



SANJANA XEROX AND TYPING CENTER



SHREE GANARAYA
ESTATE CONSULTANT

PROPRIETOR
SANJAY DALAL

+91 9820221277

sanjaydalal47@gmail.com

Name: _____
Address: _____ _____
Contact No.: _____
Document Type: _____
Document No.: _____
Date: _____ Time: _____

SERVICES

ONLINE REGISTRATION

STAMP DUTY WORK

AGREEMENT

AFFIDAVIT

ADJUDICATION

COMPUTER TYPING

NOTARY

SHOP NO.3/A-103, KESHAV VASANT CHS, NEAR V. B. PHADKE
NATYAGRUH, PANVEL, DIST - RAIGAD, NAVI MUMBAI, 410206.

Tel. No. 9833519206 / 9975573765

Email: sanjanaxerox@gmail.com Website: www.sanjanaxerox.com

529/13766

पावती

Original/Duplicate

Saturday, August 26, 2023

नोंदणी क्र.: 39M

1:26 PM

Regn.: 39M

पावती क्र.: 15133 दिनांक: 26/08/2023

गावाचे नाव: रोहिंजण

दस्तऐवजाचा अनुक्रमांक: पवल5-13766-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पंकज राजेंद्र शाह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

1:46 PM ह्या वेळेस मिळेल.

Mantay
 Joint Sub Registrar Panyal 5
 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)

बाजार मूल्य: रु.4059338.8 /-

मोबदला रु.9437500/-

भरलेले मुद्रांक शुल्क : रु. 660630/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823254216137 दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823257315980 दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007199526202324E दिनांक: 26/08/2023

बँकेचे नाव व पत्ता:

पक्षकाराची स्वाक्षरी
 मुख्यदस्तावेज परत मिळाला.

लिपीक
 सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)



26/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 13766/2023

नोंदणी :

Regn:63m

गावाचे नाव : रोहिंजण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9437500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4059338.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र.1/2 दर रु.58,000/-प्रति चौ. मी.,सदनिका नं.1101,अकरावा मजला,बिल्डिंग/विंग सी,सत्यम टिनिटी टॉवर,सर्व्हे नंबर 85,रोहिंजण,नवी मुंबई,ता. पनवेल,जि. रायगड.क्षेत्र 56.28 चौरस मीटर कारपेट व 1 कवर्ड कार पार्किंग((Survey Number : 85 ;))
(5) क्षेत्रफळ	1) 56.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सत्यम इन्फ्रा रिअल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी यांचे वतीने क.ज. देणार अखत्यारी म्हणून माणिक गोंडुजी तायडे वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस 1204-1206, मैथिली सिप्रेट, प्लॉट नंबर 39/4, सेक्टर नंबर 30/ए, वाशी, नवी मुंबई., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AECFS1643D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज राजेंद्र शाह - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 8,1/4,प्रभात किरण सोसायटी,सेक्टर 14,शिव मंदिर जवळ,ऐरोली,नवी मुंबई,ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-CGMPS8904D 2): नाव:-निर्भा पंकज शाह - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 8,1/4,प्रभात किरण सोसायटी,सेक्टर 14,शिव मंदिर जवळ,ऐरोली,नवी मुंबई,ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BPSPG6656L
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2023
(11) अनुक्रमांक,खंड व पृष्ठ	13766/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	660630
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

Murthy
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

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CHALLAN
MTR Form Number-6



GRN	MH007199526202324E	BARCODE	01 1100 0 01 1000001001 100000 000 100 000 0000000001 01 0 100 000		Date	26/08/2023-11:10:39	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	CGMPS8904D						
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR		Full Name	PANKAJ R SHAH					
Location	RAIGAD		Flat/Block No.	FLAT NO. 1101, 11 TH FLOOR, BUILDING/WING					
Year	2023-2024 One Time		Premises/Building	C, SATYAM TRINITY TOWERS					
Account Head Details		Amount In Rs.	Road/Street	SURVEY NO. 85, ROHINJAN					
0030046401	Stamp Duty	660630.00	Area/Locality	TAL. PANVEL, DIST. RAIGAD					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	1	0	2	1	0
			Remarks (If Any)	PAN2=AECFS1643D~SecondPartyName=MS SATYAM INFRA REALTY LLP-					
			Amount In	Six Lakh Ninety Thousand Six Hundred Thirty Three					
			Words	Only					
Total		6,90,630.00							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332023082611500 2023081656					
Cheque/DD No.		Bank Date	RBI Date	26/08/2023-11:10:38 Not Verified with RBI					
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

पवल-५
१३-०६६ १०१३
२/११०

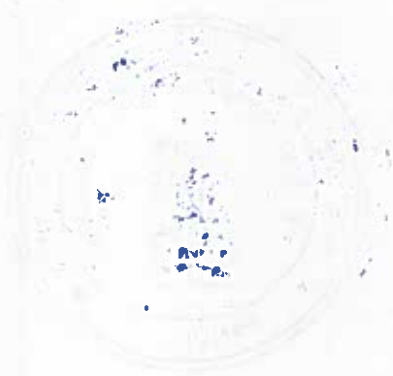


Department ID :
NOTE:- This challan is valid for document to be registered In Sub Registrar office only. Not valid for unregistered document.
सादर चलान केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू नाही.

Alisona Sakh

[Signature]

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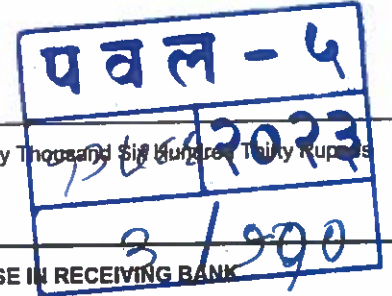
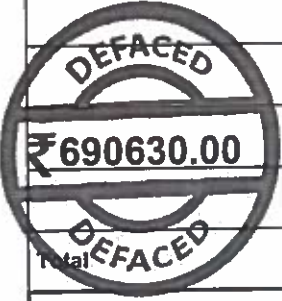




CHALLAN
MTR Form Number-6



GRN	MH007199526202324E	BARCODE	01 1100 1 11 10000 101 10000 10 101 11 10000 101 10000 10 101 11 10000		Date	26/08/2023-11:10:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	CGMP58904D					
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			Full Name	PANKAJ R SHAH			
Location	RAIGAD			Flat/Block No.	FLAT NO. 1101, 11 TH FLOOR, BUILDING/WING			
Year	2023-2024 One Time			Premises/Building	C, SATYAM TRINITY TOWER			
Account Head Details		Amount In Rs.	Road/Street	SURVEY NO. 85, ROHINJAN				
0030046401	Stamp Duty	660630.00	Area/Locality	TAL. PANVEL, DIST. RAIGAD				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 1 0 2 1 0				
			Remarks (If Any)	PAN2=AECFS1643D~SecondPartyName=MS SATYAM INFRA REALTY LLP~				
			Amount In	Six Lakh Ninety Thousand Six Hundred Thirty Rupees				
			Words	Only				
		6,90,630.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	691033320230826159810625347056				
Cheque/DD No.		Bank Date	RBI Date	26/08/2023-11:13:38 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्ताव्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-529-13766	0003751778202324	26/08/2023-13:26:09	IGR548	30000.00
2	(IS)-529-13766	0003751778202324	26/08/2023-13:26:09	IGR548	660630.00
Total Defacement Amount					6,90,630.00

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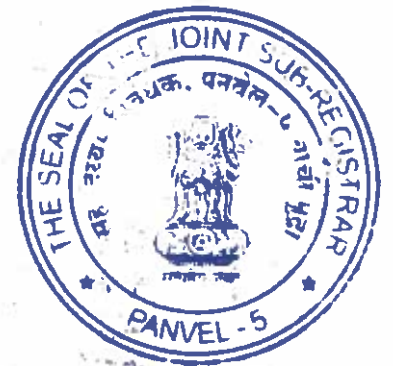


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823257315980	Date 25/08/2023
Received from MS SATYAM INFRA REALTY LLP, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 25/08/2023
Bank CIN 10004152023082515151	REF No. 2854275802
This is computer generated receipt, hence no signature is required.	



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पवल - ५	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823254216137	Date 25/08/2023
Received from MS SATYAM , Mobile number 9800000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 25/08/2023
Bank CIN 10004152023082515297	REF No. 2854278140
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पवेल - 4
3.6.2023
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0823254216137

Receipt Date 26/08/2023

Received from MS SATYAM , Mobile number 9800000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 13766 dated 26/08/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name IBKL

Payment Date 25/08/2023

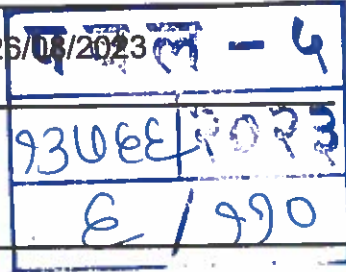
Bank CIN 10004152023082515297

REF No. 2854278140

Deface No 0823254216137D

Deface Date 26/08/2023 - 4

This is computer generated receipt, hence no signature is required.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0823257315980

Receipt Date 26/08/2023

Received from MS SATYAM INFRA REALTY LLP, Mobile number 9800000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 13766 dated 26/08/2023 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 25/08/2023

Bank CIN 10004152023082515151

REF No. 2854275802

Deface No 0823257315980D

Deface Date 26/08/2023

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nikhlagia



AGREEMENT FOR SALE

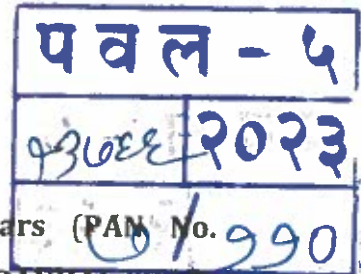
This Agreement for Sale is made and executed at Navi Mumbai on this 26th day of Aug, 2023. *my*

BETWEEN

M/S SATYAM INFRA REALTY LLP (PAN:AECFS1643D) a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008 having its office at 1204-1206, Maithili Signate, Plot no.39/4, Sector 30/A, Vashi, Navi Mumbai 400 705 through its Partner **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, their survivors, heirs, executors, nominee, administrators and assigns of such last survivor) party of **FIRST PART**;

AND

1) **MR. PANKAJ RAJENDRA SHAH**, individual aged about 39 years (PAN No. CGMPS8904D), (AADHAR No. 5482 8326 3856) 2) **MRS. NIRBHA PANKAJ SHAH**, individual aged about 35 years (PAN No. BPSPG6656L), (AADHAR No. 3587 0734 2885) residing at, **F8, 1/4, PRABHAT KIRAN SOCIETY, SECTOR -14, NEAR SHIV MANDIR, AIROLI, NAVI MUMBAI, THANE, MAHARASHTRA, 400708** ("**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) of the Party of the **THIRD PART**.



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

WHEREAS:

- A. Vide 'Development Agreement' dated **31st March 2022** Promoter has acquired from (i) Shri GajananBalaramPatil and 3 others (the "**Owners**") development rights of piece and parcel of land bearing survey no.85 admeasuring 9,609.211 sq. meters and thereabout (the "**Plot**") situated at village Rohinjan, TalukaPanvel, District Raigad. The said Plot is more particularly described in the **FIRST SCHEDULE** hereunder. The said Development Agreement is duly registered with the Sub Registrar of Panvel under registered serial no. **PVL-4-5541-2022 on 29.04.2022**. A copy of layout plan of the said Plot is annexed hereto as "**Annexure A**".



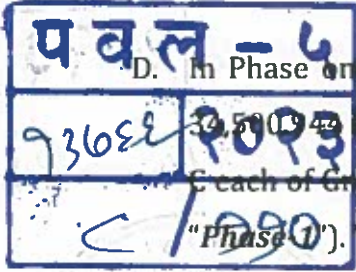
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For SATYAM INFRA REALTY LLP

Rajesh D. Gulati
Partner

B. Along with said Development Agreement dated **31st March 2022** Owners have issued 'Irrevocable Power of Attorney' dated **31st March 2022** in favour of Promoter. The said Power of Attorney is issued for enabling Promoter to obtain required permission from competent authorities for developing said Plot and selling Promoter's share of constructed area in project to be developed on said Plot. The said Power of Attorney is duly registered with the Sub Registrar of Panvel under registered serial no. **PVL-4-5542-2022 on 29.04.2022.**

C. The Promoter proposes to develop a 'residential' building of Ground + 30 upper floors on the said Plot by utilising potential plus TDR plus fungible FSI on such TDR together having aggregate BUA of 34,500.944 sq. meters (the "**Entire Project**") of it in two different phases. The said Project is more particularly described in the **SECOND SCHEDULE** hereunder. In addition, the Promoter will be providing amenities in the said Project. The said Project together with all amenities will constitute the whole project named as "**SATYAM TRINITY TOWERS**".



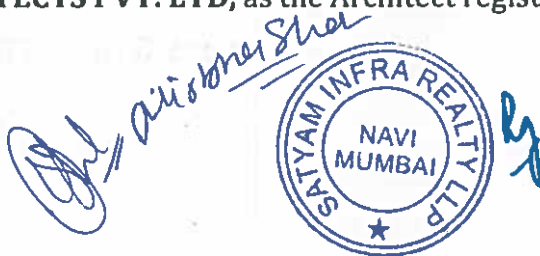
D. In Phase one Promoter has proposed to utilize 24,507.944 sq. meters of FSI out of 34,500.944 FSI for constructing residential building comprising of three wings A, B and C each of Ground + 3 podium floors + 4th to 21st residential floors having 351 flats (the "**Phase 1**"). The Promoter has obtained commencement certificate in favour of Owners from Panvel Municipal Corporation ("**PMC**") for developing said Phase-1 vide letter dated 30th November, 2021 bearing reference no. PMC/TP/Rohinjan/85/0/21-21/19185/2442/2021 (the "**Commencement Certificate**"). The said Phase-1 is more particularly described in the **THIRD SCHEDULE** hereunder. A copy of said commencement Certificate is annexed hereto as "**Annexure B**".



E. In Phase-2 the Promoter has proposed to construct additional Nine (09) floors on residential buildings being wing A, B & C thereby taking the wing A, B & C to 30 floors by utilizing TDR plus fungible FSI on such TDR aggregating to 9,993 sq. meters on said Plot (the "**Phase-2**"). The said Phase-2 will be separately registered under the provisions of Real Estate (Regulation and Development) Act, 2016 (the "**RERA**").

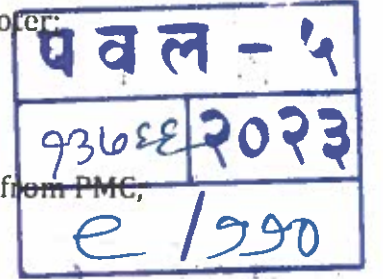
F. The Promoter has appointed a Structural Engineer **STRUCTURAL CONCEPT (Designs Private Limited)** for the preparation of the structural design and drawings of the buildings in the Phase-1.


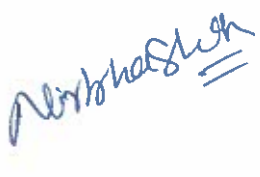
G. The Promoter has engaged **M/s. AN Arch Architects and Planners & M/S. SOYUZ TALIB ARCHITECTS PVT. LTD**, as the Architect registered with the Council of Architect



for the said Project (the "**Architect**") for Phase-1.

- II. The '**The Supplemental Legal Title**' report dated **12th May 2023** with 'Title Certificate' dated **21st June 2022** issued by **Advocate Rajesh Khaire** for said Plot has been seen and inspected by the Allottees. A copy of said Title Certificate is appended hereto as "**Annexure C**"
- I. Upon the demand of Allottees the promoter has given Allottees the following documents for inspection;
- Development Agreement dated **31st March 2022** between Promoter and Owners;
 - Power of Attorney dated **31st March 2022** from Owners to Promoter;
 - Development permission dated **15th October, 2019** from PMC;
 - Provisional Fire NOC dated **08th September, 2021** PMC;
 - Amended Development Permission dated **30th November, 2021** from PMC;
 - Zone Certificate dated **03rd March, 2022** from PMC;
 - Sanctioned Layout of the said Phase-1;
 - Proposed layout plan of said Entire Project;
 - Sanctioned Building plans;
 - Sanctioned layout floor plan;
 - The Supplemental Legal Title report dated **12th May 2023**.
 - MahaRERA registration Certificate bearing no. **P52000045234**; and
 - Declarations uploaded on RERA portal.
- J. The Promoter has registered the said Phase-1 under the provisions of the Real Estate (Regulation and Development) Act, 2016 (the "**RERA**") and 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 "**MahaRERA Rules**") with the Maharashtra Real Estate Regulatory Authority ("**MahaRERA**") under Registration no **P52000045234**. A copy of the certificate of registration is appended hereto as "**Annexure D**".
- K. As per "**UNILATERAL INDENTURE OF MORTGAGE**" dated **11-05-2023** ,registered with the office of the **Sub-Registrar of Assurances at Panvel 4 Serial No. 5978/2023** the Promoter has availed loan facility from **ADITYA BIRLA FINANCE LIMITED**, by mortgaging certain sale Proposed units and hypothecation on the receivables of the proposed units and on the terms and condition mentioned therein.







L. The Allottees have taken inspection of the aforesaid documents and writings including sanctioned plans, and other relevant documents and have perused MahaRERA portal and checked all the documents uploaded therein available to the allottee, the Allottees have visited the site of construction and made himself/ herself/ themselves familiar with the terms and conditions imposed by the PMC and other relevant authorities. The Allottees/s binds himself/herself/themselves to adhere with terms and conditions of the above documents. The Allottee/s have inspected, verified and satisfied with the Title of the Plot and shall not raise any objection/ dispute with respect to the same in future.

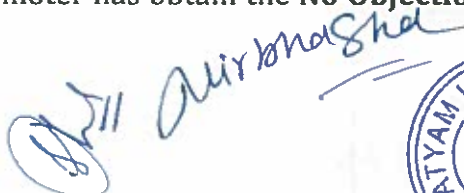

M. The Allottees have applied to the Owners for allotment of **Flat No. 1101** admeasuring about **56.28 sq. meters** of RERA carpet area (the "**Flat**") on **11th floor** in the **Building/Wing 'C'** of the said Phase-1 from the Owners Share. The said Flat is more particularly described in **FOURTH SCHEDULE** hereunder. The said Flat is marked separately in the floor plan is appended hereto as "**Annexure E**".

N. The RERA carpet area shall mean **56.28 sq. mtr.** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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The Allottees have offered to pay to the Promoter a sum of **Rs. 94,37,500/- (Rupees Ninety Four Lakhs Thirty Seven Thousand Five Hundred only)** as consideration for transferring the said Flat in name of Allottees (the "**Consideration**") 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 9,43,750/- (Rupees Nine Lakhs Forty Three Thousand Seven Hundred Fifty only)** being the part consideration out of said Consideration (the "**Part Consideration**") for Promoter agreeing to sell the said Flat to the Allottees and the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottees have agreed to pay to the Promoter the balance consideration of **Rs. 84,93,750/- (Rupees Eighty Four Lakhs Ninety Three Thousand Seven Hundred Fifty only)** (the "**Balance Consideration**") as per the Payment Scheduled.

P. The promoter has obtain the **No Objection Certificate** from **ADITYA BIRLA FINANCE**

LIMITED for the sale of the said unit to the allottees. A copy of the said consent is appended hereto as Annexure- "G".

- Q. Now, in accordance with section 13 of the RERA 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:

• **PROJECT:**

- 1.1. The Promoter shall under normal conditions develop the said Project in accordance with the plans, designs, specifications as is finally approved by the competent authority with only such variations as may be required to utilize the total FSI, load additional premium FSI and as approved and sanctioned by the competent authority or the Government.
- 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 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 said Flat allotted to the Allottees and to the said Project.
- 1.3. The Promoter has represented under this agreement that it has proposed to develop the said Plot by utilizing the total FSI of 34,500.944 sq. meters in the two different phases as and when sanctioned by competent authority and amended 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 all the phases of the said Project. However, upon receipt of completion certificate for amenities the Promoter may at its discretion allow purchasers of Phase-1 to use those amenities.

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DESCRIPTION OF FLAT:

2.1. The Allottees hereby agree to purchase from Owners and Owners hereby agree to sell to Allottees flat No. 1101 having RERA carpet area admeasuring of 56.28 sq. meters RERA carpet area (the "Flat") on 11th floor in the Building/Wing 'C' of the said Phase-1. 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. Further, the said Flat is more particularly described in **FOURTH SCHEDULE** hereunder. The said Flat and Additional Area is marked separately in the copy floor plan appended hereto as "Annexure E".

2.2. The fixtures, fittings and amenities to be provided by Promoter in the said Flat are those that are set out in Annexure F. 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.

3. CONSIDERATION:

3.1. It is mutually agreed by and between the parties that consideration for sale of said Flat shall be Rs. 94,37,500/- (Rupees Ninety Four Lakhs Thirty Seven Thousand Five Hundred 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.

3.2. The Promoter hereby acknowledges receipt of the said Part Consideration paid by Allottees before execution of this Agreement.

3.3. The allottee/s has agreed to pay balance consideration of Rs. 84,93,750/- (Rupees Eighty Four Lakhs Ninety Three Thousand Seven Hundred Fifty only) (the "Balance Consideration") to the Promoter by availing loan facility from the bank/ financial institution towards the full and final payment of said Consideration, as per the Payment Scheduled.

3.4. The Allottees have negotiated the Consideration herein above by offering to pay to the Promoter the said Consideration along with said Parking Charges on the execution of this agreement which has been accepted by the Promoter as per **FIFTH SCHEDULE** hereunder.

3.5. The Allottees hereby agree to pay the escalation on said Consideration on following grounds:

Signature of Allottee



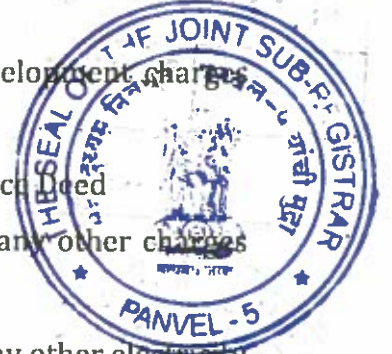
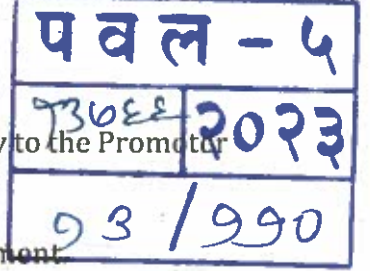
Signature of Promoter

- 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.
- e. Additional/ new taxes that may be levied from time to time.

4. ADDITIONAL CHARGES:

The Allottees shall, on or before delivery of possession of the said Flat pay to the Promoter as and when demanded further amounts on following account:

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



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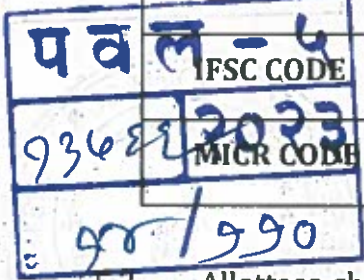
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5. MODE OF PAYMENT:

5.1. All payment/Considerations shall be made by Allottees by drawing cheque / DD / RTGS in the name of **M/S SATYAM INFRA REALTY LLP** 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	"SATYAM INFRA REALTY LLP - SATYAM TRINITY TOWERS- MASTER COLLECTION"
BANK NAME	HDFC BANK
BANK ACCOUNT NUMBER	57500001247121
BRANCH NAME	Vashi, Navi Mumbai
IFSC CODE	HDFC0000540
MICR CODE	400240179



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.

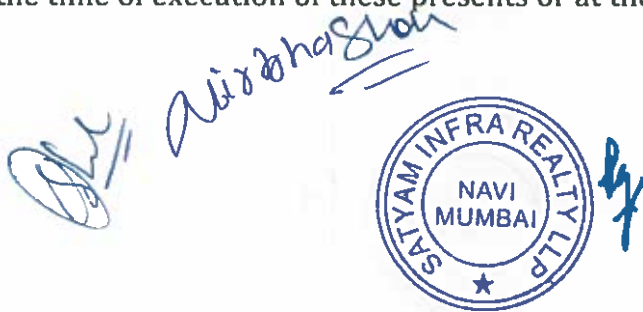


5.3. Provided that the receipt for the payment made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottees and the TDS certificate is received 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 **"M/S SATYAM INFRA REALTY LLP"**.

6. 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 non-compliance 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 hold harmless the Promoter against any payment to be made to the concerned department on account of GST or other Taxes, Charges, Duties of any nature whether in present or in future.

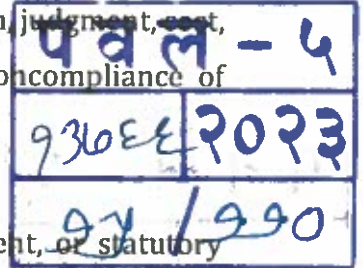
6.4. The stamp duty and registration charges on this agreement shall be borne and paid by the Allottees and shall keep Promoter indemnified from the same.

7. NOTICE OF DEMAND:

7.1 Upon the installment of consideration and other charges becoming due, the Promoter shall issue a notice of demand giving ten (10) days' time from date of notice to Allottees for making the payment. The said notice of demand shall be accompanied by a certificate from the Project architect certifying the satisfactory completion of the stage of work for which the payment is due.

7.2 Notice of demand shall be sent through Registered Post Acknowledgement Due (RPAD)/ Speed post/ email-id at the address mentioned in notice clause of this agreement and such dispatch shall be treated as sufficient compliance from the Promoter. Thereafter the Allottees shall be barred from claiming non receipt of the notice of demand.

7.3 Timely payment of all the above installments /amount on their respective due dates and any other sum payable under this agreement by the Allottees is the essence of this



contract/Agreement. Constructive and physical possession of the said Flat shall be handed over to Allottees by the Promoter only upon receipt of all payments mentioned in this agreement.

8. DEFAULT BY ALLOTTEES:

8.1 Following shall be deemed to be default on the part of Allottees during the construction stage and after:

8.2 Default in making timely payment of sums due as mentioned in this agreement.

8.3 Creating nuisance on the site resulting in danger/damage to the said Project/Plot, threat to life;

8.4 Delay in accepting the possession of the unit within a period of one (01) month on intimation to take possession by Promoter;

8.5 Refusing/delaying to take membership of society formed for the said Project;

8.6 Breach of any terms and conditions of this agreement.

8.7 Breach of any law or provisions thereto.

8.8 Obtain forceful occupancy/ possession of said Flat before receipt of occupation certificate by competent authority.

8.9 The Allottees shall not be in default if he removes/remedies such breach within fifteen (15) days of receipt of notice from the Promoter to the Allottees as per clause 9.2.

9. TERMINATION OF AGREEMENT:

9.1 On the Allottees committing default in payment on due date of any amount due and payable by the Allottees to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Allottees agree to pay to the Promoter simple interest at the State Bank of India's marginal cost of lending rate + 2%, on all the amounts which become due and payable by the Allottees to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottees to the Promoter till date of actual realization of payment. However, such entitlement of interest shall not be deemed to be a waiver of Promoters right to terminate this agreement as per the provisions of this agreement.

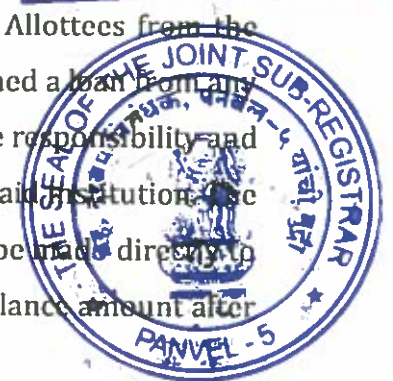
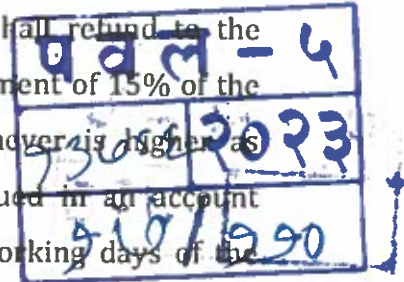
9.2 Without prejudice to the right of the Promoter to charge interest in terms of sub clause 9.1 above, on the Allottees committing default as per clause 8.1 above and on the

Signature



Allottees committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement. Provided that, Promoter shall give another notice of fifteen (15) days in writing to the Allottees, by registered post AD/ Speed post/ email-id at the address provided by the Allottees of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the promoter may terminate this agreement unilaterally.

9.3 Upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottees the payments made by him till that date (subject to adjustment of 15% of the consideration or **Rs.10,00,000/- (Rupees Ten Lakhs Only)** whichever is higher as liquidated damages and service charge) such refund shall be issued in an account intimated by the Allottees herein within a period of thirty (30) working days of the registration of cancellation/ termination deed and expulsion of the Allottees from the membership of the society as per clause 9.4. If the Allottees has obtained a loan from any financial institution against the mortgage of the said flat, it shall be the responsibility and liability of the Allottees to obtain NOC for such termination from the said institution. The refund due and payable by the Promoter as per this agreement shall be made directly to such financial institution after the Allottees has obtained NOC. Any balance amount after discharging the financial institution shall be paid to the Allottees.


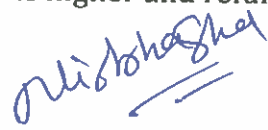


9.4 The Promoter shall also move for expulsion of the Allottees from the membership of the society as per by laws of the society, and submit a copy of termination notice to such society. No separate consent of Allottees will be required for such expulsion.

9.5 Upon termination of this Agreement the Promoter shall be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may in his absolute discretion think fit.

9.6 Provided that in the event of default as above the Allottees shall not raise any objection to termination made by the Promoter and that Promoter is authorized to unilaterally register the cancellation deed with the registrar suo-moto without any recourse to the Allottees.

9.7 If the allottee terminates this agreement, then the Promoter will be entitled to forfeit an amount of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** or 15% of the consideration whichever is higher and refund the balance amount paid by the Allottee. The Promoter is



not liable to refund the taxes and other statutory charges collected from the Allottees. The Promoter shall refund the balance amount only upon execution and registration of formal Cancellation Deed by the Allottee. The Promoter may at its own option also approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

10. DECLARATION BY THE PROMOTERS:

Promoter hereby declares as follows:

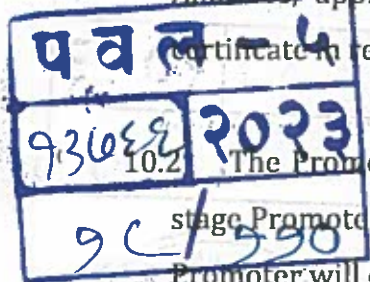
10.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Competent Authority and the concerned local authorities at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottees, apply to the concerned local authority for occupancy and/or completion certificate in respect of the Flat and obtain the said certificate as per the provisions of law.

10.2 The Promoter will be developing said Entire Project in different Phases i.e. in first stage Promoter will be completing the construction of said Phase-1 and the said Phase-2 Promoter will constructing additional 9 floors on said Phase-1.

10.3 The Promoter will be forming one common society for said Project under the Maharashtra Cooperative Societies Act, 1960 as an association of the units purchasers (The Society) in the Project. The said Plot will be conveyed/ leased to Society upon receipt of final unconditional Occupancy Certificate for the said Project.

10.4 The Promoter will be obtaining construction finance from bank / non-banking financial institution for carrying out construction of the said Entire Project. The Promoter hereby indemnifies, keeps indemnified hold harmless prospective purchasers in the said Entire Project against said construction loan. The Promoter shall clear said construction loan at its own cost and efforts and obtain no dues certificate from such financial institution and on or before conveying said Plot to the Society.

10.5 The common amenities in the Project described in Third Schedule hereunder are being developed along with the Project. The building would be completed and handed over to Society. The Project amenities would be handed over to the Society once the Project is complete. The Allottee is entitled to use the common amenities in the Project as and when they are completed irrespective of formal handing over to Society provided the Allottee has become a member of Society and has taken possession of its Flat.



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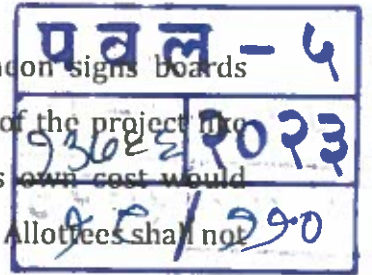
10.6 The common amenities in the Project hereunder shall be shared between prospective unit purchasers in the Phase-1 and in the said Phase-2.


10.7 The Promoter will not be liable for any loss, damage, injury or delay caused due to 'Maharashtra Electricity Distribution Co. Ltd.' defaulting / delaying the supply of electricity or due to the Local authority concerned delaying the supply of permanent 'water connection' or PMC infrastructures like road, drainage, street light or such other service connections necessary for occupying the said Flat. The Allottees hereby indemnifies the Promoter from any claims made for delay on the above count.

10.8 That the Promoter would be entitled to put up sign boards, neon signs boards displaying its Project name and Promoters Group Name in any part of the project like terrace, common area and garden etc. The Promoter/ Society at its own cost would maintain the said board till the said Plot is conveyed to the Society. The Allottees shall not raise any objection to said boards or create any nuisance or hurdle in putting and maintaining said boards.

10.9 That the Promoter is entitled to use different design, brand, shape, size and colour material than that mentioned in the amenities "Annexure- F" in the event the supply of promised material is withdrawn by the supplier or for any other reason. The Promoter undertakes and assures that it will use only good and standard quality material due to the quality of material and of such specification as mentioned in the list of amenities.

10.10 The carpet area of the said Flat which is proposed to be constructed in the said building is approximate **56.28 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 the 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,



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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.

10.11 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, compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the unit the Allottees maintain the unit 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 flooring, plumbing systems, electrical wiring, sanitary systems and fitting, fixing false ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society, this warranty shall stand lapsed. Further, in the following cases where the Allottees (i) Installs air conditioners on the external walls hazardous which may destabilize the structure (ii) Damage any portion of the neighbour's unit or common area by drilling or hammering etc. and (iii) make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. The aforesaid warranty given by the Promoters shall not be invocable.

10.12 The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said Plot to the competent Authorities.

10.13 All approvals, licences and permits issued by the competent authorities with respect to the Entire Project, Plot and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals licenses and permits to be issued by the competent authorities with respect to the Entire Project, Plot and said Building/wing shall be obtained by the following due process of law and the Promoter has been and shall at all times, remain to be in compliance with all applicable laws in relation to the Entire Project, Plot and said Building/wing and common area.

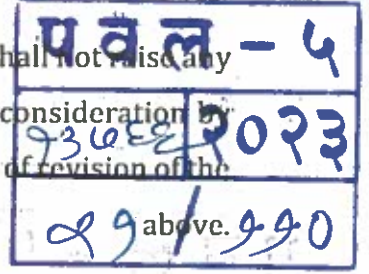
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11. AMENDMENT TO PRESENT SANCTIONED PLAN:

11.1 The Promoter has shown the proposed Project plan to the Allottees. The Allottees have understood the proposed changes and thereby accord unconditional and irrevocable approval and consent to the Promoter to obtain a revised sanction of the above proposed plan at the cost and effort of the Promoter and utilise it for self by the Promoter as Phase-2. The Allottee shall not claim any rights in such additional FSI which will be utilized as and when sanctioned for constructing additional floors on buildings of Phase-1.

11.2 The Allottees also undertake and assure the promoter that he/she shall not raise any objection or seek either any cost, interest, compensation or refund of consideration by whatever name called or seek cancellation of the agreement on the basis of revision of the sanctioned plan as disclosed above.



12. DECLARATION BY THE ALLOTTEE:

Allottees hereby declares as follows:

12.1 Allottees have verified the documents including title search report and the conditions of development certificate, commencement certificate and the sanctioned plan. The Allottee is satisfied that the Promoter has absolute, clear, developable and marketable title to the said Plot so as to enable it to convey the said Plot to the Society to be formed.



12.2 Allottee has verified and understood the plan prepared by the Promoter for the said Project and he/she hereby gives irrevocable and unconditional consent for the Promoter making changes in said Project as per said proposed project upon getting permission and sanctions from the concerned authority including Phase-2. The Allottee hereby undertakes to execute all documents as and when required by the Promoter. The Allottee hereby undertakes to execute all documents as and when required by the Promoter for the purpose of revising the existing plan and for development.

12.3 The Allottees hereby declares and confirms that the consent given herein for proposed phases in the said Project and same is binding and final and that no further consent in any manner shall be required by the Promoter from the allottee for commencing and completing the Project including Phase-2.

12.4 The Allottees hereby declares that he has considered the date of possession as mentioned in this agreement which is for Project. The amenities of the Project may be

Signature
Signature

available for use after obtaining completion certificate for the same. The Allottee hereby declares that he understands that this agreement is for Flats in Phase-1.

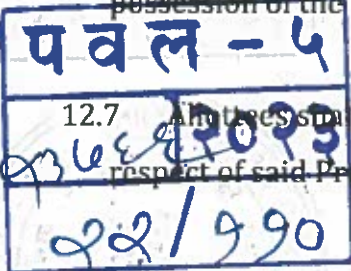
12.5 The Allottees are aware that the Promoter is desirous of obtaining loan/ financial assistances from bank / non-banking financial institution by mortgaging the said Plot for carrying out construction of said Entire Project. The Allottees hereby declares that Allottees has no objection in obtaining loan/ financial assistances from bank / non-banking financial institution by mortgaging the said Plot for carrying out construction of said Entire Project subject to the Promoter indemnifying keeping Allottees indemnified hold harmless against repayment of such construction loan.

12.6 The Allottees hereby agrees and undertakes to take possession of their Flat if the Promoter obtains the part occupancy certificate and/or occupancy certificate of Phase-1. The Allottees hereby assures and declares that they will not default or delay the taking of possession of the Flat only because the Phase-2 are yet to be completed and handed over.

12.7 Allottees shall not in any case interfere with the development activity undertaken in respect of said Project and also more particularly for the said Flat.

12.8 Allottee is eligible and entitled to purchase the said Flat and Allottee hereby assure, undertake and guarantee that the Allottee shall use the said Flat or any part thereof or permit the same to be used for purpose of permitted use. Allottees shall neither claim any exclusive right, title or interest on its proportionate share of undivided common space & amenities provided by the Promoter nor claim any division or sub division of such common area.

12.9 Allottees have seen the Typical Floor Plan, layout plan and Building plan in respect of the proposed construction to be put up on the said Plot. Promoter has informed the Allottee and the Allottee is aware that Promoter hereby reserve full right and absolute authorities to utilize the entire FSI, additional FSI, TDR or any incremental FSI / building potential including the full and absolute right to revise the building plan and utilize the balance permissible FSI / TDR available on the said Plot by constructing Building as mentioned herein and reserve for future development in accordance with the terms of this Agreement and the Act and Rules of said Real Estate (Regulation and Development) Act, 2016. Further, Promoter shall be entitled to utilize, construct, develop and sell / dispose of the premises so constructed by utilizing such FSI, additional FSI, TDR or any incremental FSI / building potential in such manner and in such phases in accordance with Act and Rules of said Real Estate (Regulation and Development) Act, 2016, even after



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the Co-operative Housing Society, Co-operative Housing Association is formed or Deed of Conveyance / Deed of Assignment is executed by the Promoter. For the aforesaid purpose, Promoter shall have the right to make addition, raise storey or to put up additional structure which shall be the Promoter's sole property, which Promoter alone shall be entitled to dispose them off in such a manner and on such terms as Promoter may deem fit or proper and Promoter hereby consent to the same. Promoter shall, after consuming such balance and/or additional FSI / TDR or any incremental FSI / building potential by constructing such permissible tenements on the said Plot, be entitled to sell such tenements for such permissible uses, to such persons and for such consideration as they may in their absolute discretion deem fit and proper.

12.10 The Allottee has verified and perused the development permission and commencement certificate and the conditions contained therein. The Allottee have also understood the Phase-2 and said Project plan to be developed by Promoter which is the part of said Project. The Allottees have also visited the site and understood the infrastructure available currently and have inquired about the role of government agencies like PMC in providing permissions and infrastructure for the project.

12.11 The Allottee has taken a decision to purchase the Flat at this stage of the Project due to reduced pricing and hence has agreed to take Project risk of delays due to various infrastructural issues and government delays. The Allottee understands that in future the prices of units will go up and therefore to save substantial money the Allottee has taken a decision.

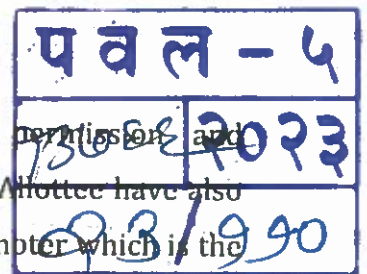
12.12 The Allottees hereby assure and undertake that he will not hold the Promoter liable for any delays which are beyond the control of the Promoter especially delays attributable to PMC or delays due to the various amendments made to governmental policies during the development of the said Project. The Allottees declare that they will not claim any interest or compensation from Promoter or any other benefit in any other manner due to changes made by the government authorities or planning authorities or due to delay in obtaining permissions by Promoter. The Allottee has agreed to off-set the benefit of lower pricing of Flat against any delay in future.

12.13 If Allottees wish to make a site visit before possession, prior written permission from the Promoter is necessary. Promoter shall not be responsible for any accident or mishap that may happen on site either to Allottees or to any of his family members or friends.

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12.14 Allottees shall make timely payment of the demand raised by the Promoter. In case of default in payment, the Allottees shall remedy the default within the period prescribed in this agreement. The Allottees shall not object to the cancellation of this agreement if the default continues.

12.15 The Promoter may complete any part, portion or any floor of the said Project and obtain part occupation certificate and give possession of the said Flat/Shop to the Allottee hereof and the Allottee shall not be entitled to raise any objection thereto. If the Allottee takes possession of the said Flat in such part completed building, part or portion or floor, the Promoter or its agents or contractors shall carry on the remaining work with the Allottee occupying the said flat. The Allottee shall not object to, protest or in any way obstruct in the execution of such work even though the same may cause any nuisance or disturbance to him/it.

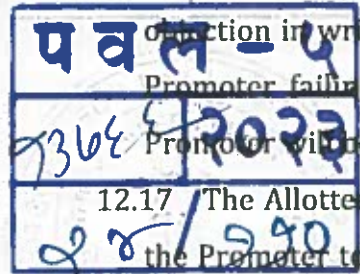
12.16 In the event of any alteration or change in plan the Allottee will revert with their objection in writing with their reasons within 07 days of receipt of intimation from the Promoter failing which it will be presumed that the Allottees has no objection. The Promoter will be entitled to proceed with the change/ alteration.

12.17 The Allottees shall obtain "No Objection Certificate" and "No Dues Certificate" from the Promoter to transfer the right, title and interest in respect of the said flat to a third party. The Promoter shall grant such NOC only after all dues payable under this agreement has been paid by the Allottees. Without obtaining the said certificates any document executed by allottees in the name of a third party shall be treated as 'void-ab-initio'.

12.18 The Allottees have represented that he/she/they accepts the allotment of covered space

12.19 The Allottees shall not put adverse and derogatory news, material and opinion in any form or manner about the project or the Promoters. Any default by the Allottees would be treated as breach of contract and the Promoter would be entitled to claim cost and compensation and cancellation of this agreement coupled by forfeiture of advance given by the Allottees.

12.20 The Allottees shall not hold the Promoter liable for the delay caused due to the Force Majeure as mentioned in this agreement or due to delays in any permissions or services like water supply, electricity connections to be provided by any competent authority including the corporation or due to reasons beyond the control of the Promoter.



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12.21 That Allottees are aware that the Promoter will be developing said Project in different stages i.e. in first stage Promoter will be completing the construction of said Phase-1. While the construction for the balance Project will be completed in Phase-2.

12.22 The Allottees are aware that common amenities of the Project shall be conveyed to Society which shall be shared between unit owners of Project.

13. UNDERSTANDING BETWEEN THE PARTIES:

The Promoter and the Allottees also agree to the following:

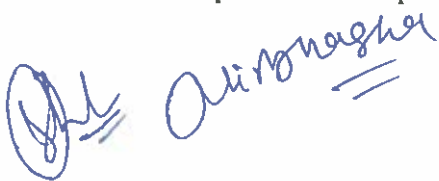
13.1 Both Parties have agreed to enter into this agreement only because of specific understanding arrived at and declarations and assurances given by each Party to the other. Such undertakings, assurances and declaration given by the Parties to each other is the essence of this contract and is binding on the respective Party without any exception.

The Parties will not resile from their respective declarations and undertakings given in this agreement and any violation to such undertaking shall entitle the other Party to terminate this agreement for default and all consequences shall follow as per this agreement.

13.2 The Promoter hereby declares that the Floor Space Index available on date in respect of the Plot is 24,507.944 sq. mt. and Promoter has planned to utilise Floor Space Index of 34,500.944 sq. mt. by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Entire Project. The Promoter has disclosed the Floor Space Index of 34,500.944 sq.mt. as proposed to be utilised by him on the Plot in the said Entire Project and Allottee has agreed to purchase the said Flat based on proposed construction and sale of flats to be carried out by the Promoter by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

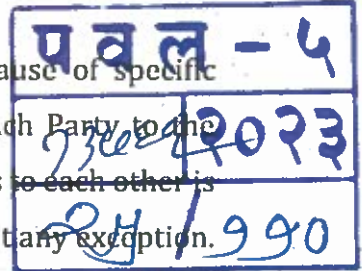
13.3 The Allottees shall be permitted/ allowed to occupy the said Flat only upon obtaining Occupancy Certificate/Part Occupation Certificate and possession letter from the Promoter and after Allottee making all payments as per this agreement to Promoter.

13.4 The Allottee shall not request/demand permission to carry out the interior works in the said Flat prior to receipt of the Occupancy Certificate/ Part Occupation Certificate.





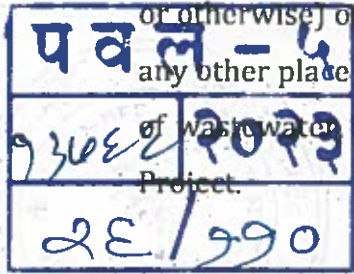




13.5 The Promoter shall be entitled to inspect all interior works carried out by the Allottees. In the event Promoter finds that the nature of interior work being executed by the Allottees is violating any approved plans or permissions, harmful to the said Flat or to the structure, facade and/or elevation of the said Phase-1 then, Promoter can instruct the Allottees to stop such interior work and the Allottees shall stop such interior work at once, without raising any dispute. Thereafter the Allottees at their own cost shall make the rectification to restore such unapproved changes to its original state.

13.6 The Allottees will ensure that the debris from the interior works shall be dumped in an area of the flat and will be cleared by the Allottees, on a daily basis, at no cost to Promoter and no nuisance or annoyance to the other Allottees. All costs and consequences in this regard will be to the account of the Allottees.

13.7 The Allottees will further ensure that the contractors and workers (whether engaged by the Allottees) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the free flow of waste water thus resulting in perennial choking and leakage in the said Flat or the Project.



13.8 The Allottees shall ensure that the contractors and workers do use the toilets in the said Flat only and not spoil any part of the Project.

13.9 All materials brought into the said Flat for carrying out interior works will be at the sole cost, safety security and consequence of the Allottees and that Promoter will not be held responsible for any loss/theft/damage to the same.



13.10 If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottees at his/her/their/its own cost, and that Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottees alone.

13.11 During the execution of interior works, if any of the Allottees contractor / workmen / agents / representatives misbehaves or is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said Flat and the Project. Further, the Allottees shall be responsible for acts of such persons.

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13.12 The Allottee shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works.

13.13 The Allottee ensures that the contractors hired by the Allottees shall not use lift for the purpose of carrying the materials of interior work and if any damages is caused due to same it shall be repaired and brought to its original condition by the Allottee at their own expense within 30 days of written notice from the Promoter.

13.14 Having regard to the elevation of the buildings in the said Project, the Allottees shall not fix grills/ railings. The Allottees shall affix the external grill /railings of such common design as shall be finalized by the Promoters in the manner and as per the specifications given by the Promoters after the formation of Society/Association. Accordingly the Promoter has informed the Allottees that with a view to maintain the aesthetics and elevation of the said Project, the Allottees shall not extend the railings provided to the said Flat/ fix the grills of any random design to the windows/ balcony.

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13.15 Similarly, the Allottees shall not install individual Dish Antenna for the set Top Box on the common Terrace on the Top Floor. The Promoter shall grant permission to install common BDU/MDU to a preferred service provider only in the area specifically earmarked for the said purpose. Further, no other new/ additional facility/ service/s, should be allowed to be installed by the Allottees individually. The Promoter at its sole discretion shall grant permission to one or more service providers to install common infrastructure for DTH and other services for providing services to all Allottees of the building.



13.16 Not put or place flower pots, Vases or any plantations outside the Windows.

13.17 The Allottees shall extend full cooperation to Promoter, their agents, contractors to ensure good governance of such interior works.

13.18 The Allottees shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter and access to any fire, electrical, plumbing ducts/shafts in no manner be blocked or denied during the life of the Project.

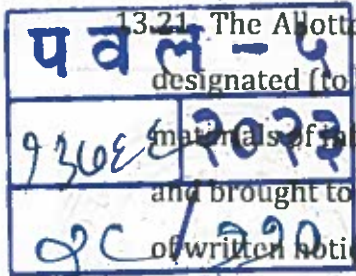
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13.19 The Allottee shall not store any of their materials, belongings, and stocks in the open passage, refuge area/common area, floor lobby, terrace, fire rescue gallery, mid landings, etc.

13.20 The Lift facility in this Phase-1 shall be used as per rules of the Co-operative Society formed for the management of said Phase-1. It is to be economically used. The Allottee as well as his/her/their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoters. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Co-operative Society or Promoters shall not become responsible for it and the Allottee or his/her/their employees/ heirs etc. shall not demand/shall not be entitled to demand such damages/ compensation from them and the Allottee hereby give his / her/ their assurance and consent in it.



13.21 The Allottee ensures that the contractors hired by the Allottees shall use only the designated (to be finalized by promoter on possession) lift for the purpose of carrying the materials of interior work and if any damages are caused due to same it shall be repaired and brought to its original condition by the Allottees at their own expense within 30 days of written notice from the Promoter or shall be deducted from any such security deposits collected.



13.22 The Allottee hereby further undertake that at the point of time when there is conveyance deed being prepared, the Promoter shall add the above mentioned conditions in the Conveyance Deed. The said clause shall be binding on the entire Society and its members.

13.23 The Promoter has explained and the Allottee has understood and accepted that the said Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the contractors, sub-contractors, suppliers of various materials, the vendors/ manufacturers that all equipments, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts upto the expiry of warranty period so as it to be sustainable and in proper working condition to continue warranty in both the Premises and the common project amenities wherever applicable. That the Allottees or the Society shall at its own cost before the expiry of such warranties, shall obtain renewal comprehensive annual maintenance contracts from various Manufacturers and Service Providers.

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13.24 That The Promoter have made aware and that the Allottees expressly agrees that the regular wear and tear of the Premises/building/ phase/ wing includes minor hairline cracks on the external and internal walls, floor and wall tiles, excluding the RCC structure which happens due to variation in temperature, seismic movements and various other reasons inherent to any premises/buildings/wings and which do not amount to structural defects and hence any such defects / hairline crack etc. cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defect sin materials used, in the structure built of the Premises/phase/ wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Agreement. The Professional Fees of such expert/surveyor shall be born and paid by the Purchaser/s alone.

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13.25 The Promoter has provided the necessary Parking space. In this regard, the Promoter have categorically informed the Allottee & the Allottee has/ has noted the following:

- Society shall be formed shall operate and maintain the Parking area and the Parking System.
- The Allottee shall not enclose or encroach on the parking area that is being provided to the Society. This area being left as parking shall remain as approved by the authorities and as per plan and the Allottee hereby further undertake that the parking area shall not be enclosed at any later stage, failing which the concerned Authority is liable to take legal action against the Allottee and the Society.
- The Promoter at is sole discretion allot a Parking space to Allottees and that the Allottee shall not object or raise any dispute to allocation of a particular Parking space and/or particular space in part of the parking area.



14. DATE OF POSSESSION AND FORCE MAJEURE:

14.1 Promoter shall give possession of the Flat to the Allottees **on or before 31st December, 2026** date subject to receipt and realization of all amounts payable by the Allottees under this Agreement and receipt of all approvals from competent authority and other conditions as mentioned in this Agreement. For the purpose of this clause the certificate from the Architect certifying completion of the construction shall be considered as final and binding.

14.2 That the Promoter is entitled to reasonable extension of time for giving possession of Flat on the aforesaid date, if the completion of Phase-1 or any building of Phase-1 in which the Flat is to be situated is delayed on account of court / authority staying either in full or





in part any part of the construction / development on the said Plot, non-availability of construction material, war, flood, drought, fire, cyclone, lockdown as per order issued by Central or State government, pandemic, epidemic, earthquake or any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances. The Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, PMC, Environmental Agency, revenue Authority or any other concerned authority in granting the necessary permissions, sanctions, NOC that shall be required by the Promoters from time to time.

14.3 Notwithstanding anything contained in this Agreement or in this clause the Promoter shall not incur any liability if the Promoter is unable to deliver possession of the said Flat as mentioned herein above, if the completion of the said Phase-1 and or Project is delayed for any reason of non-availability of steel or cement or other building materials or on account of labour trouble, civil commotion, riot or any Act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission of sanctions by the PMC, Government, the said PMC and/or any such other or similar public or authority or beyond the control of the Promoter and /or force majeure.

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14.4 The Allottees shall take possession of the said Flat within one (1) month from the date of receipt of Occupancy Certificate/Part Occupancy Certificate in respect of said Phase-1 after an intimation letter from Promoter for taking possession of said Flat. The Allottees must pay all outstanding dues including the taxes and other statutory payment before claiming possession of the said Flat and also become a member of the society by executing relevant documents.

14.5 On getting the occupancy certificate, the Promoter may handover possession of the said Flat to the Allottees even though electricity and water supply have not commenced by the respective competent authorities. The Allottees shall not raise any claim/ demand on the Promoter for the delay in getting the supply of electric and water. On the Promoters offering possession of the said Flat to the Allottees, the Allottees shall bear and pay their proportionate share in the consumption of electricity and water if sourced from alternate source in the intervening period.

14.6 Deposit Advance Maintenance for the period as determined by the Promoter.

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15. RESERVATION FOR PARKING:

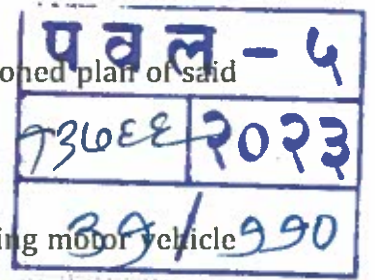
15.1 The Allottee has requested the Promoter to hereby reserves 1 (ONE) number of car parking space The said car parking spaces to be allotted for NIL consideration. This consideration already included in Agreement Value. The Parking is subject to the final building plan approved by the corporation at the time of grant of occupancy certificate and exact parking shall be allotted at the time of possession on the basis of final plan.

15.2 Allottees shall not be allowed to allot/transfer/let-out said parking to any outsider/visitor i.e., other than the flat Allottee of said Flat.

15.3 Allottees shall keep the said parking space as shown in the sanctioned plan of said Project and shall not enclose or cover it in any manner.

15.4 The said parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.

15.5 The Society shall finally ratify the reservation of such parking in its first meeting at the time of handover of said Project by the Promoter.



16. FORMATION OF SOCIETY:

16.1 The Promoter may form separate Co-operative Societies for each building/phase to be constructed in Project "SATYAM TRINITY TOWERS". The Promoter shall apply for the formation and registration of a Society (the "Society") within the prescribed time limit under the MahaRERA. The Allottees shall for this purpose from time-to-time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of said Society and for the becoming a member, including the bye-laws of the said Society. These documents duly filled in and signed shall be returned to the Promoter within seven (07) working days of the same being forwarded by the Promoter to the Allottees, so as to enable Allottees to become a member of the society. Any delays in signing and handing over of documents by the Allottees to the Promoter shall not constitute default of the Promoter and the prescribed time period shall stand extended accordingly. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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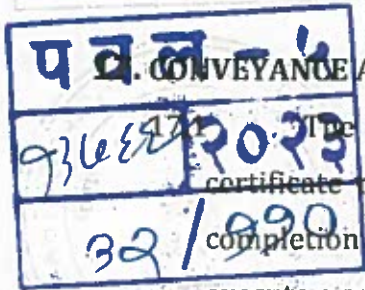


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16.2 The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter the following Amounts:

- i) Rs.25,000/-**(Rupees Twenty- Five Thousand Only)**for share money, application entrance fee of the Society or Limited Company/Federation/Apex Body
- ii)Rs.50,000/-**(Rupees Fifty Thousand Only)**for formation and registration of the Society or Limited Company/Federation/Apex Body
- iii) Rs.25,000/-**(Rupees Twenty- Five Thousand Only)**for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex Body

16.3 The Allottees shall be expelled from the said society if the Allottees defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from the Promoter shall be sufficient document.



CONVEYANCE AND HANDOVER OF THE BUILDING:

The Promoter shall within six (6) months of receipt of full occupancy certificate of the said Project from PMC or any other competent authority after completion of the Project with full OC and receipt of all amounts under this agreement execute a conveyance deed and convey the right, title and interest of the said Plot and building in the name of the Society subject to Society clearing all dues of the Promoter and subject to the rights of the Promoter reserved hereunder.

17.2 The Promoter is entitled to take part OC for Phase wise construction of the project. However, the Allottees/society shall not claim conveyance of the said Plot until receipt of any such part OC.

17.3 The amenities shall be conveyed to the Apex Body at the time of conveyance of said Plot. The Allottees shall not raise any claim for the use of amenities till said Plot is conveyed to Apex Body of the Project, although the Promoter may at his discretion allow the use of amenities to Allottees prior to such conveyance.

17.4 The charges, costs expenses for conveyance of said Plot shall be borne by the Allottees in proportion to his RERA carpet area and that the Allottees shall come forward to accept conveyance of the said Plot in the name of the Apex Body formed within two (02) months from the date of intimation by the Promoter.

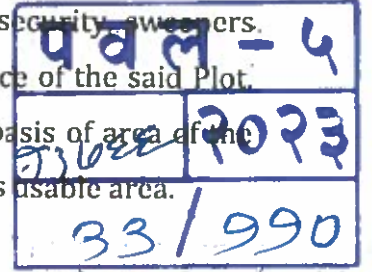
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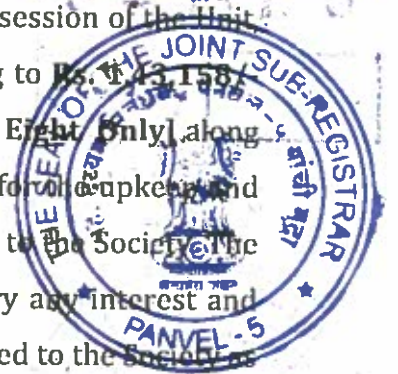
17.5 Advocate of the Promoter shall prepare the final Conveyance Deed Agreement between the Promoters and the Society with reservation of rights of the Promoters reserved/retained under this Agreement.

18. SOCIETY MAINTENANCE CHARGES:

18.1 Commencing a week after notice in writing is given by the Promoter to the Allottees that the said Flat is ready for use and occupation, the Allottees shall be liable for proportionate share of outgoings in respect of said Plot for water charges, insurance, common lights, repairs, salaries, property tax if any, security, sweepers, and all other expense necessary and incidental to the maintenance of the said Plot. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said Flat i.e. gross usable area.



18.1 The Allottees shall pay to the Promoter at the time of possession of the Unit an advance maintenance for **Twenty- Four months** aggregating to **Rs. 1,43,158/-** [Rupees One Lakh Forty Three Thousand One Hundred Fifty Eight Only] along with GST or any other taxes as "common maintenance charges" for the upkeep and maintenance of the said Project until conveyance of said building to the Society. The amounts so paid by the Allottees to the Promoter shall not carry any interest and remain with the Promoter until the Buildings and Plot are conveyed to the Society as aforesaid. In the event of default, the Allottees shall be liable to pay interest at prescribed rate as per prevalent law for the period of default. The Allottees shall bear and pay monthly maintenance charges directly to the Society after the handing of the building to the Society.



18.3 The Allottees shall pay such contribution as mentioned above at the time of taking possession and shall not withhold the same for any reason whatsoever.

18.4 The Promoter will convey the said Plot to Society only after all outstanding and arrears along with interest has been received by it from Society.

19. UNSOLD UNITS AND UNALLOTTED PARKING SPACES/SYSTEM IN SAID PROJECT:

19.1 All the Unsold Units including Residential Units and Unallotted Parking Spaces/System in Said Project shall always be of the ownership of the promoters. The Society shall not have right of any kind on the said unsold and unallotted inventories of the project.

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19.2 Promoter shall be inducted as a member of said Society for unsold units upon conveyance of said Plot to Apex Body.

19.3 Promoter shall be entitled to sell the unsold units in said Project without any separate permission or consent of Apex Body, Society and the members of Society. The prospective Allottees of such unsold units shall be inducted by the Society as members and no objection shall be raised either by existing members or the society.

19.4 Allottees or Society or Apex Body shall not be entitled to demand any transfer charge or Membership charges or any other sum of any nature from the Promoter and/or the prospective Allottees for the transfer of unsold units by the Promoter to prospective Allottees.

19.5 The Promoter shall be entitled to retain all unallotted parking spaces/systems in the project to itself and allot at its sole discretion to any members of the Project. The society shall acknowledge all such allotments done by the promoter at any later stage without raising disputes/claims of any nature.

19.6 The Promoter shall be entitled to mortgage the unsold units of the said Project with the financial institutions without any separate NOC from Society or the members of Society and Apex Body.

19.7 The Promoter is entitled to all the rights of being a member of Society i.e. right to attend meetings, right to vote in the meeting etc.

The Allottees hereby further undertake that at the point of time when there is Lease Deed/Deed of Assignment/ Conveyance Deed being prepared, the Promoter shall add the above mentioned conditions in the Conveyance Deed. The said clause shall be binding on the Society, Apex Body and their members. The draft of said Conveyance Deed shall be prepared by the Promoter.

20. POST OCCUPANCY CERTIFICATE OBLIGATIONS OF ALLOTTEES:

Allottees himself/themselves with intention to bring all persons into whatsoever hands the said Flat may come, hereby covenant with the Promoter as follows:

20.1 To take the possession of said Flat within the period of two months from the date receipt of intimation from Promoter for taking possession of the said Flat.

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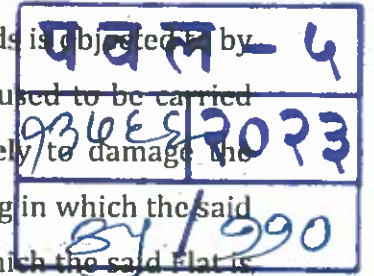
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20.2 To maintain the said Flat at Allottees own cost in good tenantable repair condition from the date of possession of the said Flat is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building and Project in which the said Flat is situated and the said Flat itself or any part thereof.

20.3 Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Flat is situated or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said Flat is situated. In case any damage is caused to the building in which the said Flat is situated, on account of negligence or default of the Allottees on this behalf, the Allottees shall be liable for the consequences of the breach.

20.4 To carry out at his own cost all regular maintenance and internal repairs of the said Flat and maintain the said Flat in the same conditions, state and order in which it was delivered by the Promoter to the Allottees and shall not do or suffering to be done anything in or to the building in which the said Flat is situated or the said Flat which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottees committing any act in contravention of the above provision, the Allottees shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

20.5 Not to demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Flat is situated and shall keep the portion/sewers, drains pipes in the said Flat and appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said Flat.



 *Alisboraghshah*



20.6 Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

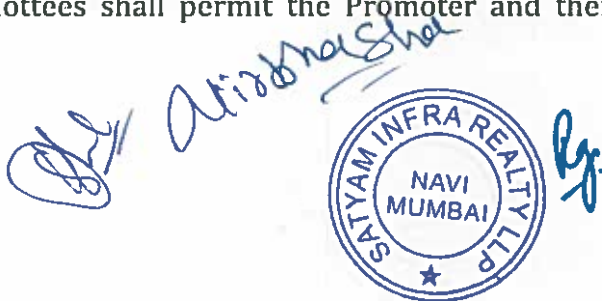
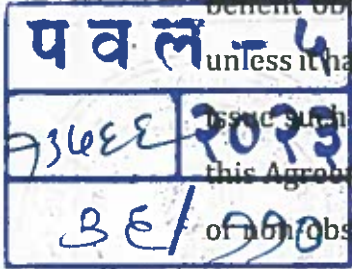
20.7 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Plot and the building in which the said Flat is situated.

20.8 To bear and pay an increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Flat by the Allottees other than specified in this agreement.

20.9 Allottees shall not let, sublet transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said Flat unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter shall issue such Certificate if all the dues payable by the Allottees to the Promoter under this Agreement are fully paid up and if the Allottees have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottees have requested in writing to the Promoter. Any transaction of let, sub-let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be void ab initio. The Allottees shall obtain such permission from said society after the right of said Plot is conveyed to the said association of society.

Allottees shall observe and follow all the rules and regulations which the said society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Flats therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottees shall also observe and follow all the stipulations and conditions laid down by the said society regarding the occupation and use of the said Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

20.11 Till a conveyance of said Plot and all building in the said Project is executed the Allottees shall permit the Promoter and their surveyors and agents, with or



without workmen and others, at all reasonable times, to enter into and upon the said Plot and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

20.12 Allottees are aware that only pet animals such as cat, dog, shall be permitted to be brought in the Society and no other wild, exotic or dangerous animals can be brought into the said property by any member or their visitors. The Promoters have further specifically informed, and the Allottees have clearly understood and agreed that slaughtering of the animals, treating them in inhuman and cruel manner or any act which amounts cruelty to animals shall not be permitted in the premises.

20.13 Allottees shall at its sole and absolute responsibility and liability maintain the said premises in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said premises are regularly filled with white cement/epoxy to prevent water seepage.

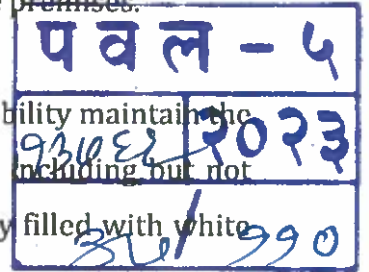
20.14 Allottees hereby in particular agreed to shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water.

20.15 Allottees hereby in particular agreed to rectify/resolve at its own cost any seepage of the water to the Adjacent and/or Below Premises, if the Allottee has made any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen including but not limiting to the regular filling of joints in the tiles in the said premises with white cement/epoxy to prevent water seepage.

20.16 Allottees shall not do any such act or activity which would result in halting the work of either the Phase-1 or the Phase-2.

21. REGISTRATION OF THIS AGREEMENT:

21.1 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat unless all amounts as agreed upon in this agreement is paid by the Allottees to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottees shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, building terraces, recreation, multipurpose hall or spaces and club



Aliakha Shah

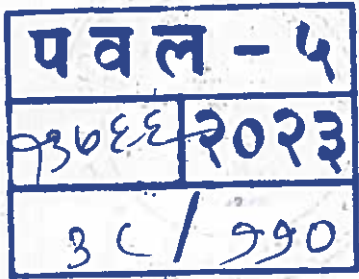


house etc. will remain the property of the Promoter until the said Plot and the building thereon is conveyed to the said society.

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. PANKAJ RAJENDRA SHAH,
MRS. NIRBHA PANKAJ SHAH,**
F8, 1/4, Prabhat Kiran Society,
Sector -14, Near Shiv Mandir,
Airoli, Navi Mumbai, Thane,
Maharashtra, 400708
Contact No- 8425802050
Email Id- pankaj.shah714 @gmail.com

ADDRESS OF PROMOTER

M/S SATYAM INFRA REALTY LLLP
1204-1206, Maithili Signate,
Plot no.39/4, Sector 30/A,
Vashi, Navi Mumbai 400 705.

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

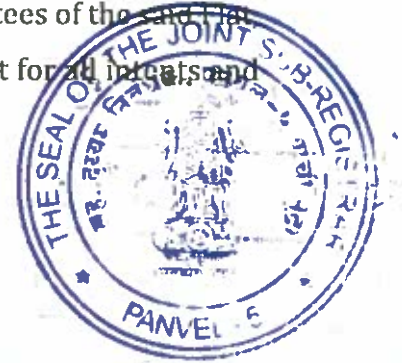
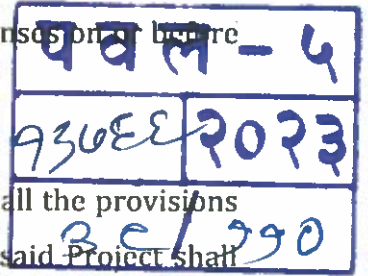
Ali toker Shah

him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

23. ALLOTTEES UNDERTAKING:

23.1 The Allottees/s undertake hereby gives his/her/their express consent to the Promoters to raise any loan against the said Plot and/or the said buildings under construction and to mortgage the same with any bank or bankers or any other financial institutions/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Promoters at their own expenses on or before the conveyance of said Plot.

23.2 It is clearly understood and so agreed by the Allottees that all the provisions contained herein and the obligations arising hereunder in respect of said Project shall equally be applicable to and enforceable against any subsequent Allottees of the said Flat in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.



24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottees in delay in making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottees that exercise of discretion by the Promoter in the case of one Allottees shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

24.3 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottees by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottees nor shall the same in any manner prejudice the rights of the Promoter.

25. BINDING EFFECT:

The recitals herein before constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement, and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed in light thereof. The Schedules, Annexure and payment receipt shall be construed as an integral part of this agreement.

26. MATERIAL ADVERSE CHANGE/ CONDITION:

In case of material adverse change in any of the parameters in the said project the parties hereto shall try and amicably modify, alter, settle the matter within themselves.

27. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

27.1 The Allottees, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottees understands and agrees that in the event of any failure on either part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

27.2 The Promoter accepts no responsibility in this regard. The Allottees shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the commercial status of the Allottees subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottees to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottees and such third party shall not have any

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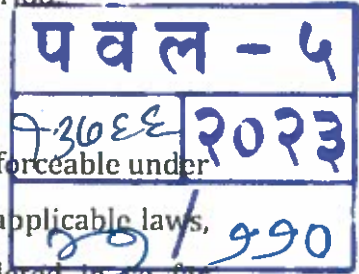
right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottees only.

28. INVESTOR CLAUSE

The Allottee has purchased the said Unit as an Investor. In the event the said Unit is sold within the prescribed period as per Maharashtra Stamp Act, 1958 then the Allottee shall be entitled to invoke the benefit available to an Investor as per the said Act. Without prejudice to the Allottees right as an Investor, the Allottee may continue to hold the said Unit like any other Allottee if he does not sell it within the prescribed period.

29. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



30. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

32. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements

whether written or oral, if any, between the Parties in regard to the said Flat, as the case may be.

33. JURISDICTION:

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Raigad.

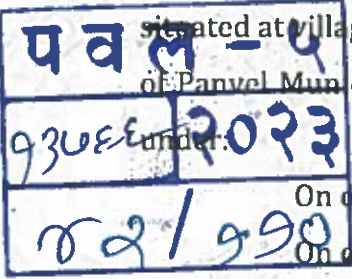
34. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

FIRST SCHEDULE

(the "Plot")

All that piece and parcel of land bearing Survey no. 85 admeasuring 9,609.211 sq. meters situated at village Rohinjan, Taluka Panvel, District Raigad, Navi Mumbai within the limits of Panvel Municipal Corporation and Sub-Registrar of Panvel and together bounded as



On or towards North by : Property of Adhiraj Developers
On or towards South by : CIDCO area
On or towards East by : Survey no. 84
On or towards West by : CIDCO area



SECOND SCHEDULE

(the "Project")

Three wing A, B and C each of Ground + 30 floors proposed to be constructed on said Plot described in First Schedule hereinabove by utilizing 34,500.944 sq. meters of FSI together to be named as "SATYAM TRINITY TOWERS".

Signature of Ali Hashem



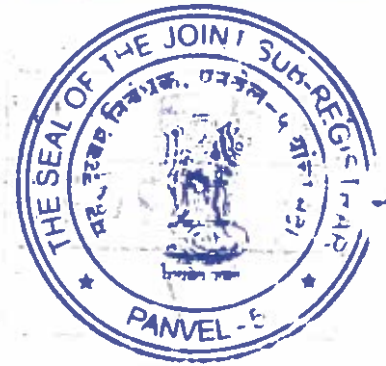
Signature

THIRD SCHEDULE

(the "**Phase-1**")

Three wing A, B and C each of Ground + 3 upper podium floors + 4th to 21st residential upper floors comprising of 351 flats proposed to be constructed on said Plot described in First Schedule hereinabove by utilizing 24,507.944 sq. meters of FSI together to be named as "**SATYAM TRINITY TOWERS**".

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FORTH SCHEDULE

(the said "**Flat**")

Residential unit bearing **Flat No.1101** admeasuring **56.28 sq. meters** of RERA carpet area on the **11th Floor** in **Building/Wing "C"** in the Project Known as "**SATYAM TRINITY TOWERS**" being constructed on the said Plot more particularly described in First Schedule hereinabove.

 Abhishek Shah



FIFTH SCHEDULE

(Payment Schedule)

The tranches/ installments in which the Allottee has agreed to pay said Consideration to Promoter:

Sr. No.	Particulars	Percent
1.	EMD at the time of booking	10%
2.	Upon execution of Agreement	20%
3.	Completion of Plinth	15%
4.	On completion of 1 st Slab	2%
5.	On completion of 2 nd Slab	2%
6.	On completion of 3 rd Slab	2%
7.	On completion of 4 th Slab	2%
8.	On completion of 5 th Slab	2%
9.	On completion of 6 th Slab	2%
10.	On completion of 7 th Slab	2%
11.	On completion of 8 th Slab	2%
12.	On completion of 9 th Slab	2%
13.	On completion of 10 th Slab	2%
14.	On completion of 11 th Slab	2%
15.	On completion of 12 th Slab	2%
16.	On completion of 13 th Slab	2%
17.	On completion of 14 th Slab	2%
18.	On completion of 15 th Slab	2%
19.	On completion of 16 th Slab	2%
20.	On completion of 17 th Slab	2%
21.	On completion of 18 th Slab	2%
22.	On completion of 19 th Slab	2%
23.	On completion of 20 th Slab	2%
24.	On completion of 21 st & Terrace	2%
25.	On completion of Walls, Internal Plaster, floorings, doors & windows, lifts, water pumps, electrical fittings, paving etc.	3%
26.	On completion of Sanitary fittings, staircases, lift wells, lobbies, External plumbing, external plaster, elevation, terraces	5%
27.	On Possession upon receipt of the Occupancy Certificate	5%
	Total	100%

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



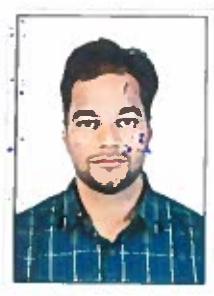





SIGNED AND DELIVERED BY THE WITHIN NAMED "PROMOTER"			
M/S SATYAM INFRA REALTY LLP through the hands of its Partners			
	Signature	Thumb Impression	Photo
MR. RAJESH D. GULATI For SATYAM INFRA REALTY LLP	 Partner		

In the presence of:

1. L. K. CHOUHARY 
2. A. M. SURK 

SIGNED AND DELIVERED by the within named "ALLOTTEES"

	Signature	Thumb Impression	Photo
MR. PANKAJ RAJENDRA SHAH			
MRS. NIRBHA PANKAJ SHAH			

In the presence of:

1. 
2. 



RECEIPT

Received with thanks from Allottees 1) MR. PANKAJ RAJENDRA SHAH 2) MRS. NIRBHA PANKAJ SHAH both Adults, and Indian Inhabitant, residing at, F8, 1/4, PRABHAT KIRAN SOCIETY, SECTOR -14, NEAR SHIV MANDIR, AIROLI, NAVI MUMBAI, THANE, MAHARASHTRA, 400708 has paid a sum of Rs 9,43,750/- (Rupees Nine Lakhs Forty Three Thousand Seven Hundred Fifty only) Part consideration as per terms & conditions of this Agreement for Sale of Flat No.1101, on 11th floor of Building/Wing 'C' in of the project known as "SATYAM TRINITY TOWERS" to be constructed on all that piece and parcel of Land more particularly described in FIRST SCHEDULE.

Date	Cheque/RTGS/Approved Code No.	Bank & Branch Name	Amount
19-06-2023	074026	HDFC BANK	50,000/-
19-06-2023	065625	HDFC BANK	50,000/-
03-08-2023	104434	AXIS BANK	5,00,000/-
03-08-2023	104435	AXIS BANK	3,43,750/-
Total			9,43,750/-

For, M/S SATYAM INFRA REALTY LLP

Through its Partners

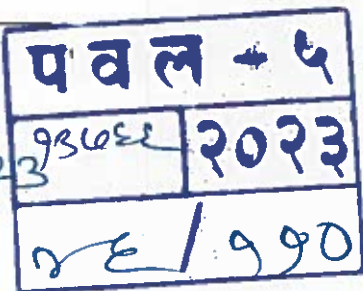
For SATYAM INFRA REALTY LLP


Partner

Mr. Rajesh D. Gulati

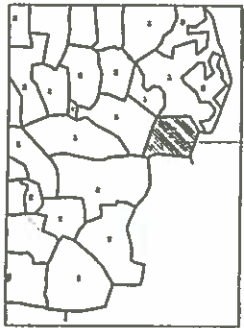
Date: 26-8-2023

Place: Navi Mumbai



ANNEXURE "A"

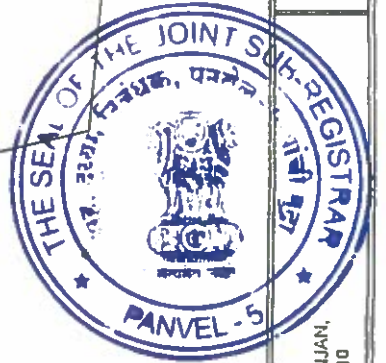
GUT NO. - 85/0



LOCATION PLAN
SCALE - 1:1000

पंचायत

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7368	2023		
20/1990			

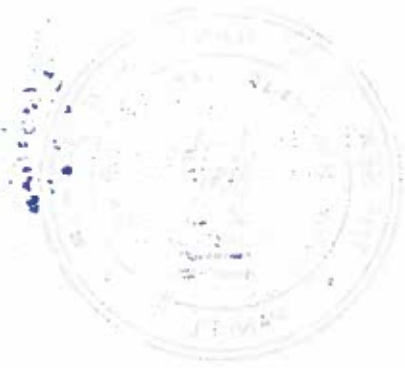


PROJECT NAME :- SATYAM TRINITY TOWERS
ON GUT NO. 85/0 AT VILLAGE - ROHINJAN,
TAL - PANVEL, DIST - RAIGAD. 410210

PROJECT NAME :-



A - 175 U	
5905	21-



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/85/0/21-21/16197/2883/2021

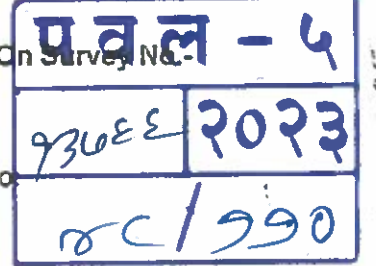
Date : 30/9/2021

To,

Mr. Gajanan Balam Patil,
Mr. Parshuram Balam Patil,
Mr. Maruti Balam Patil &
Mr. Santosh Balam Patil,
Survey No.- 85/0, At. Rohinjan,
Tal. Panvel, Dist- Raigad.

SUB :- Amended Development Permission for Residential Building On Survey No.- 85/0, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

- REF :- 1) Your Architect's application Dated 22/06/2021.
2) Commencement Certificate granted by this office vide letter No. 2019/PMC/TP/BP/3244/2019, Dated 15/10/2019.
3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/020519/369387, Dated 14/02/2019.
4) Provisional Fire NOC issued by PMC fire officer vide letter No. PMC/Fire/2121/Ref no.177/2749/2021, Dated 08/09/2021.



Sir,

Please refer to your application for Amended Development Permission for Residential Building on Survey No.- 85/0, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential 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.

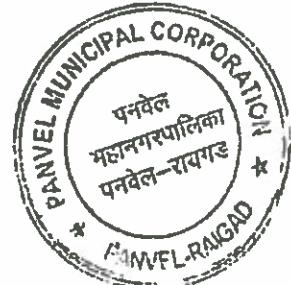
It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these 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. आयुक्ते यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

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





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/85/0/21-21/16197/2021

Date : 30/09/2021

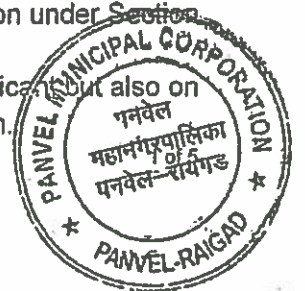
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, Mr. Gajanan Balaram Patil, Mr. Parshuram Balaram Patil, Mr. Maruti Balaram Patil & Mr. Santosh Balaram Patil. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building ('A', 'B' & 'C' Wing) (Ground + 3rd Podium + 4th to 21th Upper Floor) on Survey No.- 85/0, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad. (Plot Area = 9609.211 Sq.mt., Proposed Residential Built Up Area = 24507.944 sq.mt., Total Built Up Area = 24507.944 sq.mt.)

(No. of Residential Unit – 351 Nos.)

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- This Certificate is liable to be revoked by the Corporation if:-
 - 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 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.
- The Owner / Developer shall:-
 - 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.
 - Give written notice to the Corporation regarding completion of the work.
 - 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.
 - Obtain Occupancy Certificate from the Corporation.
- 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.
- 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.
- 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 Owner / Developer 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 & section 13.3 of UDCPR- 2020.
 - 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-potable-purposes or recharge of groundwater at all times.
 - b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.

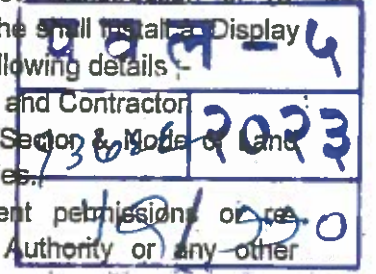
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8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
9. Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
12. As per UDCPR-2020 Clause No. 3.1.1 (ii) The applicant shall obtained No objection certificates from the Irrigation department. (If Applicable)
The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
15. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
18. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
19. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
20. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.



21. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the Owner / Developer.
22. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
23. The Owner / Developer is fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
24. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
25. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
26. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
27. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:
 - a) Name and address of the owner/developer, Architect and Contractor
 - b) Survey Number/City survey Number, Plot Number/Sector & Mode of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers, one of which should be in regional language.
28. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
29. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
30. The Owner / Developer should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.



31. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.

-Accommodation :-

1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.

2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.

3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.

4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.

33. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

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.

35. 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.

36. 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.

37. 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.

38. 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.

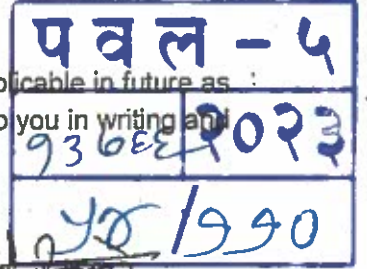
39. The design of the septic tank will be in accordance with the design of (IS-24 UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)



40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
41. 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.
42. The Owner / Developer is required to construct the discharge line at his own cost.
43. The Owner / Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
44. The Owner / Developer should set up electrical vehicle charging point in the said plot.
45. This Commencement Certificate is issued subject to condition that the Owner / Developer shall obtain Environment Clearance prior to commencement of any work.
46. The Applicant is permitted to do construction upto height of 55.00 mtr. from Ground level. Revised AAI NOC is required to be submitted for construction beyond 55.00 mtr. Height.
47. This set of Plans supersedes earlier approved plans vide letter dated 15/10/2019.

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. आ.प.स. यांचे मंजूरी नुसार



Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Mr. Gajanan Balaram Patil,
Mr. Parshuram Balaram Patil,
Mr. Maruti Balaram Patil &
Mr. Santosh Balaram Patil,
Survey No.- 85/0, At. Rohinjan,
Tal. Panvel, Dist- Raigad.
 - 2) Architect,
M/s. AN.ARCH Architects & Planner,
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.





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.

An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

- 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - Coarse sand as upper middle layer up to 20% of the depth.
 - A thin layer of fine sand as top layer.
 - Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - Perforated concrete slabs shall be provided on the pits/trenches.
 - If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

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- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
- The structures constructed under this provision shall not be counted towards FSI computation.

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Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & it's Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.

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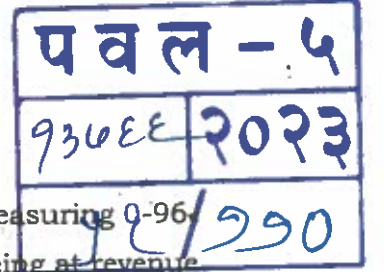
ADVOCATE

12th May 2023

To
M/s. Satyam Infra Realty LLP
1204-1206, Mailthili Signate,
Plot No. 39/4, Sector 30/A,
Vashi, Navi Mumbai 400 705.

SUPPLEMENTAL LEGAL TITLE REPORT

Re : All that piece and parcel of land bearing Survey No. 85 admeasuring 0-96/10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad (the said "Land") which is more particularly described in the **SCHEDULE** hereunder written.



1. GENERAL

- 1.1. Under instructions from M/s. Satyam Infra Realty LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008, having its office at 1204-1206, Mailthili Signate, Plot No. 39/4, Sector 30/A, Vashi, Navi Mumbai 400 705 (hereinafter referred to as "Developer"), I have issuing this Supplemental Legal Title Report ("Supplemental Report") for the said Land in continuation of my Legal Title Report dated 21st June 2022 ("Title Report").
- 1.2. M/s. Satyam Infra Realty LLP is developing a project on the said Land and is currently under construction and the same is registered as 'Satyam Trinity Towers' with Maharashtra Real Estate Regulatory Authority on their website and the Authority has duly issued the Certificate of Registration bearing No. P52000045234 dated 10th May 2022 ("Project").



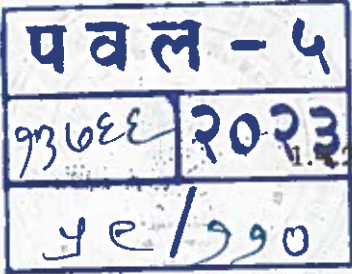
Office: 3B-21, Kalpataru Riverside CHS, Takka, Panvel, Tal. Panvel, Dist. Raigad, Mo. 9920609888.

1.3. I have been informed by M/s. Satyam Infra Realty LLP that, by and under a Mortgage Deed dated 11th May 2023, registered with the Office of the Sub-Registrar of Assurances at Panvel 4 under Serial No. 5978/2023, a charge was created in favour of the Aditya Birla Finance Limited by way of a mortgage in English Form on certain proposed units and by way of hypothecation on the receivables of the certain proposed units and on the terms and conditions therein contained and now requested to issue a Supplemental Legal Title Report confirming the same.

1.4. For the purpose of issuing this Supplemental Legal Title Report in respect of the said Land, I have taken the following steps:

1.4.1. **Review of Documents and Records:** I have perused the copies of the documents as provided by the Developer, a list of which is hereto annexed and marked as **Annexure - A.**

1.4.2. **Conducted Index-II searches:** caused necessary online Index - II searches on the www.igrmaharashtra.gov.in website for a period of last 2 (two) years with respect to the said Land from 2022 till 12th May 2023, a receipt whereof is annexed and marked as **Annexure - C.**



1. The below mentioned devolution is in furtherance to the devolution set out in earlier Title Report and which is annexed and marked hereto as **Annexure-D.** Based on the additional documents provided to me and on perusal of the said Title Report I understand the following:

2.2. By and under a Mortgage Deed dated 11th May 2023, registered with the Office of the Sub-Registrar of Assurances at Panvel 4 under Serial No.

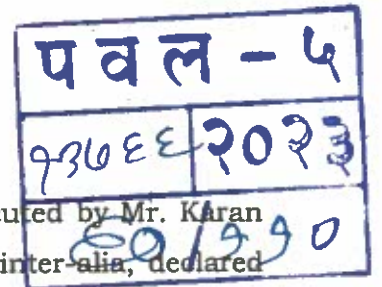
5978/2023 executed between M/s. Satyam Infra Realty LLP therein referred to as the Borrower and Aditya Birla Finance Limited therein referred to as the Lender ("Mortgage Deed"), a security was created in favour of the Lender therein (i.e. Aditya Birla Finance Limited) (a) by way of a mortgage in English Form on the certain proposed units and (b) by way of hypothecation on the receivables on the certain proposed units and on the terms and conditions therein contained. List of units referred under the said Mortgage Deed is hereto annexed and marked as **Annexure - B**.

3. QUALIFICATION AND DISCLAIMERS

3.1. By and under a Declaration dated 12th May 2023 executed by Mr. Karan Gulati authorized partner of the said Developer, it is inter-alia, declared that:

- 3.1.1. save and except the said Mortgages as mentioned in the said Declaration and the said Mortgage Deed as mentioned herein, there are no other subsisting liens, mortgages, charges, leases or encumbrances of any nature whatsoever in respect of the said Land;
- 3.1.2. the said Land is not the subject matter of any pending litigation, dispute or attachment either before or after judgment nor is there any restraining order or injunction passed by any court or authority pertaining to the said Land or any part thereof;
- 3.1.3. no notice of attachment/reservation in respect of the said Land or any part thereof has been served upon the Developer.

3.2. I have, for the purpose of this Supplemental Legal Title Report, not issued public notice in local newspapers for investigating the title of the Developer and the Owners (as defined in Title Report) with respect to the said Land and not caused searches on the web portal of Ministry of Corporate Affairs



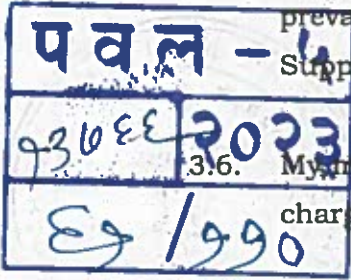
in respect of charges created by the Developer over the said Land, and also not caused physical searches in the Sub-Registrar of Assurances offices at Panvel from 2022 to till 12th May 2023, and therefore this Supplemental Report stands qualified to this extent.

3.3. I express no opinion as to any laws other than the laws of India, and this Supplemental Report is subject to such laws, in effect as of the date of the aforesaid Investigation and Searches and as of the date hereof.

3.4. I have not ascertained, if adequate stamp duty has been paid on the deeds and documents relating to the said Land,

3.5. My views are based solely on the data, information and documents provided to me by you. I do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this Supplemental Report,

3.6. My maximum liability shall be limited to the extent of the professional fees charged by me for issuing this Supplemental Report.



CONCLUSION:



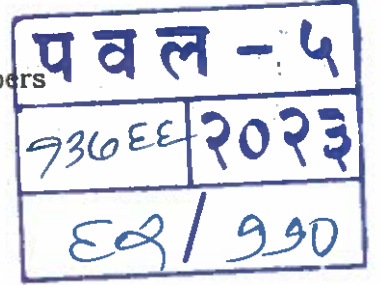
4.1. Subject to what is stated herein and on the basis of the information/ documents provided to me and all that is stated in the said Legal Title Report dated 21st June 2022, the title of the Owners to the said Land [i.e. (1) Gajanan Balaram Patil, (2) Parshuram Balaram Patil, (3) Maruti Balaram Patil and (4) Sanotsh Balaram Patil] is clear and marketable and M/s. Satyam Infra Realty LLP in accordance and subject to the Development Agreement dated 31st March 2022 is entitled to the development of said Land.

SCHEDULE HEREINABOVE REFERRED TO:

[Description of the Land]

All that piece and parcel of land Survey No. 85 admeasuring 0-96-10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad and bounded as under: -

On or towards the North by : Property of Adhiraj Developers
On or towards the South by : CIDCO area
On or towards the East by : Survey No. 84
On or towards the West by : CIDCO area



Rajesh Khaire
Rajesh Khaire
Advocate



Phone No: +91 9920609888

Email: advrajeshrkhaire@gmail.com

ANNEXURE - A

[List of Documents and Records]

1. Copy of Letter dated 29th April 2023 issued by Aditya Birla Finance Limited to M/s. Satyam Infra Realty LLP.
2. Copy of Mortgage Deed dated 11th May 2023, registered with the Office of the Sub-Registrar of Assurances at Panvel 4 under Serial No. 5978/2023 executed between M/s. Satyam Infra Realty LLP and Aditya Birla Finance Limited.
3. Copy of Index II of Mortgage Deed dated 11th May 2023, registered with the Office of the Sub-Registrar of Assurances at Panvel 4 under Serial No. 5978/2023 executed between M/s. Satyam Infra Realty LLP and Aditya Birla Finance Limited.

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Copy of Legal Title Report dated 21st June 2022.



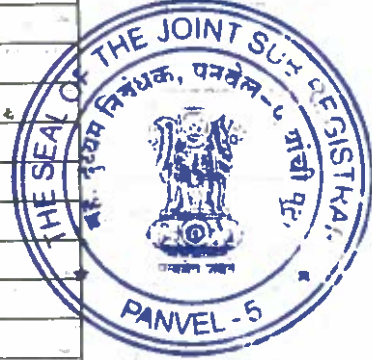
ANNEXURE - B

[List of units referred under the said Mortgage Deed]

List of First and exclusive charge by way of mortgage and hypothecation on the below mentioned units in the project Satyam Trinity Towers:

Sr. No.	Wing	Floor	Flat No.	Configuration	RERA AREA in sq. ft. (Carpet)
1.	A	4th	401	2BHK	606
2.	A	4th	402	2BHK	618
3.	A	4th	403	3BHK	867
4.	A	4th	405	2BHK	552
5.	A	6th	602	2BHK	618
6.	A	8th	801	2BHK	606
7.	A	8th	803	3BHK	867
8.	A	8th	804	2BHK	558
9.	A	8th	805	2BHK	552
10.	A	8th	807	1BHK	409
11.	A	9th	903	3BHK	867
12.	A	10th	1005	2BHK	552
13.	A	11th	1101	2BHK	606
14.	A	11th	1105	2BHK	552
15.	A	12th	1201	2BHK	606
16.	A	12th	1203	3BHK	867
17.	A	14th	1401	2BHK	606
18.	A	14th	1405	2BHK	552
19.	A	14th	1407	1BHK	409
20.	A	16th	1601	2BHK	606
21.	A	16th	1603	3BHK	867
22.	A	16th	1605	2BHK	552
23.	A	18th	1801	2BHK	606
24.	A	18th	1805	2BHK	552
25.	A	19th	1905	2BHK	552
26.	A	20th	2005	2BHK	552
27.	A	21st	2101	2BHK	606
28.	A	21st	2102	2BHK	618
29.	A	21st	2103	3BHK	867
30.	A	21st	2104	2BHK	558

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१३०६६ २०२३
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31.	B	4th	401	2BHK	558
32.	B	4th	402	2BHK	552
33.	B	4th	405	2BHK	552
34.	B	4th	406	2BHK	558
35.	B	9th	902	2BHK	552
36.	B	11th	1106	2BHK	558
37.	B	12th	1205	2BHK	552
38.	B	14th	1402	2BHK	552
39.	B	14th	1404	1BHK	409
40.	B	16th	1601	2BHK	558
41.	B	16th	1602	2BHK	552
42.	B	16th	1605	2BHK	552
43.	B	17th	1701	2BHK	558
44.	B	17th	1706	2BHK	558
45.	B	18th	1802	2BHK	552
46.	B	18th	1803	1BHK	409
47.	B	19th	1901	2BHK	558
48.	B	19th	1902	2BHK	552
49.	B	19th	1903	1BHK	409
50.	B	19th	1905	2BHK	552
51.	B	19th	1906	2BHK	558
52.	C	6th	601	2BHK	606
53.	C	6th	602	2BHK	618
54.	C	8th	801	2BHK	606
55.	C	8th	802	2BHK	618
56.	C	9th	901	2BHK	606
57.	C	9th	902	2BHK	618
58.	C	10th	1001	2BHK	606
59.	C	10th	1003	3BHK	867
60.	C	11th	1101	2BHK	606
61.	C	11th	1102	2BHK	618
62.	C	11th	1103	3BHK	867
63.	C	12th	1201	2BHK	606
64.	C	14th	1401	2BHK	606
65.	C	15th	1505	2BHK	552
66.	C	16th	1604	2BHK	558
67.	C	16th	1605	2BHK	552
68.	C	18th	1804	2BHK	558
69.	C	18th	1805	2BHK	552
70.	C	21st	2101	2BHK	606

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71.	C	21st	2102	2BHK	618
72.	C	21st	2103	3BHK	867
73.	C	21st	2105	2BHK	552

First and exclusive charge by way of hypothecation on the receivables on the below mentioned units for Satyam Trinity Towers project:

Sr. No.	Wing	Floor	Flat No.	Configuration	RERA AREA in sq. ft. (Carpet)
1.	A	4th	404	2BHK	558
2.	A	6th	601	2BHK	606
3.	A	6th	603	3BHK	867
4.	A	6th	604	2BHK	558
5.	A	6th	605	2BHK	552
6.	A	6th	606	1BHK	409
7.	A	6th	607	1BHK	409
8.	A	8th	802	2BHK	618
9.	A	8th	806	1BHK	409
10.	A	9th	901	2BHK	606
11.	A	9th	902	2BHK	618
12.	A	9th	904	2BHK	558
13.	A	9th	905	2BHK	552
14.	A	9th	906	1BHK	409
15.	A	9th	907	1BHK	409
16.	A	10th	1001	2BHK	606
17.	A	10th	1002	2BHK	618
18.	A	10th	1003	3BHK	867
19.	A	10th	1004	2BHK	558
20.	A	10th	1006	1BHK	409
21.	A	10th	1007	1BHK	409
22.	A	11th	1102	2BHK	618
23.	A	11th	1103	3BHK	867
24.	A	11th	1104	2BHK	558
25.	A	11th	1106	1BHK	409
26.	A	11th	1107	1BHK	409
27.	A	12th	1202	2BHK	618
28.	A	12th	1204	2BHK	558
29.	A	12th	1206	1BHK	409
30.	A	12th	1207	1BHK	409

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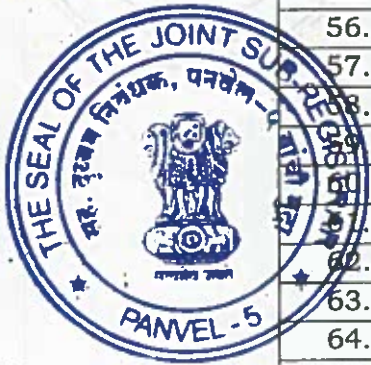


31.	A	14th	1402	2BHK	618
32.	A	14th	1403	3BHK	867
33.	A	14th	1404	2BHK	558
34.	A	14th	1406	1BHK	409
35.	A	15th	1506	1BHK	409
36.	A	15th	1507	1BHK	409
37.	A	16th	1602	2BHK	618
38.	A	16th	1604	2BHK	558
39.	A	16th	1606	1BHK	409
40.	A	16th	1607	1BHK	409
41.	A	18th	1802	2BHK	618
42.	A	18th	1803	3BHK	867
43.	A	18th	1804	2BHK	558
44.	A	18th	1806	1BHK	409
45.	A	18th	1807	1BHK	409
46.	A	19th	1906	1BHK	409
47.	A	19th	1907	1BHK	409
48.	B	4th	403	1BHK	409
49.	B	4th	404	1BHK	409
50.	B	11th	1101	2BHK	558
51.	B	11th	1102	2BHK	552
52.	B	11th	1103	1BHK	409
53.	B	11th	1104	1BHK	409
54.	B	11th	1105	2BHK	552
55.	B	12th	1201	2BHK	558
56.	B	12th	1203	1BHK	409
57.	B	12th	1204	1BHK	409
58.	B	12th	1206	2BHK	558
59.	B	14th	1401	2BHK	558
60.	B	14th	1403	1BHK	409
61.	B	14th	1405	2BHK	552
62.	B	14th	1406	2BHK	558
63.	B	16th	1603	1BHK	409
64.	B	16th	1604	1BHK	409
65.	B	16th	1606	2BHK	558
66.	B	18th	1801	2BHK	558
67.	B	18th	1804	1BHK	409
68.	B	18th	1805	2BHK	552
69.	B	18th	1806	2BHK	558
70.	B	19th	1904	1BHK	409

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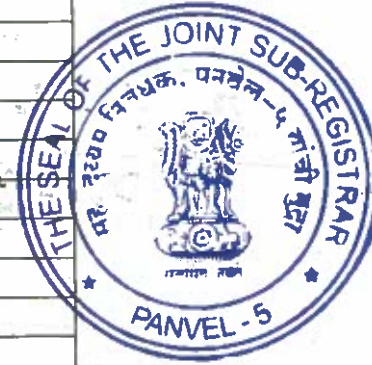
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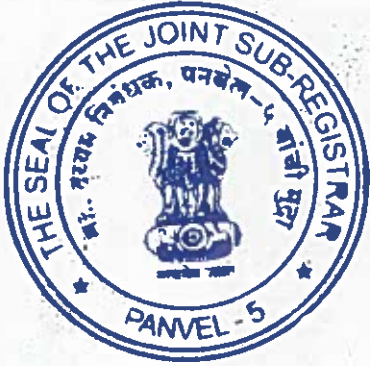
71.	C	6th	603	3BHK	867
72.	C	6th	604	2BHK	558
73.	C	6th	605	2BHK	552
74.	C	6th	606	1BHK	409
75.	C	6th	607	1BHK	409
76.	C	8th	803	3BHK	867
77.	C	8th	804	2BHK	558
78.	C	8th	805	2BHK	552
79.	C	8th	806	1BHK	409
80.	C	8th	807	1BHK	409
81.	C	9th	903	3BHK	867
82.	C	9th	904	2BHK	558
83.	C	9th	905	2BHK	552
84.	C	9th	906	1BHK	409
85.	C	9th	907	1BHK	409
86.	C	10th	1002	2BHK	618
87.	C	10th	1004	2BHK	558
88.	C	10th	1005	2BHK	552
89.	C	10th	1006	1BHK	409
90.	C	10th	1007	1BHK	409
91.	C	11th	1104	2BHK	558
92.	C	11th	1105	2BHK	552
93.	C	11th	1106	1BHK	409
94.	C	11th	1107	1BHK	409
95.	C	12th	1202	2BHK	618
96.	C	12th	1203	3BHK	867
97.	C	12th	1204	2BHK	558
98.	C	12th	1206	1BHK	409
99.	C	12th	1207	1BHK	409
100.	C	14th	1402	2BHK	618
101.	C	14th	1403	3BHK	867
102.	C	14th	1404	2BHK	558
103.	C	14th	1405	2BHK	552
104.	C	14th	1406	1BHK	409
105.	C	14th	1407	1BHK	409
106.	C	15th	1501	3BHK	606
107.	C	15th	1502	2BHK	618
108.	C	15th	1503	3BHK	867
109.	C	15th	1504	2BHK	558
110.	C	15th	1506	1BHK	409

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111.	C	15th	1507	3BHK	409
112.	C	16th	1601	2BHK	606
113.	C	16th	1602	2BHK	618
114.	C	16th	1603	3BHK	867
115.	C	16th	1606	1BHK	409
116.	C	16th	1607	1BHK	409
117.	C	18th	1801	2BHK	606
118.	C	18th	1802	2BHK	618
119.	C	18th	1803	3BHK	867
120.	C	18th	1806	1BHK	409
121.	C	18th	1807	1BHK	409
122.	C	20th	2005	2BHK	552
123.	C	21st	2104	2BHK	558
124.	C	21st	2106	1BHK	409
125.	C	21st	2107	1BHK	409

प व ल - ५
१३७६६/२०२३
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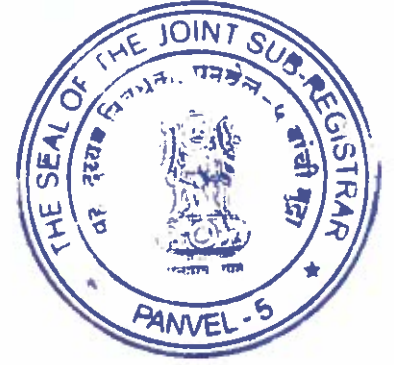


ANNEXURE - C

[Copy of Index II Search Receipt]

MH001975521202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 May 2023	Receipt	Receipt no.: 1112911492
	Name of the Applicant :	rajesh raghunath khair
	Details of property of which document has to be searched :	Dist :Raigarh Village :Rohinjan S.No/CTS : No/G.No. : 85
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH001975521202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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ANNEXURE D

RAJESH KHAIRE

ADVOCATE

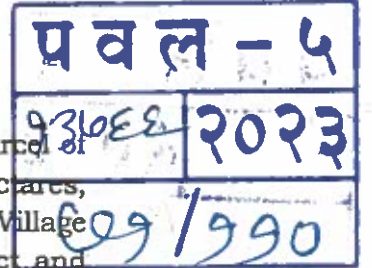
21st June 2022

FORMAT - A
(Circular No. 28/2021)

To
M/s. Satyam Infra Realty LLP
1204-1206, Mailthili Signate,
Plot No. 39/4, Sector 30/A,
Vashi, Navi Mumbai 400 705.

LEGAL TITLE REPORT ("REPORT")

Subject : Title Clearance Certificate with respect to all that piece and parcel of land bearing Survey No. 85 admeasuring 0-96-10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad (the said "Land") which is more particularly described in the **SCHEDULE** hereunder written.



1. **Introduction:** I have investigated the title of the said Land (more particularly described hereunder) on the request of M/s. Satyam Infra Realty LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008, having its office at 1204-1206, Mailthili Signate, Plot No. 39/4, Sector 30/A, Vashi, Navi Mumbai 400 705 (the said "Developer") as per the following details and documents i.e.

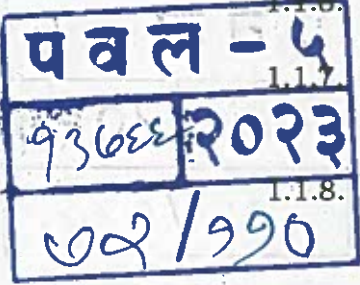


1.1. I have been provided with the photocopies/ electronic copies of the following documents:

- 1.1.1. 7/12 extract of land parcel bearing Survey No. 85 dated 6th April 2022;
- 1.1.2. Mutation Entry Nos. 518, 633, 697, 726, 770, 1003, 2058, 2165, 2385, 2443, 2517, 3084;
- 1.1.3. Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008;
- 1.1.4. Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020.

Office: 3B-21, Kalpataru Riverside CHS, Takka, Panvel, Tal. Panvel, Dist. Raigad, Mo. 9923-09888.

- 1.1.5. Development Permission dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019;
- 1.1.6. Commencement Certificate dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019;
- 1.1.7. Amended Development Permission dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021;
- 1.1.8. Amended Commencement Certificate dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021; and
- 1.1.9. Zone Certificate dated 3rd March 2022 bearing Ref No. PMP/ NRV/ Rohinjan/ 23-22/ PK/ 485/ 2022 issued by Panvel Municipal Corporation.



1.2. Description of the Land:

All that piece and parcel of land Survey No. 85 admeasuring 0-96-10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad and bounded as under: -

On or towards the North by	:	Property of Adhiraj Developers
On or towards the South by	:	CIDCO area
On or towards the East by	:	Survey No. 84
On or towards the West by	:	CIDCO area

1.3. The documents of Land:

- 1.3.1. Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008;
- 1.3.2. Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020.
- 1.4. On perusal of 7 / 12 extract issued by Talati Saja Rohinjan dated 6th April 2022 the names of (1) Gajanan Balaram Patil, (2) Parshuram Balaram Patil, (3) Maruti Balaram Patil and (4) Sanotsh Balaram Patil (the said "Owners") appears as owner of the said Land. The said 7/12 extracts also recorded the Mutation Entry Nos. 518, 633, 697, 726, 770, 1003, 2058, 2165, 2385, 2443, 2517, 3084.

1.5. Index II searches: Caused Index II searches with the concerned offices of the Sub-Registrar of Assurances at Panvel for the period of 30 (thirty) years from 1993 to 30th April 2022 with respect to the said Land.

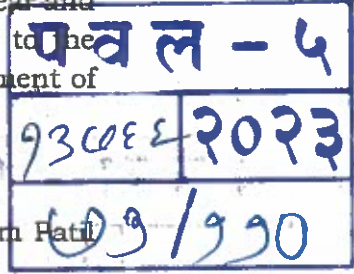
1.6. Public Notice: Caused publication of Public Notice dated 7th May 2022 in two newspapers i.e. The Free Press Journal, Mumbai Edition (an English Daily) and Navshakti, Mumbai Edition (a Marathi Daily) inviting claims, if any in respect of the said Plot (the said "Public Notices").

2. **Conclusion**: Subject to what is stated herein and on the basis of the information/ documents provided to me, the title of the said Owners to the said Land is clear and marketable and M/s. Satyam Infra Realty LLP in accordance and subject to the Development Agreement (as defined herein below) is entitled to the development of said Land.

Owners of the Land:

(1) Gajanan Balaram Patil, (2) Parshuram Balaram Patil, (3) Maruti Balaram Patil and (4) Sanotsh Balaram Patil.

3. **Qualifications**: Please note that my Report is subject to the following qualifications: (a) I express no opinion as to any laws other than the laws of India, and this Report is subject to such laws, in effect as of the date of the aforesaid Investigation and Searches and as of the date hereof, (b) I have not ascertained, if adequate stamp duty has been paid on the deeds and documents relating to the said Land, (c) My views are based solely on the data, information and document provided to me by you. I do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this Report, (d) my maximum liability shall be limited to the extent of the professional fees charged by me for issuing this Report and (e) I have not caused the publication of a public notice for inviting claims and objections in respect of the said Land from the public at large, and therefore this Report stands qualified to this extent.



4. **Devolution/Flow of Title:** The report reflecting the devolution/flow of title of the said Developer and the Owner on the said Land together with my observations/remarks is enclosed herewith as **Annexure - A**.

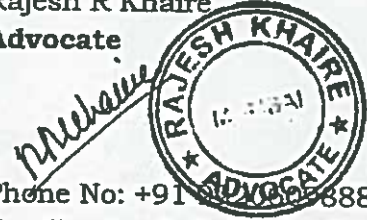
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Rajesh R Khaire
Advocate

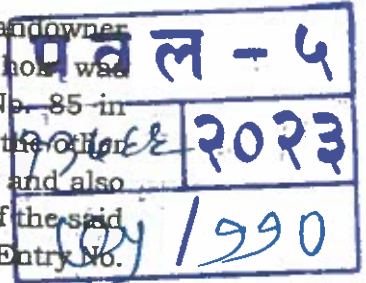
Phone No: +91 9020888888

Email: advrajeshrkhaire@gmail.com



Annexure - A
(Flow of the Title of the said Land)

1. The name of one Rama Pandu Bhoir has been recorded to the abovementioned Land as a tenant, because he cultivated it as a tenant and the aforesaid was recorded vide Mutation Entry No. 518 dated 2nd January 1958.
2. Pursuant to an order dated 6th January 1967 bearing Reference No. 1482 passed by the Agricultural Lands Tribunal, Panvel an amount of INR 953/- was determined and to be paid by Rama Pandya Bhoir ("**Rama Pandya Bhoir**") in accordance with the inquiry conducted under Section 32G of the Maharashtra Tenancy & Agricultural Lands Act, 1948 (the said "**MT&AL Act**") to landowner Ibrahim Miya Patil. Accordingly, the name of said Rama Pandya Bhoir was recorded as a tenant purchaser of the land parcel bearing Survey No. 85 in occupant's column and the name of Ibrahim Miya Patil was recorded in the other rights column as the receiver of the aforesaid amount being INR 953/- and also the remark of "restricted land tenure" was recorded in the 7/12 extract of the said Land and the aforesaid was recorded to the record of right vide Mutation Entry No. 633 dated 6th January 1967.
3. It appears from the Mutation Entry No. 697 undated that by order of Special District Inspector of Land Records, Colaba, the conversion of the ~~land~~ measurements to the metric system under the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955 was made applicable to erstwhile Survey Nos. pertaining to the said Village of Rohinjan which includes the said Land.
4. It appears from the Mutation Entry No. 726 dated 20th May 1971 that, said Rama Pandya Bhoir died somewhere in the year 1967 and leaving behind Shama Rama Bhoir - son, Sitabai Rama Bhoir - wife and Muktabai Rama Bhoir - daughter as his legal heirs (hereinafter referred to as the "**Legal heirs of Rama Pandya Bhoir**"). After the demise of the said Rama Pandya Bhoir the name of said Shama Rama Pandya Bhoir were recorded in the record of rights of the said Land as HUF as per varas register no. 6.
5. It appears from the Mutation Entry No. 770 dated 18th June 1973 that, the said Shama Rama Bhoir mortgage said Land to VV K Co-operative Society Limited, Rohinjan and avail the loan facility to the tune of INR 1500/-. Pursuant thereto and as per Tehsil order, remark of mortgage loan was recorded in the other right column of the said Land.



6. The said Rama Pandya Bhoir paid the purchaser price i.e. amount of INR 953/- towards purchase of the said land parcel bearing Survey No. 85 and accordingly the Agricultural Lands Tribunal issued a 32M Certificate No. 88 confirming inter-alia that the said Rama Pandya Bhoir has paid the purchase price of INR 953/- to the said landowner Ibrahim Miya Patil. In view thereof, the name of Ibrahim Miya Patil was deleted from the other rights column of 7/12 extract pertaining to the said Land and the same was recorded to the village record vide mutation entry No. 1003 recorded on 6th February 1990.

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०६/१२/२०

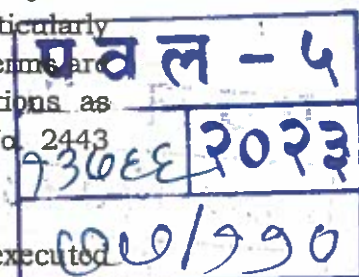
It appears from the Mutation Entry No. 2058 dated 1st August 1994 that, said Shama Rama Bhoir died intestate on 27th August 1991 and leaving behind Dnyaneshwar Shama Bhoir - son, Ankush Rama Bhoir- son, Vijay Shama Bhoir - son, Mahesh Shama Bhoir - son, Karuna Shama Bhoir - daughter, Ujwala Shama Bhoir - daughter, Sangita Shama Bhoir- daughter and Chandrubai Shama Bhoir- wife as his legal heirs as per varas register no. 91 (hereinafter referred to as the **Legal heirs of Shama Rama Bhoir**). After the demise of the Shama Rama Bhoir the names of the said Legal heirs of Shama Rama Bhoir were recorded in the record of rights of the said Land as per varas register no. 91.



Pursuant to certificate issued by VV K Co-operative Society Limited Rohinjan and order passed by Tehsil bearing Ref No. Hakkanond/ Kat/4-37/2001, remark of outstanding of mortgage loan of INR 1500/- was deleted from the record of right of the said Land and the aforesaid was recorded vide Mutation Entry No. 2165 dated 15th March 2001.

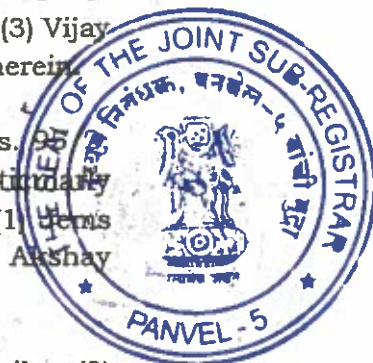
9. It appears from the Mutation Entry No. 2385 dated 10th October 2007 that, said Sitabai Rama Bhoir died intestate on 18th July 1996 and leaving behind Muktabai Rama Bhoir- daughter, Dnyaneshwar Shama Bhoir - grandson, Ankush Rama Bhoir- grandson, Vijay Shama Bhoir - grandson, Mahesh Shama Bhoir - grandson, Karuna Shama Bhoir - granddaughter, Ujwala Shama Bhoir - granddaughter, Sangita Shama Bhoir- granddaughter and Chandrubai Shama Bhoir- daughter-in-law as her legal heirs (hereinafter referred to as the **Legal heirs of Sitabai Rama Bhoir**). After the demise of the Sitabai Rama Bhoir the names of the said Legal heirs of Sitabai Rama Bhoir were recorded in the record of rights of the said Land as per varas register no. 160.
10. On perusal of Mutation Entry No. 2443 it appears that by and under a Sale Deed dated 6th June 2008 registered with the Office of the Sub-Registrar of Assurances at Panvel-1 under Serial No. 4514/2008 on 6th June 2008, executed between said Dnyaneshwar Shama Bhoir, Ankush Rama Bhoir, Vijay Shama Bhoir, Mahesh Shama Bhoir, Karuna Shama Bhoir alias Karuna Mohan Sinare, Ujwala Shama

Bhoir alias Ujwala Kamlakar Kumbharkar, Sangita Shama Bhoir alias Sangita Trimbak Nerulkar, Chandrubai Shama Bhoir and Muktabai Rama Bhoir alias Muktabai Ramdas Wavanjekar as the Vendors therein and M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora as the Purchasers therein and Naresh Rama Bhoir as a confirming party therein, the said Vendors sold, transferred and conveyed the said Land to the said Purchasers, for the total consideration and on the terms and conditions as stated therein and pursuant to certificate bearing Ref No. ULC/TAATP/Certificate/2007/720 dated 17th July 2007 issued by Additional Collector, Thane and pursuant to land sell permission for non-agricultural use issued by Sub-Divisional Office, Panvel vide permission bearing Ref No. Tenancy/ VP/ SR2354/2007 (Non-Agricultural) dated 6th March 2008 under the provisions of sections 43 and 63 of Maharashtra Tenancy and Agricultural Lands Act, 1948 and on the terms and conditions more particularly contained therein, which include, among other things, that if any of the terms are violated, the competent revenue body shall commence necessary actions as mentioned therein. The aforesaid was recorded vide Mutation Entry No. 2443 which was recorded on 16th June 2008 and certified on 14th July 2008.



11. By and under a registered Deed of Exchange dated 6th October 2008 executed between the Balaram Padu Patil as the first party therein and M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora as the second party therein.

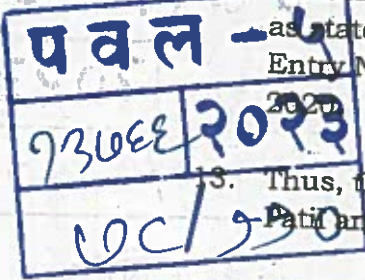
The said Balaram Padu Patil exchanged land parcel bearing Survey Nos. 95/97/1 and 102/5A/1 situate at Village Rohinjan Taluka Panvel more particularly stated therein in favor of M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora.



Further, the said M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy and (4) Akshay Bansilal Arora exchanged said Land i.e. land parcel bearing Survey No. 85 in favor of Balaram Padu Patil.

The said Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008. The aforesaid was recorded in the record of rights for the said Land vide Mutation Entry No. 2517 dated 10th June 2009 and certified on 16th July 2009.

12. By and under a Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020, executed between said Balaram Padu Patil as the Donor therein and Gajanan Balaram Patil, Maruti Balaram Patil, Parshuram Balaram Patil and Santosh Balaram Patil as the Donees therein, the said Balaram Padu Patil gifted, transferred and conveyed the said Land to the said Gajanan Balaram Patil, Maruti Balaram Patil, Parshuram Balaram Patil and Santosh Balaram Patil, for the terms as stated therein. The aforesaid was recorded to the record of right vide Mutation Entry No. 2517 which was recorded on 18th March 2020 and certified on 29th May 2020.



13. Thus, the said Gajanan Balaram Patil, Maruti Balaram Patil, Parshuram Balaram Patil and Santosh Balaram Patil is entitled to the said Land as owners.

14. By registered Development Agreement dated 31st March 2022 ("Development Agreement"), the said Owners has appointed M/s. Satyam Infra Realty LLP, as developers for the development of said Land at or for the consideration and on the terms and conditions as recorded therein and the said Development Agreement dated 31st March 2022 is registered with the sub-register of assurances Panvel Office No. 4 under Sr. No. 5541 of 2022 on 29th April 2022.



15. In addition to the said Development Agreement, the said Owners also executed a Power of Attorney dated 31st March 2022 in favour of the said M/s. Satyam Infra Realty LLP for the purpose of carrying out its roles and responsibility envisaged under the said Development Agreement more efficiently. The said Power of Attorney dated 31st March 2022 was registered with the office of the Sub Registrar of Assurances at Panvel 4 under Serial No. 5542 of 2022 on 29th April 2022.

16. The said Developer has obtained several approvals and permissions for development of said Land, which approval and permissions inter-alia includes:

16.1. Sanad dated 22nd March 2022 bearing Ref No. Masha/ LNA1(b)/Sanad/ Rohinjan/ SR/ 38/2021 issued by District Collector and District Magistrate Raigad Alibag and informed their no objection for issuance of sanad upon payment of necessary conversion tax as provided under Maharashtra Land Revenue Code, 1966.

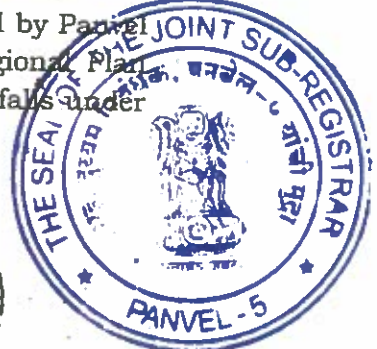
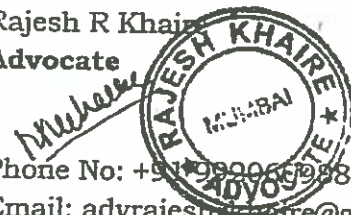
16.2. Development Permission dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein.,

- 16.3. Commencement Certificate dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019 and approved the building plan for construction of said proposed residential building on the said Land on the terms and conditions more particularly contained therein.
- 16.4. Amended Development Permission dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein.
- 16.5. Amended Commencement Certificate dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein.
17. I have not received any claims or objections from any person in respect of the said Land during the 14 (fourteen) day period provided under the said Public Notices.
18. **Zone Certificate** - On perusal of zone certificate dated dated 3rd March 2022 bearing Ref No. PMP/ NRV/ Rohinjan/ 23-22/ PK/ 485/ 2022 issued by Panvel Municipal Corporation, it is observed that as per the Approved Regional Plan Scheme 1996-2016 of Ambarnath- Kulgaon- Badlapur, the said Land falls under Urbanisable zone.

पानवेल - ५
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Rajesh R Khair
Advocate

Phone No: +91 9890669888
Email: advrajeshkhair@gmail.com



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000045234

Project: **SATYAM TRINITY TOWERS** , Plot Bearing / CTS / Survey / Final Plot No.: **85** at **Rohinjan, Panvel, Raigarh, 410210;**

1. **Satyam Infra Realty Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400705.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;

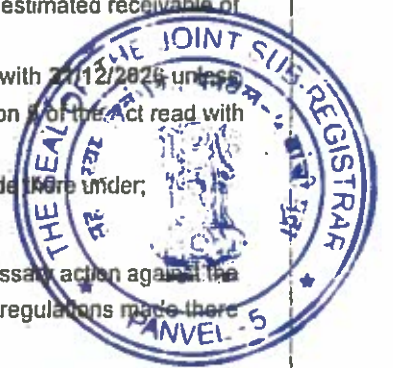
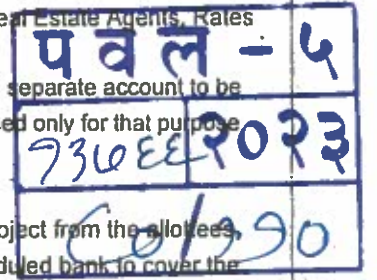
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read 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 **10/05/2022** and ending with **27/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 11 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:10-05-2022 12:15:14

Dated: **10/05/2022**
Place: **Mumbai**

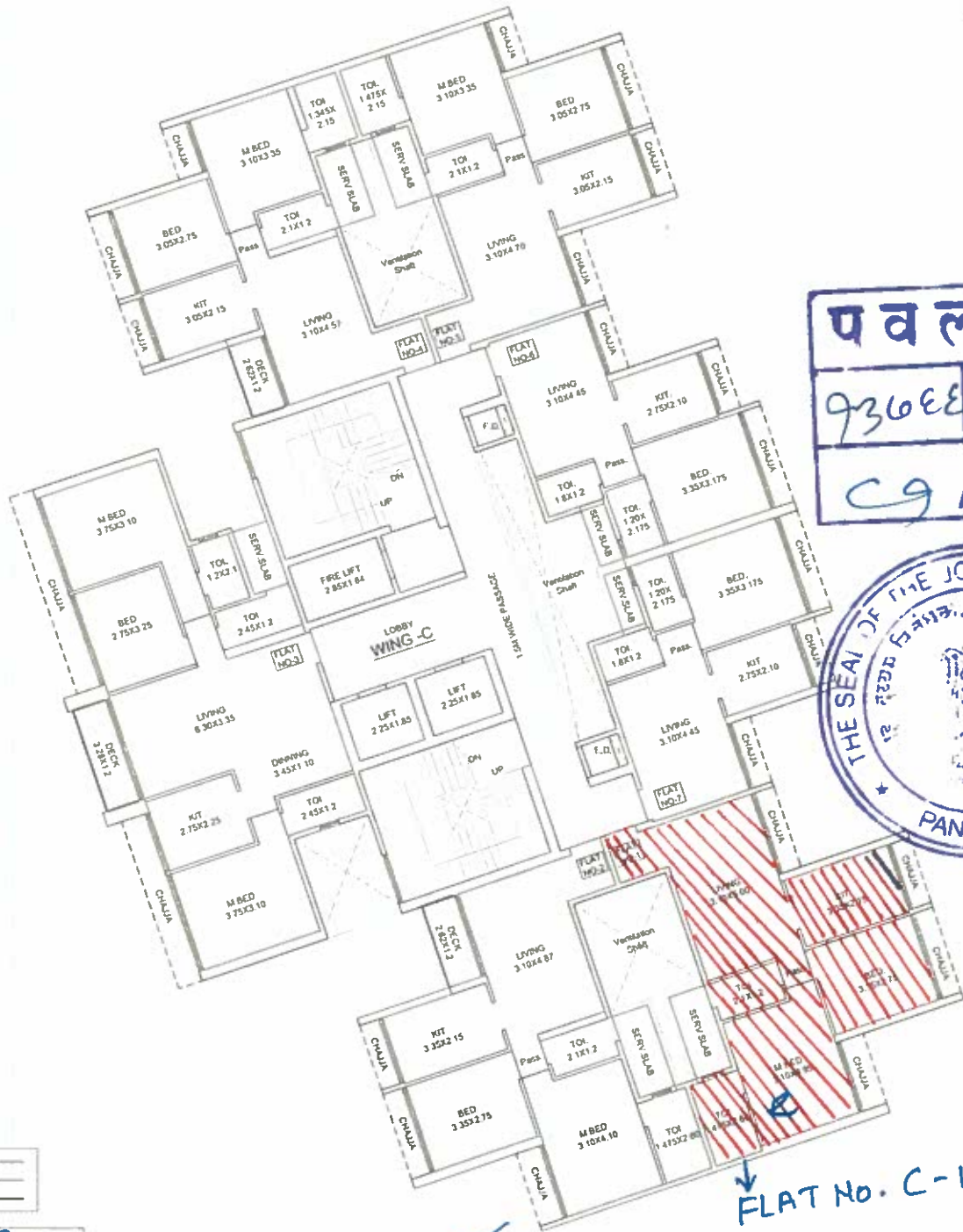
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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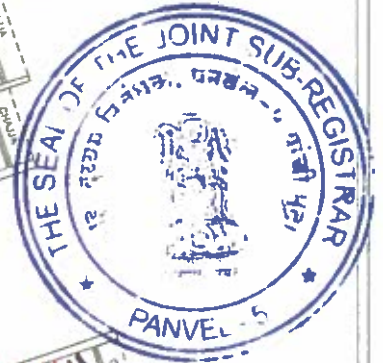


"Annexure E"

WING - C



पवल - ५
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८१/११०



FLAT No. C-1101

FLAT CARPET LINE
SERVICE CARPET LINE
DECK CARPET LINE

WING	C
FLOOR NO.	11 th
FLAT NO.	1101

TYPICAL 4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21TH FLOOR PLAN
SCALE 1:100

PROJECT NAME :-
PROPOSED RESIDENTIAL BUILDINGS ON GUT NO. 85/0 AT
VILLAGE - ROHINJAN, TAL - PANVEL, DIST - RAIGAD.

AGREEMENT PLAN



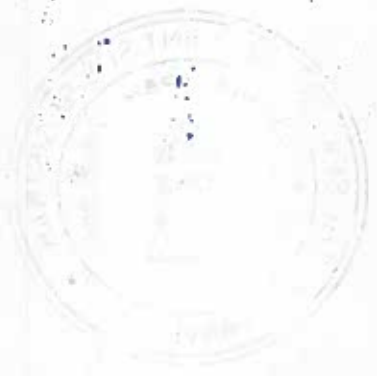
ANARCH
ARCHITECT & PLANNERS
Office no 204/21, Rahga, Urzade,
Sec-11, Plot no 61, CHS, Hada-pur-400014
Date: 02/11/2019
Mail: anarch@anarchpln.com

For SATYAM INFRA REALTY LLP
Ryeshwar
Partner



Alisona Shah

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10-10



U.S. POSTAL SERVICE
 PHOTODUPLICATION SERVICE
 WASHINGTON, D.C. 20540

ANNEXURE-"F"

LIST OF FIXTURES, FITTINGS AND AMENITIES

A) Flooring: -

- Marbonite Type Flooring in Main Entrance Lobby.
- Vitrified flooring in Living Room & Bedroom.

B) Kitchen: -

- Kitchen with Granite Platform, Stainless Steel Sink.
- Designer Tiles above Kitchen Platform till door Height.

C) Bathroom: -

- Contemporary Bathroom Designs with Branded Sanitary and CP Fittings.
- Bathroom Wall Designer tiles upto 8 Feet Height.

D) Doors & windows: -

- Designer Laminated Doors with Decorative Hardware and Branded Lock Fittings.
- Powder Coated/Anodized Aluminum windows.

E) Paints & Electrical Specification: -

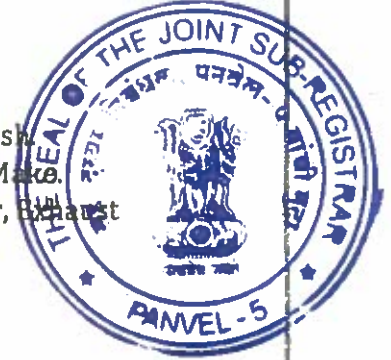
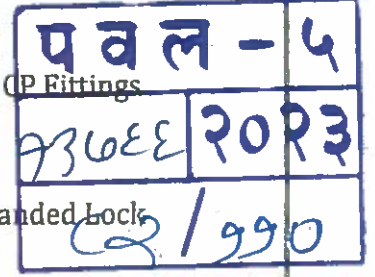
- Putty/Gypsum finish walls in all Rooms with Plastic Paint finish.
- Concealed Copper Wiring and Modular Switches of Reputed Make.
- Provisions of Electric Points for AC, Washing Machine, Geysers, Exhaust Fan etc.

F) Security and Common Services: -

- Generator Power Back up Provision for Elevators and Common areas.
- Firefighting Systems with Latest Alarm System and Sprinklers system for Common area as per Fire Norms.
- 24x7 CCTV Surveillance System

G) Elevators: -

- Automatic Door opening Branded High Speed Elevators.
- Standard Automatic Rescue Device (ARD) in lifts.



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Michael Sheh



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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Reference No: NOC/ABFL/SATYAM INFRA REALTY LLP/TRINITY TOWERS/1101.

Date: 24/08/2023

To,
SATYAM INFRA REALTY LLP,
Inorbit Bypass 12TH 1204 Malhili Signate,
SECTOR 30A, PLOT NO 39 4 Vashi,
Navi Mumbai Thane- 400703.

Dear Sir,

With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit / flat in SATYAM TRINITY TOWERS GUT NO 85 D AT VILLAGE ROHINJAN PANVEL RAIGAD KHARGHAR NAVI MUMBAI 410210. As mentioned below:

Flat / Unit No.	1101	पवेल - 4
Floor No.	11 th	
Wing No.	C	१३/०८/२०२३
Carpet Area (in sq. ft.)	606	
Name of Purchaser	MR. PANKAJ RAJENDRA SHAH. MRS. NIRBHA PANKAJ SHAH.	८३/११०
Total Sales Consideration (Amount in Rs.)	94,37,500/-	
Amount received till date (Amount in Rs.)	9,43,750/-	
Bank Name	AXIS BANK	

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage for the flat / unit as stated above in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagor' to sell any other security without applying an NOC to Aditya Birla Finance Ltd (hereinafter "ABFL") and charge of ABFL on all other securities mortgaged by you shall remain unforfeited.
2. The consent hereby granted is subject to Borrower/Mortgagor depositing entire sale consideration for of the said unit into collection with HDFC Bank Limited for this purpose namely "Satyam Infra Realty LLP Satyam Trinity Towers Mas Coll Escrow A/c" bearing A/c No. "57500001247121" at Vashi having IFSC code "HDFC0000000". The proceeds in the said account may be utilised towards repayment of outstanding dues availed by Borrower or per extent terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the Borrower / you in depositing the stipulated amount in the Above Mentioned Account, ABFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABFL and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
4. The sale of the said flat / unit shall have to be made by way of registered sale deed only and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration as directed by ABFL.

Yours faithfully,

For Aditya Birla Finance Ltd



Aditya Birla Finance Limited
13th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Goregaon (East), Mumbai - 400063.
Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:
Indian Rayon Compound, Veraval,
Gujarat - 362 266.
CIN: U65990G1991PLC064603



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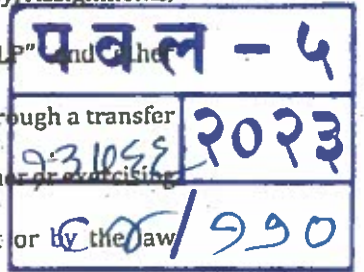


DATE: 27.06.2022

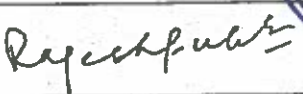

TO WHOMSOEVER IT MAY CONCERN

RESOLUTION OF AUTHORISED SIGNATORY FOR
"M/S SATYAM INFRA REALTY LLP".

RESOLVED that the for execution of all Agreements, Agreement for Sale, Sale Deed, Conveyance Deed, Mortgage Deed, Deed of Rectification, Cancellation Deed, Power of Attorney, Assignments, Contracts, Obligation, Certificates for "M/s. SATYAM INFRA REALTY LLP" and other instruments of whatever nature entered into by the company/firm directly or through a transfer agent or registrar for any government department, acting in its capacity as a Partner or exercising and all other powers conferred upon it by the letter Patent incorporating it or by the law pertaining to such matters, shall be signed jointly by the authorized signatory as authorized below:



Any one Compulsory sign from below two names as Authorized Partner:

NAME OF AUTHORIZED SIGNATORY	DESIGNATION	SPECIMEN SIGNATURE
MR. RAJESH D. GULATI	PARTNER	
MR. KARAN R. GULATI	PARTNER	



FOR, M/S SATYAM INFRA REALTY LLP (Partners)

For SATYAM INFRA REALTY LLP


 Partner

For SATYAM INFRA REALTY LLP


 Partner

1) MR. RAJESH D. GULATI

2) MR. KARAN R. GULATI

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Receipt (pavli)

75/11382

पावती

Original/Duplicate

Thursday, June 23, 2022

नोंदणी क्र.: 39म

2:26 PM

Regn.: 39M

पावती क्र.: 12683 दिनांक: 23/06/2022

गावाचे नाव: ठाणे

दस्तावेजाचा अनुक्रमांक: टनन3-11382-2022

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: मे सत्यम एन्फा रियल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी --

नोंदणी फी ₹. 100.00

दस्त हानाळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: ₹. 500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

2:41 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: ₹. 1/-

मोवदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2206202213969 दिनांक: 23/06/2022

वकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003825008202223E दिनांक: 23/06/2022

वकचे नाव व पत्ता:

पुस्तक

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर

ठाणे क्र. प व ल - ५

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Request full

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2206202213969	Date	22/06/2022
Received from MS SATYAM INFRA REALTY LLP, Mobile number 9800000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	22/06/2022
Bank CIN	10004152022062212480	REF No.	2770516236
This is computer generated receipt, hence no signature is required.			

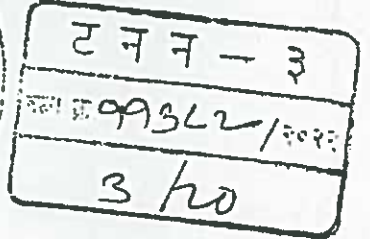
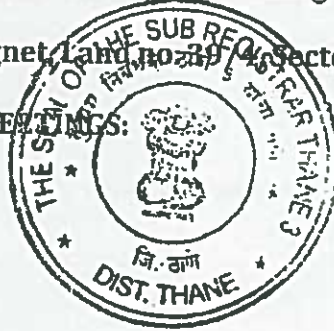
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२/२०

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1. MR. RAJESH DHARAMVIR GULATI (Pan No.ACAPG8999G) 2. Mr. KARAN RAJESH GULATI (Pan No. ALZPG0936H) all adults, Indian Inhabitant, partners of registered Limited Liability Partnership namely M/S SATYAM INFRA REALTY LLP (PAN:AECFS1643D) hereinafter referred as "Promoter" having office address at, 1204 to 1206, 12th Floor, Maithili's Signet, Land no 219/4, Sector 30A, Vashi, Navi Mumbai 400703 do hereby SEND GREETINGS:



WHEREAS:

A. WHEREAS we are the Partners of M/s. SATYAM INFRA REALTY LLP a registered Limited Liability Partnership, a firm of construction and dealers of immovable properties with the district of Thane, Raigad & Mumbai.

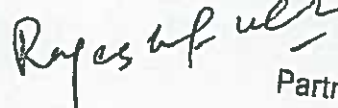
B. At present there are several plots being developed by our firm and construction activities are in progress.

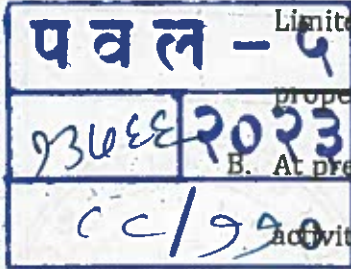
C. In the course of business of our firm, we are required to execute various documents, Agreement for Sale, Sale Deed, Conveyance and Assignments, Deed of Confirmation, Cancellation Deed, Confirmation and other necessary Deed/Assignments during the course of our business with different firms, Companies, Societies & Institution including in favour of the Purchaser buying residential and commercial premises from our firm.

D. AND WHEREAS due to our preoccupations, it is not possible for us to be present before various Government offices including the concerned Registrars and Sub-Registrars of Assurance for admitting execution of the documents executed by us from time to time. It is therefore necessary to appoint an attorney and confer upon him the powers hereinafter stated.

For SATYAM INFRA REALTY LLP


For SATYAM INFRA REALTY LLP Partner


Partner



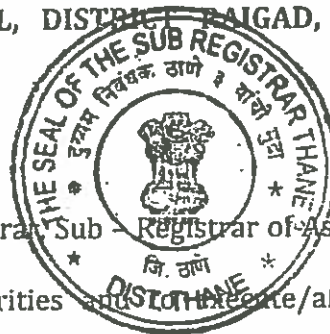
NOW KNOW YOU ALL AND THESE PRESENTS WITNESSETH that, 1. MR. RAJESH DHARAMVIR GULATI (Pan No.ACAPG8999G) 2. Mr. KARAN RAJESH GULATI (Pan No. ALZPG0936H) partners of M/S SATYAM INFRA REALTY LLP (PAN: AECFS1643D) do hereby jointly and/or severally nominate, constitute and appoint the said 1) MR. MANIK GONDUJI TAYADE age- 61 Year, (Pan No.AHZPT5261G) having his residential address at, Near Siddharth Mitra Mandal Panjrapol, Gautam Nagar, Dinqurry Road, Chembur, T. F. Deonar S.O, Mumbai-400088 2) MR. BHALCHANDRA JANARDAN SURVE age- 38 Year, (Pan No. BIBPS6285B) having his residential address at, Dinquari Road, near Saibaba Mandir, Siddharth Tarun Mitra Mandal, Panjarapol, Chembur Telecom Factory Deonar, Mumbai 400088 act for us severally (i.e. either one of them) to be our true and lawful Attorney and to do and/or cause to be done or any of the following acts, deeds, matters and things that is to say:

पवेल - ५	
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- To lodge the documents executed by us before the Registrar, Sub-Registrar or any Competent Authority for registration and to admit the Agreement for Sale, Sale Deed, Conveyance and Assignments, Deed of Rectification, Cancellation Deed, Confirmation and other necessary Deed/ Documents for effectively registering the documents more particular set out Supra, in respect of the following Project:



- "SATYAM TRINITY TOWERS"- SITUATED AT SURVEY NO. 85, VILLAGE ROHINJAN, TALUKA PANVEL, DISTRICT RAIGAD, NAVI MUMBAI-410210.



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६/११/२०	

- To appear before the concerned Registrar, Sub-Registrar of Assurance, Collector of Stamps, Other appropriate authorities and to execute/affirm any further documents/affidavits for the purpose of registration of the documents executed by us. To receive back the documents/ Agreements/ Deeds after the same are duly stamped and registered.

For SATYAM INFRA REALTY LLP

[Signature]

Partner

For SATYAM INFRA REALTY LLP

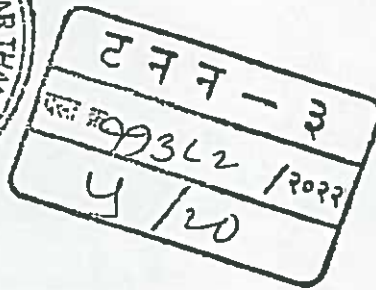
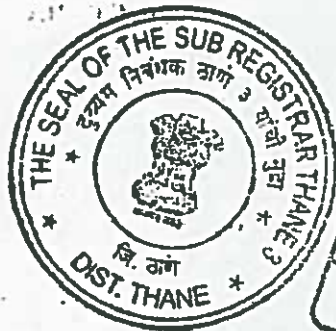
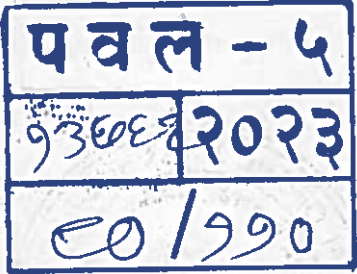
[Signature]

Partner

3. AND we hereby agree to rectify and confirm whatsoever our attorneys and or any of them shall do or purport to do by virtue of these presents.
4. AND It is hereby clarified that this Power of Attorney is only for the limited purpose of only admitting the documents executed by us. Further the Attorney shall be entitled to act jointly or severally for the purpose of the performing the acts under this Power of Attorney.

IN WITNESS WHEREOF We, 1. MR. RAJESH DHARAMVIR GULATI (Pan No.ACAPG8999G) 2. Mr. KARAN RAJESH GULATI (Pan No. ALZPG0936H) partners of M/S SATYAM INFRA REALTY LLP (PAN: AECFS1643D) hereto set and subscribed our respective hands and seal this 23 day of JUNE, 2022, at VASHI

hereinabove written:






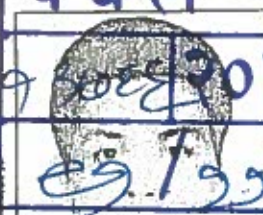
For SATYAM INFRA REALTY LLP

Rajesh Gulati
For SATYAM INFRA REALTY LLP Partner

Karan Gulati
Partner

SIGNED, SEALED AND DELIVERED

By within named
M/S SATYAM INFRA REALTY LLP
 Through its Partners

	Signature	Thumb Impression	Photo
For SATYAM INFRA REALTY LLP MR. RAJESH DHARAMVIR GULATI	<i>Rajesh Gulati</i> Partner		
For SATYAM INFRA REALTY LLP Mr. KARAN RAJESH GULATI	<i>Karan Gulati</i> Partner		



पवेल - ५
 १०/०३/२०२३
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In the presence of:



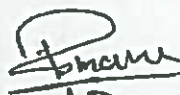
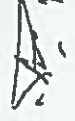
- Rakesh D. Mane *Rakesh D. Mane*
- Laxman K. Chaudhary *Laxman K. Chaudhary*

Specimen Signatures of the "Attorney"
SIGNED, SEALED AND ACCEPTED
 by the within named

	Signature	Thumb Impression	Photo
MR. MANIK GONDUJI TAYADE	<i>Manik Gonduji Tayade</i>		



टनन - ३
 क्र. ११३५
 E 100

<p>MR. BHALCHANDRA JANARDAN SURVE</p>	<p><u>DS/MS</u></p>		
<p>In the presence of:</p> <ol style="list-style-type: none"> 1. <u>Rakesh D. Mane</u>  2. <u>Laxman K. Chaudhary</u>  			

पवल - ५
 १३७६६ २०२३
 ६८/१९०



टनन - ३
 दस्त क्र. १३६२ / २०२२
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528/5541

पावती

Original/Duplicate

Friday, April 29, 2022

नोंदणी क्रं. :39म

6:58 PM

Regn.:39M

पावती क्रं.: 5882 दिनांक: 29/04/2022

गावाचे नाव: रोहिंगण

दस्तऐवजाचा अनुक्रमांक: पवल4-5541-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर कागदाच्याचे नाव: मे. सत्यम इन्फ्रा रियल्टी एलएसपी तर्फे भागीदार राजेश घरमवीर गुलाटी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2040.00

पृष्ठांची संख्या: 102

एकूण:

रु. 32040.00

आपणास मूळ दस्त ,पंढनेल प्रिंट,सूची-२ अंदाजे

7:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक, पनवेल-४

बाजार मुल्य: रु.370717200 /-

मोबदला रु.113430000/-

गरतेले मुद्रांक शुल्क : रु. 18535900/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2904202212679 दिनांक: 29/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2904202213052 दिनांक: 29/04/2022

बँकेचे नाव व पत्ता:

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

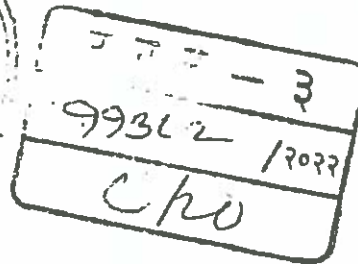
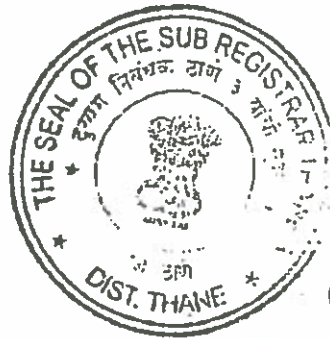
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001226253202223E दिनांक: 29/04/2022

बँकेचे नाव व पत्ता:



Respectful

सह दुय्यम निबंधक, पनवेल-४



29/04/2022

सूची क्र.2

दुय्यम निबंधक : सह डु.नि.पनवेल 4
दस्ता क्रमांक : 5541/2022
नोंदणी :
Regn:83m

गावाचे नाव : रोहिंगण

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	113430000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	370717200
(4) मू.भापन,पोटहिस्ता व भरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: मोजे रोहिंगण,ता. पनवेल,जि. रायगड. येथील गट नं. 85,क्षेत्र 9609.211 चौ. मी. सदरहू दस्त अभिनिर्णय क्र एबीजे 1300900/244/2022 बन्वये अभिनिर्णित केला आहे.. ((GAT NUMBER : 85 ;))
(5) क्षेत्रफळ	1) 9809.211 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गजानन बाळाराम पाटील -- वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- इनामपुरी, ता. पनवेल, जि. रायगड. 410210, महाराष्ट्र, राईगाड्:(००). पिन कोड:-410210 पॅन नं:-AUAPP4860B 2): नाव:-मास्ती बाळाराम पाटील -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- इनामपुरी, ता. पनवेल, जि. रायगड. 410210, महाराष्ट्र, राईगाड्:(००). पिन कोड:-410210 पॅन नं:-ATCPP7783N 3): नाव:-परशुराम बाळाराम पाटील -- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- इनामपुरी, ता. पनवेल, जि. रायगड. 410210, महाराष्ट्र, राईगाड्:(००). पिन कोड:-410210 पॅन नं:-BIBPP1643J 4): नाव:-संतोष बाळाराम पाटील -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- इनामपुरी, ता. पनवेल, जि. रायगड. 410210, महाराष्ट्र, राईगाड्:(००). पिन कोड:-410210 पॅन नं:-CPIPP2715Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. सत्यम इन्फ्रा रियल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी -- वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 1204-1206, मैथिली सिप्रेट प्लॉट नं. 39/4, सेक्टर नं. 30/ए, वाशी, नवी मुंबई. महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AECFS1643D 2): नाव:-मे. सत्यम इन्फ्रा रियल्टी एलएलपी तर्फे भागीदार करण राजेश गुलाटी -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 1204-1206, मैथिली सिप्रेट प्लॉट नं. 39/4, सेक्टर नं. 30/ए, वाशी, नवी मुंबई. महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AECFS1643D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/04/2022
(11) दस्ता क्रमांक, खंड व पृष्ठ	5541/2022
(12) विकसनक्रमाणे मुद्रांक शुल्क	18535900
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to il.

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वितरण

मिहिरा विद्युत कंपनी मर्यादित
109MH20055GGC153645

बीज पुरवठा देयक
BILL OF SUPPLY FOR THE MONTH OF - मे-2022

File No : 2-245/400-M
CB.5.0.9.

LL NO.(GGN): 000001597219267

हक क्रमांक: 000484817251 मोबाईल/ईमेल : 97xxxxxx42

MR RAJESH DHARMAVEER GULATI & SHOBHA R.
OFFICE NO 1206; PLOT NO 39/4; SECTOR NO 30A VASHI GULATI 400760

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 23-05-2022
देयक रक्कम रु : 8940.0

देय दिनांक : 13-06-2022
या तारखे नंतर : 9050.0
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा फेल्यास, भरणा दिनांकानुसार लागू असलेली वत्सर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

बिलिंग युनिट : 4752/PALM-BEACH SIDN./NERUL O&M
दर संकेत : 52/LT:II Comm 3 Rh <20KW
पोल क्रमांक : 00000038
पो. सी./चक्रम मार्ग क्रम/डि.टी.सी. : 5/14/0200/0652/4752412
मिटर क्रमांक : 05302552216
रिडिंग गुण : Q5

पुरवठा दिनांक : 25-12-2013
मंजूर भार : 8.00 KW
सुरक्षा ठेव जमा (रु) : 8340.00
चालू रिडिंग दिनांक : 18-05-2022
मागील रिडिंग दिनांक : 17-04-2022

चालू रिडिंग	मागील रिडिंग	ग्राहक-अवयव	युनिट	दर	एकूट रक्कम
739	790	000	799	0	799

Meter Status: Normal
Bill Period: 5/1/

उपरोक्त बिल वेबसी ई-विसंग घाटे, पोटमी पत्र व मोबाईल विसंगाने 10 वर्षांचा वे-
बसाईन विसंग घाटे मिळवा. पोटमी विसंगाने :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंतर
पुरवठा विसंग घाटे विसंग घाटे विसंग घाटे विसंग घाटे विसंग घाटे.)

द्विपक्षीय मान्यताद्वारे विप विसंग व 0.25% (रु. 500/- वर्षां) सवलत मिळवा.
(विसंग व विसंग घाटे)

पुरवठा-पोटमील नंतर व विसंग घाटे विसंग घाटे विसंग घाटे विसंग घाटे विसंग घाटे
www.mahadiscom.in/ConsumerPortal/QuickAccess वेब विसंग घाटे.

पुढील महिन्याचे रिडिंग साधारणतः 18-06-2022 ह्या तारखेला
होईल



पव ल - 4
7/20/2022
20/2022
20/2022



For making Energy Bill payment through RTGS/NEFT mode, use following details
 o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000484817251
 o IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
 * o Bill Amount: <As per bill>
 Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
 In case of energy bill paid through NEFT/RTGS, date of amount credited in MSEDCL bank account will be considered as the date of bill.

SAP Print Solutions Pvt. Ltd. - 9

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स्थळपत्र बिलिंग युनिट : 4752	ग्राहक क्रमांक : 000484817251	पो. सी. : Q5	दर : 52	या तारखे पर्यंत भरल्यास	01-06-2022	Rs. 8870.00
अंतिम तारीख	13-06-2022	Rs. 8940.00		या तारखे नंतर भरल्यास	13-06-2022	Rs. 9050.00

बँकेची स्थळपत्र: विसंग घाटे : 4752 ग्राहक क्रमांक : 000484817251 पो. सी. : Q5 दर : 52
 47525000484817251130620220000089400110000106220077

अंतिम तारीख	13-06-2022	Rs. 8940.00
या तारखे पर्यंत भरल्यास	01-06-2022	Rs. 8870.00
या तारखे नंतर भरल्यास	13-06-2022	Rs. 9050.00



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आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 AECFS 1643D

नाम/ Name
 SATYAM INFRA REALTY LLP

निगमन / मूळन तारीख
 Date of Incorporation / Formation
 13/12/2019

16012020

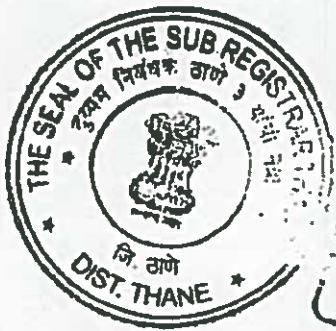


For SATYAM INFRA REALTY LLP

[Signature]
 Partner

For SATYAM INFRA REALTY LLP

[Signature]
 Partner



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 ११३६२ / १०२२
 ११ / २०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH DHARAMVIR GULATI
DHARAMVIR SANTRAM GULATI

15/08/1962

Permanent Account Number

ACAPG89999G

Rajesh Gulati



भारत सरकार
GOVERNMENT OF INDIA

राजेशकुमार धरंवीर गुलाटी
Rajeshkumar Dharamvir Gulati
जन्म तारीख / DOB: 15/08/1962
पुंज / MALE

8169 0277 8582

माझे आधार, माझी ओळख

Rajesh Gulati

पवल - ५	
१३०६६	२०२३
९२/११०	



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
महावीर अमृत, फ्लॉट नं. A/1501/1502,
प्लॉट नं. 2, सेक्टर 19, प्लम बीच
आरडी, नवी मुंबई, ठाणे,
महाराष्ट्र - 400705

Address:
Mahavir Amrut, Flat no.
A/1501/1502, Plot No. 2,
Sector 19, Plam Beach RD.,
Navi Mumbai, Thane,
Maharashtra - 400705

Date: 05/08/2017



1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 081



टनन - ३
१३३८२ / २०२२
१२ / २०

J. - 55 50
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KARAN RAJESH GULATI
RAJESH DHARAMVIR GULATI

भारत सरकार
Government of India

गुलाटी करण राजेश
Gulati Karan Rajesh
जन्म तारीख / DOB : 07/07/1989
पुरुष / Male

3654 9085 6825
माझे आधार, माझी ओळख

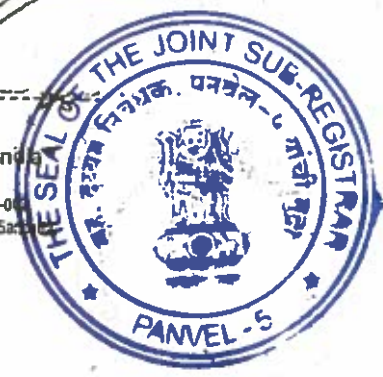
पवल - ५
३६६१२०२३
१९९०

आधार
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

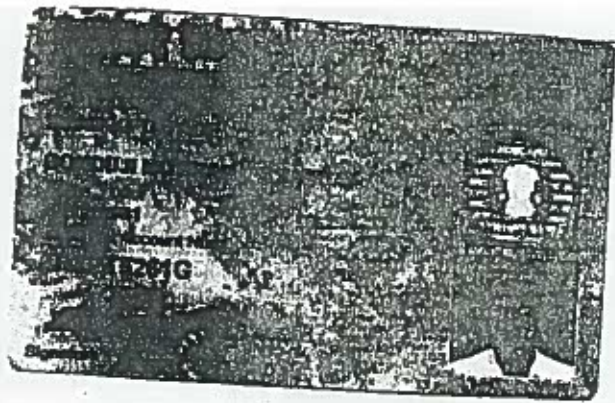
पत्ता प्लॉट नं-१५०२, प्लॉट नं-००२, सेक्टर-१९, नवी मुंबई, ठाणे, महाराष्ट्र, ४००७०५
Address: Flat No-A-1502, Plot No-002, Sector-19, Navi Mumbai, Thane, Maharashtra, 400705

3654 9085 6825

1947 **help@uidai.gov.in** **www.uidai.gov.in**



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१९३६२/२०२३
१३/२०



मसुमिक संकुनी शायद
Menik Gondulj Tayde
जन्य वर्ष / Year of Blrth : 1981
पुसण / Mats

5987 4588 6146

आधार - सामान्य भागसावक अधिकार

पवल - ५
१३६६९ २०२३
९९/११०



मसुमिक संकुनी शायद प्राधिकरण
MENSUKUNJI SHAYDE'S AUTHORITY

पना S/O गीदुनी शायद, सिदारथ मित्र
बांकी नगर, पानुरापल, चीनन नगर,
दिगावणी रोड, चेंबुर, ट.फ. देवनार न.जे.
मुंबई, महाराष्ट्र, 400088

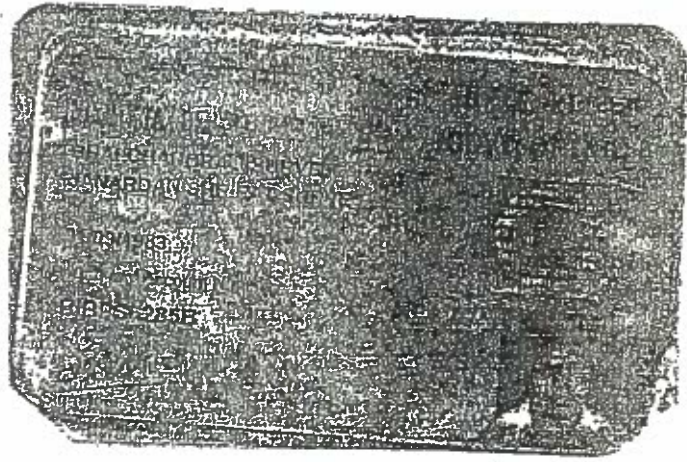
Address: S/O Gondulj Tayde,
NEAR SICHARTH MITRA
MANDAL, PANURAPOL,
GAUTAM NAGAR, DINQURRY
ROAD, CHEMBUR, T.F. Deonar
S.O, T.F. Deonar, Mumbai,
Maharashtra, 400088

30-07
1800 226 1947

मसुमिक संकुनी शायद



ठाने - ३
जमा क्र. ११३८२/२०२२
१४/२०



[Redacted Name]



भालचंद्र जनार्दन सुर्वे
Bhalchandra Janardan Surve
DOB: 01-09-1983
Gender: Male



6185 9758 3089

आधत - आम आदमी का अधिकार

पवल - ५
९३७६२/२०२३
५००/९९०

BSurve



[Redacted Name] प्राधिकरण
GOVERNMENT OF INDIA

S/O जनार्दन सुर्वे, दिन्वारी रोड,
साईबाबा मंदिरानवळ, सिद्धार्थ सरुम
मिग मंडळ, पानरपळ, चंद्र, टेलेकॉम
फॅक्टरी देवनाद मुंबई, महाराष्ट्र,
400088

Address:
S/o Janardan Surve, Dinguari
Road, Near Salhaba Mandir,
Siddharth Tarun Mitra Mandal,
Panjarapol, Chembur, Telecom
Factory Deonar, Mumbai,
Maharashtra, 400088



1847
1847
1800 200 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001



टनन - ३
९३८२/२०२२
९५१०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANE RAKESH DATTATRAYA
DATTATRAYA DHONDU MANE

07/04/1974

Permanent Account Number
APNPM5878E

(Signature)
Signature



(Signature)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAXMAN KALURAM CHAUDHARY
KALURAM MAHADU CHAUDHARY

08/08/1988

Permanent Account Number
ANJPC4640A

(Signature)
Signature

प व ल - ५
९३०६६ / २०२३
१०१ / १९९०



ट न न - ३
११३६१ / २०२२
१६ / २०

75/11382

गुरुवार, 23 जून 2022 2:26 म.नं.

दस्ता गोपवारा भाग-1

टनन3

9420

दस्न क्रमांक: 11382/2022

दस्न क्रमांक: टनन3 /11382/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मद्र. दु. नि. टनन3 यांचे कार्यालयान

अ. क्र. 11382 वर दि.23-06-2022

गेजी 2:20 म.नं. वा. हजर केला.

पावनी:12683

पावनी दिनांक: 23/06/2022

मादरकथागचे नाव: मे सत्यम एन्फा रियल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी --

नोंदणी फी

रु. 100.00

दस्न हानाळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

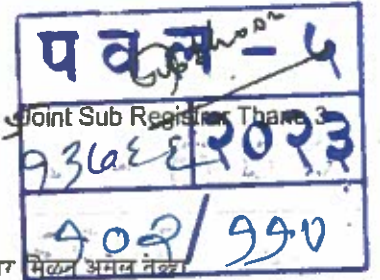
एकूण: 500.00

दस्न हजर करणाऱ्याची मही:

Reparthulha

Wadhwa

Joint Sub Registrar Thane 3



दस्नाचा प्रकार: कुलमुख्याग्रपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्य डेप्यान आलेला असून त्यामुळे कोणतीही स्यावर मालमत्ता विकण्याचा प्राधिकार

शिक्रा क्रं. 1 23 / 06 / 2022 02 : 20 : 32 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 23 / 06 / 2022 02 : 21 : 23 PM ची वेळ: (फी)



पवल - ५
१३७६६/२०२३
१०३/११०



टनन - ३
१११३६२/२०२२
१५/२०



दम्न गोपवाग भाग-2

दनन3

गएव०

दम्न क्रमांक:11382/2022

23/06/2022 2 29:03 PM

दम्न क्रमांक :दनन3/11382/2022

दम्नाचा प्रकार :-कुलमुखन्यागपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:भाणिक गोडुजी नायडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मिद्धार्थ मित्र मंडल पांजरपोळ जवळ, गौतम नगर, दिनकरी रोड, चेंबूर, महाराष्ट्र, मुम्बई. पिन नंबर:AHZPT5261G	पॉवर ऑफ अटॉर्नी होल्डर वय :-61 स्वाक्षरी:- भाणिक गोडु		
2	नाव:भालचंद्र जनार्दन मुर्वे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिनकरी रोड, माई बाबा मंदीर जवळ, मिद्धार्थ मित्र मंडल, पांजरपोळ, चेंबूर, महाराष्ट्र, मुम्बई. पिन नंबर:BIBPS6285B	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:- DMS		
3	नाव:मे मलयम एल्का रियल्टी एलाग्नपी तर्फे भागीदार राजेश धर्मवीर गुलाटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 1204/1206, मैथिली मिश्र प्लॉट नं.39/4, सेक्टर नं.30/ए, वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:AECFS1643D	कुलमुखन्याग देणार वय :-60 स्वाक्षरी:- Rajesh		
4	नाव:मे मलयम एल्का रियल्टी एलाग्नपी तर्फे भागीदार कर्ण राजेश गुलाटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 1204/1206, मैथिली मिश्र प्लॉट नं.39/4, सेक्टर नं.30/ए, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:AECFS1643D	कुलमुखन्याग देणार वय :-33 स्वाक्षरी:- Karn		

वरील दम्नगोपवाग करून देणार नथाकथीत कुलमुखन्यागपत्र चा दस्त ठेवज करून दिल्याचे कबुल करनात.
शिफ्टा क्र.3 ची वेळ:23 / 06 / 2022 02 : 23 : 10 PM

ओळख:-

खालील डमम असे निवेदीत करनात की ने दम्नगोपवाग करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटविनात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:लक्ष्मण कालुगाम चौधरी
वय:32
पत्ता:मंजना झेगंक्रम पनवेल, ना. पनवेल, जि. गायगड.
पिन कोड:410206
- नाव:गंकाश दनात्रय माने
वय:45
पत्ता:मंजना झेगंक्रम पनवेल, ना. पनवेल, जि. गायगड.
पिन कोड:410206

ध्यायाचित्र



शिक्का क्र.4 ची वेळ:23 / 06 / 2022 02 : 23 : 49 PM

शिफ्टा क्र.5 ची वेळ:23 / 06 / 2022 02 : 23 : 53 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 3



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SATYAM INFRA REALTY LLP	eChallan	69103332022062220488	MH003825008202223E	500.00	SD	0001972362202223	23/06/2022
2		DHC		2206202213969	400	RF	2206202213969D	23/06/2022
3	MS SATYAM INFRA REALTY LLP	eChallan		MH003825008202223E	100	RF	0001972362202223	23/06/2022

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दस्त क्र. ११३८२ / २०२२

२० / २०

ष व ल - ५

१३६९२ / २०२३

१०५ / ११०



प्रमाणित करण्यात येते की सदर दस्तास एकूण २० पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. १

क्रमांक ११३८२ चर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-१)

दिनांक २३ माहे ६ २०२२

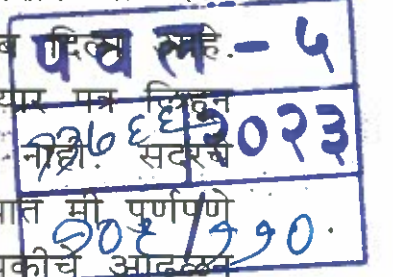


:: घोषणापत्र ::

मे. दुय्यम निबंधक पनवेल यांचे समोर

मी माणिक गोंडुजी तायडे रा. ऑफिस नं. 1204-1206 मैथिली सिग्नेट, प्लॉट नं.39/4, सेक्टर 30/ए, वाशी, नवी मुंबई 400705,याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल...S...या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

मे. सत्यम इन्फ्रा रिअल्टी तर्फे भागीदार करण राजेश गुलाटी यांनी दिनांक 23/06/2022 रोजी मला कुलमुखत्यार पत्राच्या आधारे मी दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिले आहे. सदर कुलमुखत्यार पत्र रद्द केलेले नाही अथवा कुलमुखत्यार पत्र मिळवून देणार व्यक्तीपैकी कोणीही मयत व रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णपणे सक्षम आहे. मी असे जाहीर करतो की, सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी मात राहीन याची मला पुर्ण जाणीव आहे.



माणिक

कुलमुखत्यारपत्र धारकाचे नाव व सही



मी / आम्ही मूळ अखत्यार पत्र वाचले आहे आणि त्याची सत्यता पडताळून घेतलेली आहे.

सही.....

सही.....
Nishesh Shah

1 - 1500
5000
1500



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AECFS1643D

नाम/ Name
SATYAM INFRA REALTY LLP

निगमन / गठन की तारीख
 Date of Incorporation / Formation
13/12/2018

16012020

प व ल - ५
१३०६१ २०२३
१०५/११०



For SATYAM INFRA REALTY LLP

Rajesh Kumar
 Partner

आयकर विभाग
INCOME TAX DEPARTMENT
NIRBHA GUPTA
UMASHANKAR GUPTA
03/04/1988
Permanent Account Number
BPSPG6656L
Signature
13012015

भारत सरकार
GOVERNMENT OF INDIA
शह पंकज राजेंद्र
Shah Pankaj Rajendra
जन्म वर्ष / Year of Birth 1984
पुरुष / Male
5482 8326 3856
आधार - सामान्य माणसाचा अधिकार

Nirbha Shah

भारत सरकार
Government of India
निर्मो पंकज शाह
Nirbha Pankaj Shah
जन्म तारीख / DOB: 03/04/1988
स्त्री / Female
3587 0733 2885

आयकर विभाग
INCOME TAX DEPARTMENT
PANKAJ SHAH
RAJENDRA KISUN KUMAR
02/08/1984
Permanent Account Number
CGMPS8904D
Signature

माझे आधार, माझी ओळख
930882023
900/990

शाशिका

THE JOINT SUPERVISOR
आयकर विभाग
INCOME TAX DEPARTMENT
AMIT NARDEV SURATE
NANDEV BABU SURATE
08/10/1962
Permanent Account Number
CDRPS4649R
Signature

भारत सरकार
GOVT. OF INDIA
Permanent Account Number
Signature

शाशिका

आयकर विभाग
INCOME TAX DEPARTMENT
LAXMAN KALURAM CHAUDHARY
KALURAM MAHADU CHAUDHARY
08/08/1988
Permanent Account Number
ANJPC4640A
Signature



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26/08/2023 1 28:30 PM

दस्त गोषवारा भाग-2

पवल5

990/990

दस्त क्रमांक:13766/2023

दस्त क्रमांक :पवल5/13766/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:पंकज राजेंद्र शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 8,1/4,प्रभात किरण सोसायटी,सेक्टर 14,शिव मंदिर जवळ,ऐरोली,नवी मुंबई,ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:CGMPS8904D	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव:निर्भा पंकज शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ 8,1/4,प्रभात किरण सोसायटी,सेक्टर 14,शिव मंदिर जवळ,ऐरोली,नवी मुंबई,ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BPSPG6656L	लिहून घेणार वय :-35 स्वाक्षरी:-		
3	नाव:मे. सत्यम इन्फ्रा रिअल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी यांचे वतीने क.ज. देणार अखत्यारी म्हणून माणिक गोंडुजी तायडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस 1204-1206, मैथिली सिप्रेट, प्लॉट नंबर 39/4, सेक्टर नंबर 30/ए, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AECFS1643D	लिहून देणार वय :-61 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:26 / 08 / 2023 01 : 28 : 10 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अमित नामदेव सुरते - - वय:37 पत्ता:संजना झेरॉक्स पनवेल, ता.पनवेल,जि. रायगड पिन कोड:410206		
2	नाव:लक्ष्मण काळूराम चौधरी - - वय:35 पत्ता:संजना झेरॉक्स पनवेल, ता.पनवेल,जि. रायगड. पिन कोड:410206		

शिकका क्र.4 ची वेळ:26 / 08 / 2023 01 : 28 : 49 PM

Joint Sub Registrar Panvel 5

Payment Details.

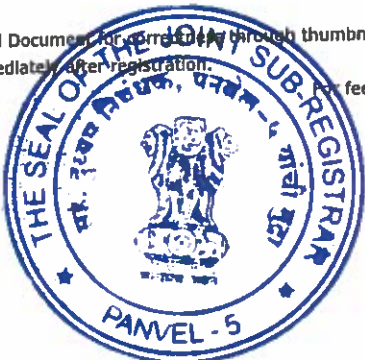
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PANKAJ R SHAH	eChallan	69103332023082611598	MH007199526202324E	660630.00	SD	0003751778202324	26/08/2023
2		DHC		0823254216137	200	RF	0823254216137D	26/08/2023
3		DHC		0823257315980	2000	RF	0823257315980D	26/08/2023
4	PANKAJ R SHAH	eChallan		MH007199526202324E	30000	RF	0003751778202324	26/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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क्रमांक

93066/2023

वर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-५,

दिनांक २६ ऑगस्ट २०२३

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Time 6:12 pm

Date 2/18/23

