓ **Is the land freehold / leasehold**

✓ **Are there any restrictive covenants in regard to use of land? If so attach a copy of the covenant : -**

✓ **Type of the property – Whether**

1. Agriculture
2. Industrial
3. Commercial
4. Institutional
5. Government
6. Non – Government
7. Others (Specify) : Fully Residential.

**In case of Agricultural land**

1. Any conversion to House site is obtained
2. Whether the land is dry or wet
3. Availability of irrigation facilities
4. Type of crops grown
5. Annual yield or income

✓ **Year of acquisition / purchase** : 2010

✓ **Value of purchase price** : Rs. 13 Lacs, Vide Agreement of Dec.2010

✓ **Whether the property is occupied by Owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.**

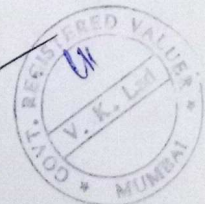
✓ **Classification of the site**

- a. Population group : METRO / URBAN / SEMI URBAN / RURAL : Semi-Urban.
- b. high / Middle / Poor class : Middle Class
- c. Residential / non residential : Residential
- d. Development of surrounding area : Developed
- e. Possibility of any threat to the property (Floods, calamities etc.)

✓ **Proximity of civic amenities**

: All within easy reach.

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(like school, hospital, bus depot, market etc)

Mansarovar Railway Station 1.5KM.  
NMMT/ST Buses & Rickshaws

- ✓ Level of the land (plain, rock etc) : Levelled
  - ✓ Terrain of the land :
  - ✓ Shape of the land (Square / rectangle etc) : Rectangular
  - ✓ Type of use to which it can be put (for construction of house, factory etc) :
  - ✓ Any usage restrictions on the property : Residential
  - ✓ Whether any plot is under town planning approved layout? :-
  - ✓ Whether any plot is intermittent or corner? : Abutting 40' Road
  - ✓ Whether any road facility is available?
  - ✓ Type of road available (B.T / Cement Road etc.)
  - ✓ Front Width of the Road?
  - Source of Water & water potentiality : Available
  - Type of Sewerage System
  - Availability of power supply
  - Advantage of the site
  - Disadvantage of the site
  - ✓ Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.
  - ✓ General Remark
- 13. Rent Details**
- ✓ Is the building owner occupied / tenant / both? : In possession of builder, to occupy.
  - ✓ If party owner occupied, specify portion & Extent of area under occupation
  - ✓ Name of the tenant, lessees / licensees etc.
  - ✓ Portion in the their occupation

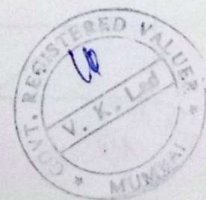
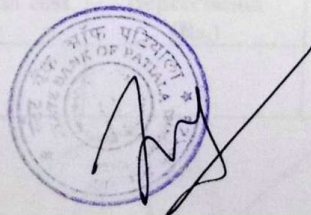
#### 14. Valuation of the property

##### Part I : (Valuation of land)

1. Dimensions of the plot : Flat Area – 34.59 SM Carpet + 4.42 SM Terrace, vide agreement.  
Total area 41.51 SM BUA (447 SF).  
Prevailing market rate : Rs.3500/- to Rs.4000/- PSF BUA  
Guideline rate obtained from the Registrar Office
2. Estimated value of the land : Rs.4000/- PSF BUA
3. The conservative value of the land :

##### Part II : (Valuation of building property) Proposed.

- ✓ Type of building : RCC  
(Residential / Commercial / Industrial) : Residential
- Year of construction : Under construction – 70% complete
- Future life of the property : 50 yrs on completion.
- No. of floors and height of each floor : Stilt/Ground + 7 Upper floors, 2 lifts assumed (enhanced CC to check)
- Including basement :
- Type of construction : RCC  
(Load bearing / RCC / Steel framed)





- ✓ Condition of the building  
 External (excellent / good / normal / poor) :  
 Internal (excellent / good / normal / poor) :  
 ✓ Whether the building / property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of same on the valuation. : Refer approved Plan  
 ✓ **b. Specification of Construction\*:** **Refer Plan (Partial zerox copy of Floor Plan submitted, Bank is requested to confirm OC & Sanction Plan before disbursement)**

Sl. No.	Description	Ground floor	Other floors
<b>PROPOSED</b>			
a.	Foundation		: RCC
b.	Basement		: --
c.	Superstructure Joinery / Doors & Windows		: TW flush door, Alu.sliding window :
d.	RCC Work		:
e.	Plastering		: Yes
f.	Flooring, Skirting		: Vitrified
g.	Any special finishing		: -
h.	Whether any weather proof course is provided		:
i.	Drainage		: UG
j.	Compound wall (Height, length and type of construction)		: 3 sides wall.
k.	Electric installation (Type of wire, Class of fittings)		: Concealed
l.	Plumbing installation (No. of water costs & wash basins etc.)		: Concealed
m.	Bore well		:
n.	Wardrobes, if any Development of open area in the house		: : Standard amenity as per sales brochure.
o.	Advantage		:
p.	Maintenance Charges Miscellaneous		: :

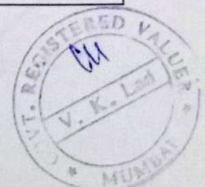
**C. Details of Valuation:**

Particulars of Item	Plinth area	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
Flat No.701, 7thfloor	447 SF BUA			4000/- PSF	Rs.17,88,000/-
<b>TOTAL</b>					Rs. 17,88,000/-

**Part III : Valuation of other amenities / extra items / miscellaneous**

Particulars of item	Quantity	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)

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**Part IV :**

Valuation of proposed construction / additions / renovation if any.  
The Valuer has enclosed detailed calculation sheets : Nil

**SUMMARY OF VALUATION :**

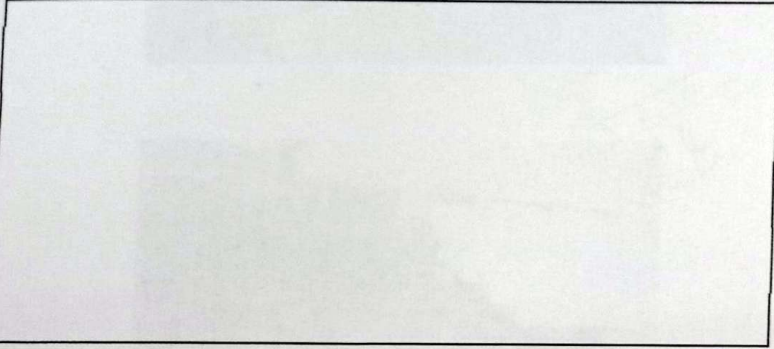
Part I Land	:	
Part II Building	:	Rs 17,88,000/-
Part III Other amenities / Misc.	:	Rs.
Part IV Proposed construction	:	
<b>TOTAL</b>	:	<b>Rs. 17,88,000/-</b>

The overall conservative value of the property : **Rs. 16,98,600/-**

[The approved valuer should discuss in detail his approach to the valuation of the property and indicate how the value has been arrived at supported by necessary calculations / methodology of valuation etc.]

Report is prepared on the basis of inspection of the property as identified by the Owner/Borrower/Representative there of and inspection of Xerox copy of documents (uncertified) shown. However, Encumbrances if any in respect of ownership/lease/licencee and other legal aspect are not covered by this report. It is assumed title is marketable. Valuation is excluding Govt dues, transfer fee, stamp duty, title verification. Original plan, structural drg not submitted. Report is our opinion. Bank/Lender requested to verify Documents before Disbursement. Report & record of relevant papers kept for 30 days from date of report.

**ROUTE MAP OF THE PROPERTY VALUED**



certify that

- ✓ The property is being valued by me personally.
- ✓ The rates for valuation of the property are in accordance with the Govt. approved rates.
- ✓ There is no direct / indirect interest in the property valued.

The fair value of the property is **Rs. 17,88,000/- (Rupees Seventeen Lacs eightyeight Thousand Only)**

Date: 20/01/2011

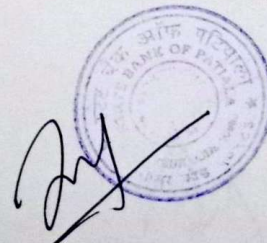
Place: Mumbai



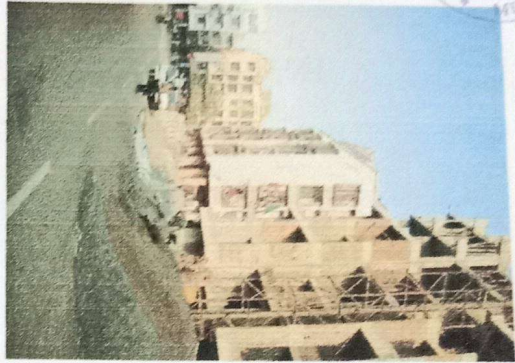
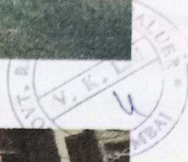
*V. K. Lad*

**V. K. LAD**

Signature of the Valuer

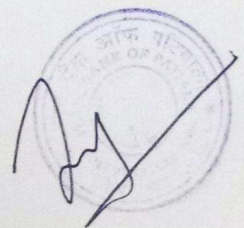






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Flat No. 701, 7<sup>th</sup> floor, Satyam Platinum, Plot No.43, Sector-10, Kamothe, Navi Mumbai.







दस्तक्रमांक व वर्ष: 13268/2010

Monday, December 27, 2010

11:13:06 AM

दुय्यम निबंधक: सह दु.नि.पनवेल 2

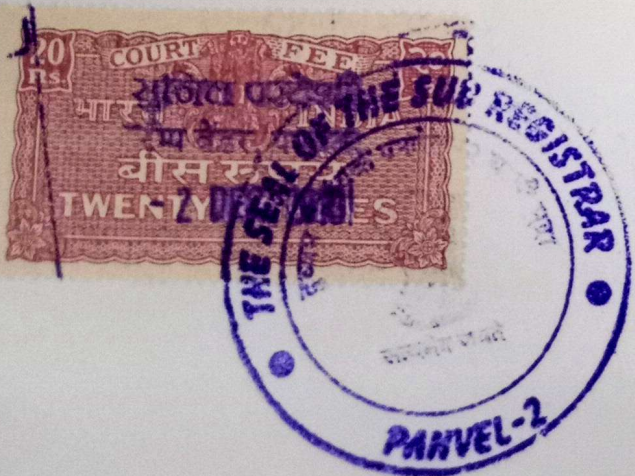
नोंदणी 63 म.

Regn. 63 m.e.

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,300,000.00  
बा.भा. रु. 1,250,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग 15अ/10,सदनिका क्र 701 सातवा मजला \*\*सत्यम प्लॅटीनम \*\* प्लॉट नं 43,सेक्टर 10,जी+7,कामोटे ता पनवेल जि रायगड ,क्षेत्र 34.596 चौ.मी. कापरेट +टेरेस 4.425 चौ.मी.
- (3)क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.सत्यम होम मेकर्स तर्फे भागीदार योगेश पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: शॉप नं 3 उमा दर्शन कॉम्प्लेक्स से 21 कामोटे ; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABQFS8949B.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुरेश ज्ञानदेव पाटील - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: न्यु ओमकार सोसायटी से 48 नेरुळ ; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: ANHPP0357R.
- (7) दिनांक करून दिल्याचा 27/12/2010
- (8) नोंदणीचा 27/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 13268 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 60600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13000.00
- (12) शेरा



*[Signature]*  
सहदुय्यम निबंधक, वर्ग २  
(पनवेल-२)



800  
73,900

### AGREEMENT FOR SALE

THIS AGREEMENT made and entered at Kamothe, Navi Mumbai on this 27<sup>th</sup> day of Dec, 2010, between M/S. SATYAM HOME MAKERS, a registered Partnership firm having office at Shop No. 3, Uma Darshan Complex, Plot No.60 & 61, Sector-21, Kamothe, Navi Mumbai, hereinabove referred to as "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean include its, their heirs, executors, administrations and assigns) of the ONE PART

*[Handwritten signature]*



*[Handwritten signature]*

पवल-२	
१३२६८	२०१०
४	२५



AND

MR./MRS. SURESH DNYANADEV PATIL

age \_\_\_\_\_ years, (PAN NO. \_\_\_\_\_), Indian Inhabitant,  
Occupation: Business/Service, residing at NEW OMKAR CO-H.  
SOCIETY SEC-48, D Wing 21/13 NERUL,  
NEW MUMBAI-76.

hereinafter referred to as the **PURCHASER/S** (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS:**

1. THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company Incorporated under the Companies Act. 1956 (1 of 1956) and having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as 'the Corporation) is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act. 1956 (hereinafter referred to as the said M.R & T.P.Act).

*[Handwritten signature]*



*[Handwritten signature]*

प व ल - २	
९३२६६	२०१०
५	३५



..3...

2. The State Government of Maharashtra has been acquiring lands pursuant to Section 113-A of the said Act and is vesting such lands in Corporation for its development and disposal, on such terms & Conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.
3. The Corporation in the due process of its working acquired some agricultural land at Village Kamothe, belonging to SHRI ALYA M. MHATRE LATE 1) Smt. Shingibai Balu Mhatre 2) Smt. Venubai Shalik Taikar 3) Smt. Kanta Ganesh Thakur 4) Smt. Jijibai Sunil Taware 5) Smt. Lalita Balu Mhatre 6) Smt. Maya Mahadu Mhatre 7) Shri. Hasha Mahadu Mhatre 8) Smt. Balibai Janardhan Mhatre 9) Smt. Dhanubai Baliram Ulwekar 10) Smt. Ganubai Dhondu Gharat 11) Smt. Changubai Janardhan Mhatre 12) Smt. Shantabai Janardhan Mhatre 13) Smt. Kamla Janardhan Mhatre 14) Shri. Dashrat Janardhan Mhatre 15) Smt. Kalpana Balu Mhatre 16) Smt. Manisha Gotiram Gharat 17) Smt. Ganubai Jaganath Shedge, all residing at Kamothe, Tal. Panvel, Dist. Raigad, The Corporation acquired the said land for the development of Navi Mumbai projects.
5. The Corporation prepared a layout of plot at village Kamothe, Navi Mumbai for its allotment to land affected people.
6. The Corporation by its allotment letter bearing No.CIDCO/VASAHAT/SATYO/KAMOTHE/266/ dated allotted to Smt. Shingibai Balu Mhatre & others, residing of Kamothe Tal. Panvel, Dist. Raigad, hereinafter called and referred to as the "Original Licensees". The said Plot of land is hereinafter referred to as the SAID PROPERTY.

*Y. Patil*

*Patil*

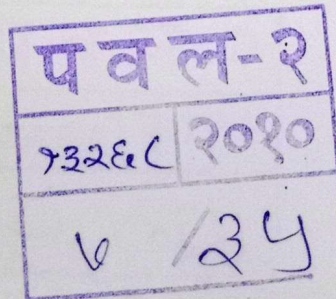
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7. The Corporation on 17/04/2003 executed an Agreement to Lease with the Original Licensees and by a separate possession letter placed them in peaceful and vacant possession of the said property at and of a premium of Rs.36,750/- (Rupees Thirty Six Thousand Seven Hundred Fifty only). The Agreement to Lease is duly registered in the Office at Sub register Uran Vide document No.3139/2003 dated 22/04/2003.
8. The said Property is more particularly described in the First Schedule hereinafter and is delineated in a red colour boundary in the Location layout plan.
9. The Original Licensees Smt. Shimgibai Balu Mhatre & others, have sold Plot No.43, Sector-10 to M/S. SATYAM HOME MAKERS as per Tripartite Agreement made at C.B.D., Belapur, Navi Mumbai on 19/04/2010 and registered at Sub-Registrar Panvel-1 on 21/04/2010 vide document No.5025/2010 and there by transferred and assigned all their rights, title and interest in the above said Plot to M/S. SATYAM HOME MAKERS and on the receipt of adequate amount consideration handed over the vacant peaceful and physical possession of the said plot to M/S. SATYAM HOME MAKERS. The CIDCO LTD. issued Final order in the name of M/S. SATYAM HOME MAKERS vide Letter No.CIDCO/VASAHAT/SATYO/KAMOTHE/266/2010 dated 23/04/2010.
10. The Developer had paid development charges for building on Plot No.43, Sector-10, Kamothe and CIDCO LTD have granted development permission and issued commencement certificate vide letter no. No.CIDCO/ATPO/(BP)/380 dated 12/05/2010 in respect of Plot No.43 for construction of residential building on land of Plot No.43, Sector-10, Kamothe, Navi Mumbai.

*Yash*





11. The Purchaser/s is/are in search of flat for residential use and has approached the builder herein.
12. After negotiation the Builder have decided to sell Flat No. 701 on 7<sup>th</sup> floor, admeasuring 34.596 Sq. Mtr. Carpet area/Loft/Terrace 4.425 Sq.Mtr. in SATYAM PLATINUM Building on the said plot 43, Sector-10 in village: Kamothe, to purchaser/s for a total consideration of Rs. 13,00,000 /-(Rupees Thirteen lakhs only /- Only).
13. The purchaser/s has/have examined the title of the Builder/Developer for the said plot and has/have satisfied himself/herself/themselves about the same.
14. The parties have decided the terms and conditions agreed upon between themselves in writing.

**NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER**

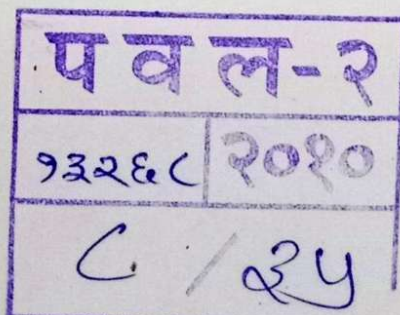
1. The Builder/Developer herein shall sell the said Flat No. 701 on 7<sup>th</sup> Floor, Admeasuring 34.596 Sq. Mtr. Carpet area/Loft/Terrace 4.425 Sq.Mtr. in SATYAM PLATINUM being constructed on the said Plot No.43 to the Purchaser/s for a total Lump-sum consideration of Rs. 13,00,000 /- (Rupees Thirteen Lakhs only /- Only)

Payable as under:

- (a) Rs. 51,000 /- (Rupees Fifty one Thousand only /- ~~X~~ only) paid on or before the execution of these present.
- (b) Rs. 12,49,000 /- (Rupees Twelve Lakhs Fourty NINE Thousand only) to be paid as per the schedule mentioned hereunder.



*[Handwritten signature]*





SCHEDULE

	<u>AMOUNT</u>
1. At time of Booking	20%
2. Commencement of Work	10%
3. Completion of plinth	10%
4. On completion of 1 <sup>st</sup> & 2nd slab	10%
5. On completion of 3 <sup>rd</sup> & 4th slab	10%
6. On completion of 5th & 6th	10%
7. On completion of 7 <sup>th</sup> & 8 <sup>th</sup> slab & Tank	5%
8. On completion of brick work, mansory Door, window fram fixing	4%
9. Interl & External plaster	4%
10. On completion of flooring, skirting-dados Platform & ST finished, fixing of door/ Window shutter, painting etc.	4%
11. On completion of plumbing & electric work	3%
12. On possession	3%
Total	100%

2. The purchaser/s has/have approved the title of the builder/Developer to the said plot and also approved the list of amenities annexed herewith.
3. The parties agree that the time for payment is the essence of this agreement.
4. Subject to the acts of God, drought, flood and any other natural calamity and/or war, restrictions by the Govt./CIDCO Ltd. or other public authority or any other act beyond the control of the builders, the builder agree to handover possession of the said premises to the purchaser/s on or before \_\_\_\_\_ The builder will give



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**FIRST SCHEDULE**

**Description of the property**

ALL that piece or parcel of land known as Plot No.43, Sector -10, in Village : Kamothe, Tal -Panvel, Dist. Raigad under 12.5% scheme(GES), containing by admeasurements 1500 sq. meters. Of thereabout & boundaries of the said Plot No- 43 are as follows:-

- On the North by : Plot No. 44  
On the South by : Plot No. 42&65  
On the East by : Plot No. 45  
On the West by : 11.00 mtrs. Wide Road

**SECOND SCHEDULE**

Residential premises Viz Flat.No. 701, 7<sup>th</sup> floor, of the Building Named "Satyam Platinum" Plot No: - 43 Sector No-10, Kamothe. constructed on the property more particularly described in the First Schedule "A" above the said residential premises comprising with the Carpet 34.596 With open Trace up Area 4.425 sq. ft open Terrace Plus proportionate share in common passages, staircase walls lift well Space area and recessed space below window cells Flat works out to Open Terrace. Shown by red colors boundary line on the block plan attached herewith is agreed to be sold to the purchaser.



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SIGNED SEALED AND DELIVERED  
Within named the "DEVELOPER"  
M/S. SATYAM HOME MAKERS

Through it's Partner

MR. YOGESH PATEL

(PAN NO. )

In the presence of ....

- 1) K. L. Phadke
- 2) R. K. Blmp



*Y Patel*

SIGNED SEALED AND DELIVERED

By the within named Purchaser/s

MR/MRS. SURESH DNYANADEV PATIL

(PAN NO. )

In the presence of .....

- 1) K. L. Phadke
- 2) R. K. Blmp



*S Patil*



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REF. NO. CIDCO/ATPO 380 = - -

12 MAY 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Satyam Home Makers

Unit/Plot No. 43 Road No. - Sector 10 Node Kamothe of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (cat-1) Str.  
Total Residential BUA = 2246.25 m<sup>2</sup>

( Nos. of Residential Units 63 Nos. of Commercial units - )

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 Managing Director 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) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised 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

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 or and / or GDCR - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

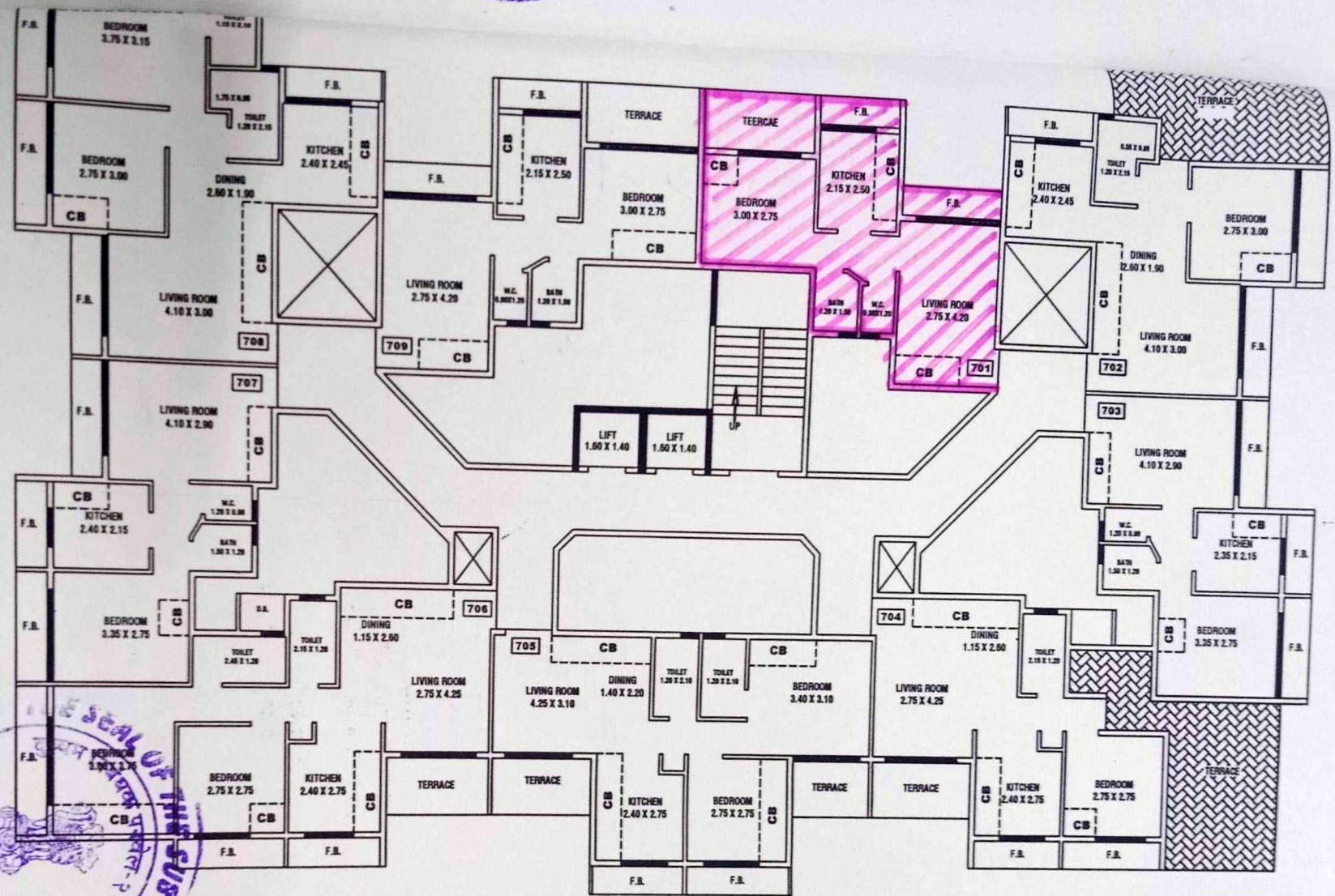


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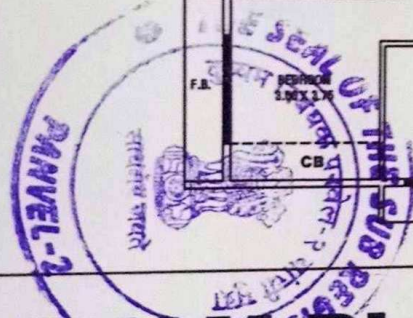




PROPOSED 11.00 M. WIDE ROAD



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**SATYAM PLATINUM**  
 RESIDENTIAL . COMPLEX ,  
 ON PLOT NO - 43, SECTOR -10  
 NODE - KAMOTHE,NAVI MUMBAI .

FLAT NO :- 701  
 FLOOR NO :- SEVENTH FLOOR  
 Carpet Area:-  
 Built-Up Area:-

**SIGNATURE OF DEVELOPER**  
  
**NAME & SIGNATURE OF PURCHASER**  
 SURESH ONYANADEV PATIL