

Please Tick

Saving A/C No \_\_\_\_\_ Branch FILE No \_\_\_\_\_  
CIF NO \_\_\_\_\_ Tie up no (if applicable) \_\_\_\_\_  
LOS Reference No \_\_\_\_\_ PAL/Take Over/NEW/Resale/Top up \_\_\_\_\_

Applicant Name Mr Atul Shashikant Patil - 85966234359  
Co-Applicant Name Mrs Neha Atul Patil - 80293727987

Contract (Resi.): \_\_\_\_\_ Mobile: 9820969344

Loan Amount: Rs 60.00 lacs Tenure: 20 years

Interest Rate: \_\_\_\_\_ EMI: (18 months moratorium)

Loan Type: HL - TL SBI LIFE  
Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_  
Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location: New Panvel

Property Cost: \_\_\_\_\_

Name of Developer / Vendor: M/s Satyam Realty

RBO - ZONE - Branch: ONGC Uran (Code No)

Contact Person: Monika Srivastava Mobile No.

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1	<del>_____</del>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No.



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614





D

353/15366

पावती

Original/Duplicate

Monday, September 04, 2023

नोंदणी क्र.: 39म

5:13 PM

Regn.: 39M

पावती क्र.: 17743 दिनांक: 04/09/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवेल2-15366-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: डॉ. अतुल शशिकांत पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 31360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:33 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.8545295.88 /-

मोबदला रु.11500000/-

भरलेले मुद्रांक शुल्क : रु. 805000/-

सह दुय्यम निवधक वरि-२  
(पनवेल -२)

1) देयकाचा प्रकार: DHC रकम: रु.1360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923041506277 दिनांक: 04/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007625706202324E दिनांक: 04/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत देता

लिपिके

दुय्यम निवधक, पनवेल-२

मुळ दस्तऐवज घेऊन मिळाला

पत्तकारची तशी



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

04/09/2023

दस्त क्रमांक : 15366/2023

नोंदणी :

Regn:63m


## गाबाचे नाव : पनवेल

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	11500000
(3) बाजारभाव (भांडपट्टयाच्या वाबनितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	8545295.88
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन ., इतर माहिती: प.म.न.पा. विभाग क्र 1/14, दर 95900/- प्रति चौ मी मदनिका नं.- ए 1201, वागावा मजला, मल्लम ग्राईड, प्लॉट नं- 140 बी, सेक्टर-1एम, न्यू पनवेल (पु). ता. पनवेल, जि. रायगड क्षेत्र 65.992 चौ. मी. कार्पेट एरिया + 10 .3 चौ.मी बाल्कनी एरिया. (( SECTOR NUMBER : 1एम. ))
(5) क्षेत्रफळ	1) 65.992 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवज करून घेणा-या/लिट्टून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे मल्लम रिअल्टी तर्फे भारगीदार रामजी बालजी वैद - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ-1, मी-3, मन गेम अमोमिशन, सेक्टर 10, वाशी, नवी मुंबई, ठाणे, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADJFS1413M
(8) दस्तगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. अतुल शशिकांत पाटील - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए -401, ऑरा टॉवर्स, अभ्युदय बँक रोड, माटिया हाय स्कूल समोर, सेक्टर -17, प्लॉट 17/1,2,3, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगड: (०). पिन कोड:-410206 पॅन नं:-ASFPP1393L 2): नाव:-डॉ. तेजा अतुल पाटील - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए -401, ऑरा टॉवर्स, अभ्युदय बँक रोड, माटिया हाय स्कूल समोर, सेक्टर -17, प्लॉट 17/1,2,3, पनवेल, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगड: (०). पिन कोड:-410206 पॅन नं:-BTPPS7401G
(9) दस्तगवज करून दिल्याचा दिनांक	04/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15366/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	805000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

  
 सह दुय्यम निबंधक वर्ग-२  
 (पनवेल -२)

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.पनवेल 2

वस्त क्रमांक : 15366/2023

नोंदणी :

Regn:63m


गाबाचे नाव : पनवेल

गाबा प्रकार	करारनामा
ना	11500000
रभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार देतो की पट्टेदार ते नमुद करावे)	8545295.88
पन पोटहिस्मा व परक्रमांक(अमल्याम)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: प.म.न.पा.विभाग क्र 1/14,दर 95900/- प्रति चौ मी सदनिका नं- ए 1201,त्रागावा मजला,सत्यम प्राईड,प्लॉट नं- 140 बी,सेक्टर-1एम,न्यू पनवेल(पू),ता. पनवेल,जि. रायगड क्षेत्र 65.992 चौ. मी. कारपेट एरिया + 10 .3 चौ.मी बाल्कनी एरिया.(( SECTOR NUMBER : 1एम ; )) 2) 65.992 चौ.मीटर
नी किंवा जुडी देण्यात असेल तेव्हा.	
वज करून देणा-या/लिहून ठेवणा-या नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व	1): नाव:-मे मल्लम रिअल्टी तर्फे भागीदार रामजी वालजी वैद -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ-1, सी-3, सन ग्रेस असोसिएशन, सेक्टर 10, वाशी, नवी मुंबई, ठाणे,महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADJFS1413M
वज करून घेणा-या पक्षकाराचे व किंवा गायानयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. अतुल शशिकांत पाटील -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -401, ऑरा टॉवर्स, अभ्युदय बँक रोड, भाटिया हाय स्कूल समोर , सेक्टर -17, प्लॉट 17/1,2,3, पनवेल, ता . पनवेल , जि . रायगड, महाराष्ट्र, राईगार्: (ं:). पिन कोड:-410206 पॅन नं:-ASFPP1393L 2): नाव:-डॉ. नेहा अतुल पाटील -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -401, ऑरा टॉवर्स, अभ्युदय बँक रोड, भाटिया हाय स्कूल समोर , सेक्टर -17, प्लॉट 17/1,2,3, पनवेल, ता . पनवेल , जि . रायगड, महाराष्ट्र, राईगार्: (ं:). पिन कोड:-410206 पॅन नं:-BTPPS7401G
वज करून दिल्याचा दिनांक	04/09/2023
नोंदणी केल्याचा दिनांक	04/09/2023
नांक, खंड व पृष्ठ	15366/2023
भावाप्रमाणे मूद्रांक शुल्क	805000
भावाप्रमाणे नोंदणी शुल्क	30000

गोटी विचागत घेतलेला तपशील:-:

आकाराना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

  
 मह दुय्यम निबंधक वर्ग-२  
 (पनवेल -२)

Mutation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				04 September 2023, 04:57:21 PM	
मूल्यांकन वर्ष	2023						
जिल्हा	रायगड						
मूल्य विभाग	तलुका पनवेल						
उप-मूल्य विभाग	1-14-मौजे (नी. वि. म. पनवेल ( इस्ट ) मूल्यांकन विभाग 3						
क्षेत्राचे नाव	A Class - I सा	सर्व्हे नंबर / न भू क्रमांक					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
43981)	95900	1. (400	119400	10400	चौ मीटर		
वार्ध व क्षेत्राची माहिती							
बांधकाम क्षेत्र (Built Up)-	82.89 चौ मीटर	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचा प्रकार-	बांधीव		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 25289/-		
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor				
Sale Type - First Sale							
Sale/Resale of built up Property, constructed after circular dt 02/01/2008							
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate = Rs. 103092/-						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केदारी) + खुल्या जमिनीचा दर ) = ( ( (103092-43900) * (10.3 / 100) ) + 43900 ) = Rs. 103092/-						
1) मुख्य मिळकतीचे मूल्य	= ठरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 103092 * 82.89  = Rs. 8545295.88/-						
Applicable Rules	= 3.9 / 3.19						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + रोई गाईन मजला क्षेत्र मूल्य + बांधकामाचे मूल्य (खुला बाळकनी) + वरील सर्व्हेचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + संयचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8545295.88 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 8545296/- = ₹ पंध्याद्विंशी लाख पंचेचाळीस हजार दोन शो शहाण्णव /-						

Form 1

सह मुख्य निबंधक वर्ग-२  
(पनवेल -२)

पवल - २  
१५३६६ / २०२३  
१ / ६६

THE MUR...



CHALLAN  
MTR Form Number-6



GRN	MH007625706202324E	BARCODE			Date	04/09/2023-14:45:46	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)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	atul patil and other			
Location	RAIGAD			Flat/Block No.	flat no 1201, A wing, satyam pride, plot no 140b			
Year	2023-2024 One Time			Premises/Bulding	secto 1e			
Account Head Details	Amount In Rs.			Road/Street	3-1/EL			
0030046401	Stamp Duty		805000.00	Area/Locality	new panvel			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN	2 0 6			
				Remarks (If Any)	SecondPartyName=satyam			
				Amount In	Eight Lakh Thirty Five Thousand Rupees Only			
Total			8,35,000.00	Words				
Payment Details	INDIAN BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02608672023090438752	5044990622	
Cheque/DD No.				Bank Date	RBI Date	04/09/2023-14:46:52	Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :

Mobile No. : 9870489574

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

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

*(Handwritten signature)*



AGREEMENT

THIS AGREEMENT made at Panvel on 04<sup>th</sup> this day of SEP in the year Two Thousand Twenty Three between **M/s. SATYAM REALTY** consisting of Partners 1) **Mr. GANESH VALJI VAID**, 2) **Mr. RAMJI VALJI VAID**, 3) **Mr. RAJESHKUMAR MULCHAND CHAVLA**, 4) **Mr. NIKUNJ RAMESHBHAI THAKKAR**, 5) **Mrs. MEGHA YASHWANT HUNDAR**, 6) **Mr. KIRIT JAMNADAS BHAYANI** & 7) **Mr. MAYANK A DHAKAD** All Adults, Indian Inhabitants, having address at F-1, C-3, Sun Grace Association, Sector-10, Vashi, Navi Mumbai-400 703 hereinafter referred to as "the PROMOTERS" of the One Part and **DR. ATUL SHASHIKANT PATIL** (PAN NO. **ASFPP1393L**) (AADHAAR NO. **355120552802**) Age 41 years & **DR. NEHA ATUL PATIL** (PAN NO. **BTPPS7401G**) (AADHAAR NO. **596784522101**) Age 37 years, Indian Inhabitants, having address at A-401, Aura Towers, Abhyudaya Bank Road, Opp. Banthia High School, Sector-17, Plot 17/1,2,3, Panvel, Tal. Panvel, Dist. Raigad 410206, hereinafter referred to as "the ALLOTTEE/S" of the Other Part. WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at 1<sup>st</sup> floor, Nariman Point, Mumbai-400 021, is a new Town Development Authority under the provisions of subsection (3-a) of Section 113 of Maharashtra Regional & Town planning Act, 1966 (Maharashtra Act NO. XXXVIII of 1996) hereinafter referred to as the said Act.

पान-२  
०४/०९/२०२३  
DR. ATUL PATIL  
३०/१२/२३



AND WHEREAS the State Government in pursuance to Section 113(A) of the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being leased to its intending Lessees.

AND WHEREAS by an Agreement to lease dated 11.05.2018, duly registered with Sub-Registrar of Panvel-2, on 11.05.2018, under Sr. No.6334/2018, **THE CORPORATION** has agreed to lease to **M/s. SATYAM REALTY**, the Original Licensee of one such Plot of land bearing **No.140B**, admeasuring about **5999.99 Sq. Mtr.**, situate at Sector-15, New Panvel (E), Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') in consideration of proper premium paid to **THE CORPORATION** subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS vide Supplementary Deed dated 10.10.2018, duly registered with Sub-Registrar of Panvel-2, on 12.10.2018, under Sr. No. 13327/2018, the **Old Plan received on 21.02.2018** from Planning Department being **THE CORPORATION** attached to the Agreement to Lease dated 11.05.2018 was **cancelled and substituted by a new plan dated 10.07.2018** and rest all conditions of the said Agreement to Lease dated 11.05.2018 were to remain common

AND WHEREAS the **M/s. SATYAM REALTY**, the PROMOTERS are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the PROMOTERS are in possession of the project land.

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AND WHEREAS the PROMOTERS have proposed to construct on the project land one building consisting A, B & C wings having stilt/Ground + 12 Upper Floors having **total built up area of 8999.319 Sq. mtrs i.e. 7792.842 Sq. Mtrs built up area** for residential having **133 flats** and **1206.477 Sq. Mtrs built up area** for commercial having **28 Shop/Offices/units**.

AND WHEREAS the PROMOTERS have engaged the services of Architects **M/s. STAPL (SOYUZ ARCHITECTS)** having their office at 1405/1406, 14<sup>th</sup> Floor, Kesar Solitaire, Plot No.5, Sector-19, Palm Beach Road, Sanpada, Navi Mumbai-400705, Tal. & Dist. Thane, hereinafter referred to as "the said Architects")

AND WHEREAS the PROMOTERS have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the PROMOTERS accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Agreement to lease dated 11.05.2018, the PROMOTERS have sole and exclusive right to sell the Apartments/Shop/Offices/Units/offices in the said building/s to be constructed by the PROMOTERS on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments/Shop/Offices/offices to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the PROMOTERS have given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the PROMOTERS Architects . **M/s. STAPL (SOYUZ TALIB ARCHITECTS)**. and of such other documents as are specified under the **Real Estate (Regulation and Development) Act 2016** (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder from time to time for the state of Maharashtra (hereinafter referred to as the said "**RERA Rules**");

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate **Mrs. MINAL B. KHONA** of the PROMOTERS, authenticated copies of Index-II of registered Agreement to Lease, authenticated copies of Index-II of Mortgage Deed and Commencement Certificate showing the nature of the title of the PROMOTERS to the project land on which the Apartments/Shop/Offices/Units/Offices are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' Annexure- 'B', Annexure -'C', Annexure -'D'** respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the CORPORATION/Town Planning Authority have been annexed hereto and marked as **Annexure "D-1"**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the PROMOTERS and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'D-2'**,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment/Shop/Office/Unit/Office agreed to be purchased by the Allottee/s, as sanctioned

PROMOTERS

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and approved by the **PANVEL MUNICIPAL CORPORATION (P.M.C.)** / CORPORATION, Town Planning Authority have been annexed and marked as **Annexure 'E'**. AND WHEREAS the PROMOTERS have got the approvals from the **PANVEL MUNICIPAL CORPORATION** (hereinafter referred to as **P.M.C.**) vide its letter bearing No.2018/PMC/TP/BP/8633/2018, dated 31.08.2018. Further the PROMOTERS have obtained amended development permission from the **PANVEL MUNICIPAL CORPORATION** vide its letter bearing No.2019/PMC/TP/BP/555/2019, dated 21.02.2019, to the plans, specifications, elevations, sections and of the said building/s consisting of A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



AND WHEREAS the Promoters has registered the said project under the provisions of the Real Estate Act with the **REAL ESTATE REGULATORY AUTHORITY** in the State of Maharashtra at No. **P52000020012** authenticated copy is attached as **Annexure-"F"**. Under **Section 13** of the said **Real Estate Act**, the Promoter is required to execute a written Agreement for Sale of Said Apartment/Shop/Office/Unit/Office with the Allottee, being in fact these presents and also register the said Agreement under the Registration Act, 1908.

AND WHEREAS while sanctioning the said plans P.M.C./CORPORATION/Town Planning Authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTERS while developing the project land and the said building and upon due observance and performance of which only the completion or Occupancy Certificate in respect of the said building/s shall be granted by the P.M.C./CORPORATION/Town Planning Authority.

AND WHEREAS the PROMOTERS have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee/s have applied to the PROMOTERS for allotment of an **Flat No. 1201, A Wing** on **12<sup>th</sup> floor** situate in the building known as '**SATYAM PRIDE**' being constructed of the said Project,

AND WHEREAS the Allottee/s is/are offered an Flat bearing No. **A-1201** on the **12<sup>th</sup> Floor**, (herein after referred to as the said "Apartment/Shop/Office/Unit/Office") of the Building called "**SATYAM PRIDE**" (hereinafter referred to as the said "**Building**") by the PROMOTERS.

AND WHEREAS the carpet area of the said Flat is **65.992** square meters and "carpet area" means the net usable floor area of an Apartment/Shop/Office/Unit/Office, excluding the

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the external walls, areas underservices shafts, exclusive balcony  
 the said Apartment/Shop/Office/ Unit/Office for exclusive use of the Allottee/s  
 and exclusive open terrace area appurtenant to the said Apartment for  
 exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of  
 the apartment.



Allottee/s hereby declare and confirm that they have gone through all  
 to the said plot and have carried out legal due diligence on the title of  
 the Promoters to the said Apartment/Shop/Office/Unit/Office and after having been fully satisfied  
 with the title of the Promoters to the said Apartment/Shop/Office/Unit/Office, the Allottee has  
 entered into this Agreement.

AND WHEREAS, the Parties relying on the confirmations, representations and  
 assurances of each other to faithfully abide by all the terms, conditions and  
 stipulations contained in this Agreement and all applicable laws, are now willing to enter into  
 this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee/s have paid  
 to the PROMOTERS a sum of **Rs. 25,00,000/- (RUPEES TWENTY FIVE LACS ONLY)**  
 being part payment of the sale consideration of the Apartment/Shop/Office/Unit/Office  
 agreed to be sold by the PROMOTERS to the Allottee/s as advance payment or  
 Application Fee (the payment and receipt whereof the PROMOTERS doth hereby admit and  
 acknowledge) and the Allottee has agreed to pay to the PROMOTERS the balance of the  
 sale consideration in the manner hereinafter appearing.

In accordance with the terms and conditions set out in this Agreement and as mutually  
 agreed upon by and between the Parties, the PROMOTERS hereby agrees to sell and the  
 Allottee/s hereby agrees to purchase the Apartment/Shop/Office/Unit/Office and the  
 garage/covered parking(if applicable)

**NOW THEREFORE, THIS AGREEMENT WITNESSETHAND IT IS HEREBY AGREEDBY AND  
 BETWEEN THE PARTIESHERETO AS FOLLOWS:-**

**1. PRELIMINARY**

All the aforesaid recitals shall form an integral and operative part of this Agreement as if  
 the same were set out and incorporated verbatim in the operative part and to be  
 interpreted, construed and read accordingly.

**2. CONSTRUCTION OF BUILDING BY PROMOTER.**

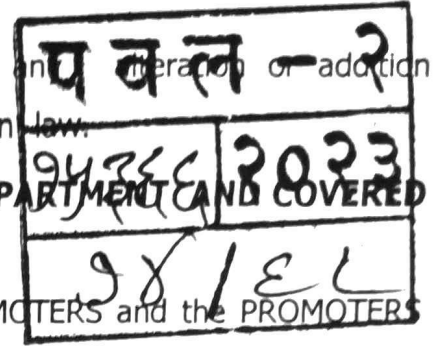
The PROMOTERS shall construct the said building/s consisting of 4 Wings basement and  
 ground/ stilt,/podiums, and 13upper floors on the project land  
 in accordance with the plans, designs and specifications as approved by the  
 CORPORATION/P.M.C./Town Planning Authority from time to time.

Provided that the PROMOTERS shall have to obtain prior consent in writing  
 of the Allottee/s in respect of variations or modifications which may adversely affect the

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*[Signature]*  
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Apartment/Shop/Office/Unit/Office of the Allottee except on the intervention or addition required by any Government authorities or due to change in law.



### 3. PROMOTERS TO SELL AND ALLOTTEE TO PURCHASE APARTMENT AND COVERED PARKING SPACE

(i) The Allottee/s hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Allottee **Flat No. A-1201** of the carpet area admeasuring **65.992 sq. Metres**, on **12<sup>th</sup> floor** in the building "**SATYAM PRIDE**" (hereinafter referred to as "the said Flat") as shown in the Floor plan thereof hereto annexed and marked **Annexure-E** for the consideration of **Rs. 1,15,00,000/- (RUPEES ONE CRORE FIFTEEN LACS ONLY)** including the proportionate price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith. In addition, the Allottee is entitled to certain Ancillary Area appurtenant to the said Apartment/Shop/Office/Unit/Office which include of Enclosed Balcony of **10.3 Sq. Mtrs** Cupboard in the Flat as provided in the approved plans.



The Allottee(s) hereby agree(s) to purchase from the promoters and the promoters hereby agree(s) to sell to the Allottee(s) covered car parking space situated at stilt area being constructed in the layout.

The total aggregate consideration amount for the Flat including covered parking spaces is thus **Rs. 1,15,00,000/- (RUPEES ONE CRORE FIFTEEN LACS ONLY)**. The Allottee shall also be entitled to certain Ancillary Areas as per approved plan at no extra consideration. This Ancillary Areas includes Enclosed Balcony **10.3 Sq. Mtrs** area In the Apartment/Shop/Office/Unit/Office. The said Ancillary Areas are as per the floor plan is appended as Annexure-E

The said Promoters herein are well and sufficiently entitled to sell and/or deal with in its own name and at its own risk and costs self-contained residential flats being the said Apartment and the said Covered Parking Space and commercial Shop/Offices/Unit/office in the said Building on what is known as on ownership basis or otherwise on such terms and conditions as it may deem fit and subject to the Promoter's Compliance of Terms and conditions mentioned In the said Mortgage Deed as aforesaid.

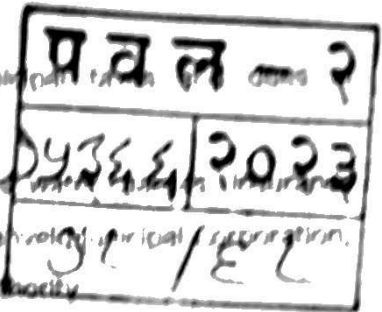
### 4. PAYMENT SCHEDULE

- (a) AND WHEREAS the Allottee/s has/have agreed to pay lump sum price/consideration being in respect of the said Apartment/Shop/Office/Unit/Officeas follows:-

PROMOTERS shall, however, bear and pay the municipal taxes and other levies imposed by the CORPORATION/P/M.C for the same

5.9

The Allottee hereby undertakes to pay increase in taxes and such other levies, if any, which are imposed by the CORPORATION and/or Government and/or other public authority.



6 COVENANTS

6.1

The PROMOTERS hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any imposed by the CORPORATION/P.M.C/Town Planning Authority sanctioning the said plans or thereafter and shall not be entitled to take possession of the Apartment/Shop/Office/Unit/Office to the Allottee until the CORPORATION/P.M.C/Town Planning Authority Occupancy and/or completion certificates in respect of the Apartment/Shop/Office/Unit/Office are obtained.



6.2

Time is essence for the PROMOTERS as well as the Allottee/s. The PROMOTERS shall abide by the time schedule for completing the project and handing over the Apartment/Shop/Office/Unit/Office to the Allottee/s and the common areas to the association of the Allottees after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the PROMOTERS as provided in clause 4 (b) herein above. ("Payment Schedule"). The PROMOTERS shall issue a notice to the Allottee intimating the Allottee about the stage-wise completion of the said Building as detailed above (the payment at each stage is hereinafter individually referred to as the said "Instalment" and collectively referred to as the said "Instalments") and demanding the Instalment thereof. The Allottee shall make payment within 15 days from the date of demand for the payment of the instalment, time being of essence.

7

PROPOSED FSI OF THE PROJECT

The PROMOTERS hereby declares that the Floor Space Index available as on date in respect of the project land is 8,999.319 square metres only and PROMOTERS have planned to utilize Floor Space Index of 1.5 by availing of TDR or FSI available on payment of premiums 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 Project. The PROMOTERS have disclosed the Floor Space Index of 1.5 as proposed to be utilized by them on the project land in the said Project and Allottee/s have agreed to purchase the said

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CORPORATION/P/MC for the same

4.9

The Allottee hereby undertakes to pay increase in taxes and such other levies, if any, which are imposed by the CORPORATION and/or Government and/or other public authority

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**6 COVENANTS**

6.1

The PROMOTERS hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any imposed by the CORPORATION/P.M.C./Town Planning Authority sanctioning the said plans or thereafter and shall hand over possession of the Apartment/Shop/Office/Unit/Office to the Allottee/s after receiving the Occupation Certificate issued by the CORPORATION/P.M.C./Town Planning Authority



6.2

Time is essence for the PROMOTERS as well as the Allottee/s. The PROMOTERS shall abide by the time schedule for completing the project and handing over the Apartment/Shop/Office/Unit/Office to the Allottee/s and the common areas to the association of the Allottee/s after receiving the Occupation Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the PROMOTERS as provided in clause 4 (b) herein above. ("Payment Schedule"). The PROMOTERS shall issue a notice to the Allottee intimating the Allottee about the stage-wise completion of the said Building as detailed above (the payment at each stage is hereinafter individually referred to as the said "Instalment" and collectively referred to as the said "Instalments") and demanding the Instalment thereof. The Allottee shall make payment within 15 days from the date of demand for the payment of the instalment, time being of essence.

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PROMOTERS

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consequences and the PROMOTERS shall not be in any manner liable or responsible for the same.

## 11 PURPOSE

11.1 The Apartment/Shop/Office/Unit/Office Allottee/s shall use the Apartment/Shop/Office/Unit/Office or any part there in of or permit the same to be used only for the purpose of residence/commercial and at the request of the purchaser/s, the PROMOTERS may consider allotting the same to the purchaser/s car parking space under the stilt provided it is available as per the plan determined by the PROMOTERS. The Allottee/s shall use the stilt or parking space allotted by the PROMOTERS, only for purpose of keeping of parking the Allottee/s own vehicle. The Allottee/s agrees not to change use of the Apartment/Shop/Office/Unit/Office premises without prior consent in writing of the PROMOTERS. Any unauthorized change of use by the Allottee/s shall render this agreement void and the Allottee/s in that event shall not be entitled for any rights rising out of the agreement.

11.2 The Allottee/s herewith agree and confirm not to start or do the following activities in the said Apartment/Shop/Office/Unit/Office and will also not lease to any person/s for doing the non-permissible activities. viz. any kind of beer bar, Flour Mill, Wine Shop/Office, Mutton/Chicken Shop/Office (butcher Shop/Office), ladies Dancing Bar and Clubs in any circumstances. The Allottee/s will not sell/lease the said Apartment/Shop/Office/Unit/Office to any person/s without prior permission of the PROMOTERS/Society and will ensure that the above said activities/business are not be carried in the said Apartment/Shop/Office/Unit/Office and said Apartment/Shop/Office/Unit/Office will be use only for residential purpose.

11.3 Restaurant, Recreation clubs etc. will not be permitted in the Said Building without the written consent of the PROMOTERS.

11.4 The Allottee/s will not sell/lease the said Apartment/Shop/Office/ Unit/Office to any person/s without prior permission of the PROMOTERS/Society and will ensure that any business activity will not be carried in the said Apartment/Shop/Office/Unit/Office and said Apartment/Shop/Office/Unit/Office will be used only for Residential/Commercial purpose.

## 12 VARIATION AND CONSENT

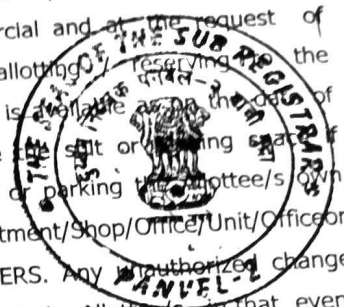
By executing this Agreement, the Allottee/s has/have accorded his/her/their consent (As may be required under the **Real Estate Act and the RERA rules** thereunder ) whereby the PROMOTERS will be entitled to make such alterations in the structures in respect of the said Apartment/Shop/Office/Unit/Office (which does not adversely affect the said Allottee) agreed to be purchased/acquired by the Allottee/s and/or in the said building as may be necessary and expedient in the opinion of their Architect/Engineer provided that such alterations/modifications are approved by the planning authority.

## 13. FORMATION OF ASSOCIATION /SOCIETY/ LIMITED COMPANY /APEX BODY

13.1 The Allottee along with other Allottee(s) of Apartment/Shop/Office/Unit/Office in the building shall join in forming and registering the Society or Association ( under the

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13.2

The PROMOTERS shall, within three months of registration of the Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and interest of the Vendor/Lessor/Original Owner/PROMOTERS and/or the owners in the structure of the Building or wing in which the said Apartment/Shop/Office/Unit is situate at.

13.3

The PROMOTERS shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and interest of the Vendor/Lessor/Original Owner/PROMOTERS and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

13.4

Within 15 days after notice in writing is given by the PROMOTERS to the Allottee that the Apartment/Shop/Office/Unit/Office is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the area of the Apartment/Shop/Office/Unit/Office) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies of P.M.C./CORPORATION/Town Planning Authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the PROMOTERS such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the PROMOTERS provisional monthly contribution of **Flat Rs. 7685/- For 3BHK**, per month towards the outgoings. The amounts so paid by the Allottee/s to the PROMOTERS shall not carry any interest and shall remain with the PROMOTERS until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction for stamp duty and registration on such conveyance/assignment of lease) shall be transferred to the Allottee/s.

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PROMOTERS

breach or breaches mentioned by the PROMOTERS within the period of notice then at the end of such notice period, PROMOTERS shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the PROMOTERS shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to PROMOTERS/s) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment/Shop/Office/Unit/Office which may till then have been paid by the Allottee/s to the PROMOTERS.

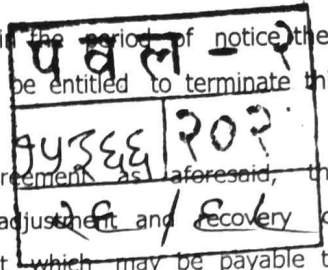
#### 16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The PROMOTERS hereby represent and warrant to the Allottee/s as follows:

- i. The PROMOTERS have clear and marketable title with respect to the project land subject to them complying with the terms and conditions of the **Agreement to Lease dated 9th May, 2018, Supplementary Deed dated 10<sup>th</sup> October, 2018 and except the lien of M/s. India Bulls Housing Finance Limited vide Deed of Mortgage dated 30<sup>th</sup> November, 2018** as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The PROMOTERS have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. **There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;**
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land 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 Project, project land and said building/wing shall be obtained by following due process of law and the PROMOTERS have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The PROMOTERS have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

PROMOTERS

ALLOTTEE/S



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WHEREAS the name of the building to be constructed for the members of the Co-operative Housing Society shall be "SATYAM PRIDE" and shall not be changed without the written permission of the PROMOTERS.

**DISPUTE RESOLUTION :-**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations,



**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 and the Navi Mumbai courts will have the jurisdiction for this Agreement.

**SCHEDULE OF PLOT**

All that piece or parcel of land bearing Plot No.140 B, admeasuring about 5999.99 Sq. Mtrs area, at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad, or thereabouts and bounded as follows:-

- On or towards the North by : Plot No.140A  
 On or towards the South by : Plot No.140C  
 On or towards the East by : Charnel and 20m Wide Road,  
 On or towards the West by : Proposed 15m Road.

**SCHEDULE of Apartment/Shop/Office/Unit/Office**

Flat No. A-1201, on the 12<sup>th</sup> floor, admeasuring about 65.992 Sq. Mtrs. Carpet Area in the building known as "SATYAM PRIDE", standing on Plot No. 140 B, situate at Sector-1S, New Panvel (East), Tal. Panvel & Dist. Raigad, (Stilt/Ground + 13 Upper Floors).

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Panvel in the Presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED THE PROMOTERS

M/s. SATYAM REALTY

Through its Partners

Ramji Valji Vaid  
(PAN NO. ADJFS1413M)

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(Authorized Signatory) WITNESSES:

Name Amit Bhalerao

Signature [Signature]

Name Mangesh Indore

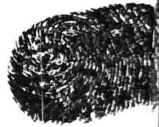
Signature [Signature]

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottees: (including joint buyers)

**DR. ATUL SHASHIKANT PATIL**

[Signature]



**DR. NEHA ATUL PATIL**

[Signature]



At on

in the presence of WITNESSES:

1. Name Amit Bhalerao

Signature [Signature]

2. Name Mangesh Indore

Signature [Signature]

d for the members of  
IDE" and shall not be

of failure to settled the  
per the provisions of the  
les and Regulations,

r arising out of this  
the laws of India for  
the jurisdiction for this

about 5999.99 Sq. Mtrs  
gad, or thereabouts

Mtrs. Carpet Area

situate at Sector-15,

s).

[Signature]

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RECEIPT

Received the sum of of Rs. 25,00,000/- (RUPEES TWENTY FIVE LACS ONLY), from DR. ATUL SHASHIKANT PATIL & DR. NEHA ATUL PATIL the Allottee hereinabove named in respect of the Flat No. A-1201, 12<sup>th</sup> Floor, in the building known as "SATYAM" standing on Plot No.140B, situate at Sector-1S, New Panvel, Tal. Panvel & Dist. Raigad.



Rs.5,00,000/- Vide Cheque No. 076996, dated: 18/07/2023, drawn on IDBI BANK, \_\_\_\_\_ Branch.

Rs.20,00,000/- Vide Cheque No. 000032, dated: 24/08/2023, drawn on HDFC, \_\_\_\_\_ Branch.

WE SAY RECEIVED



*[Handwritten Signature]*

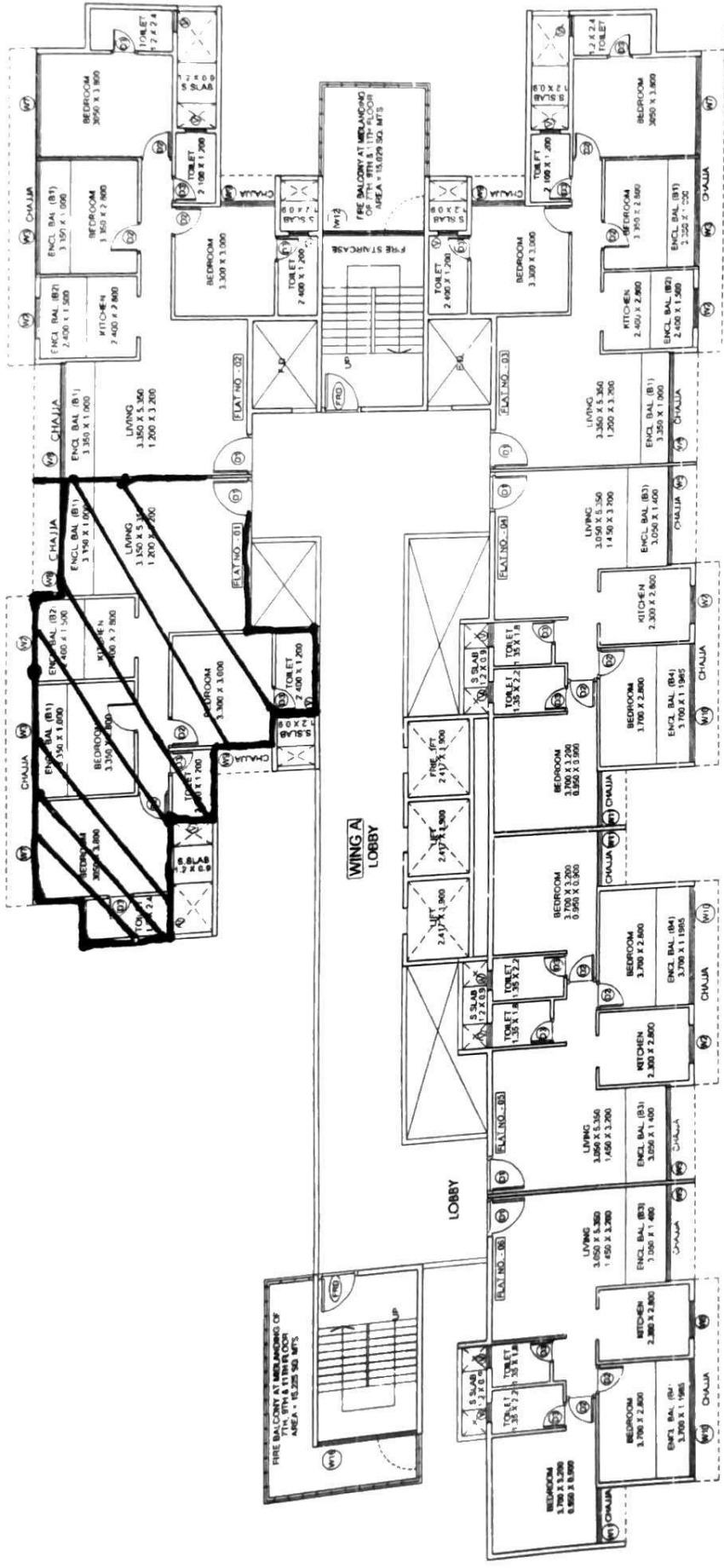
M/s. SATYAM REALTY  
through its Partners  
(PROMOTERS)

WITN

1.

*[Faint handwritten notes and signatures in the bottom left corner]*

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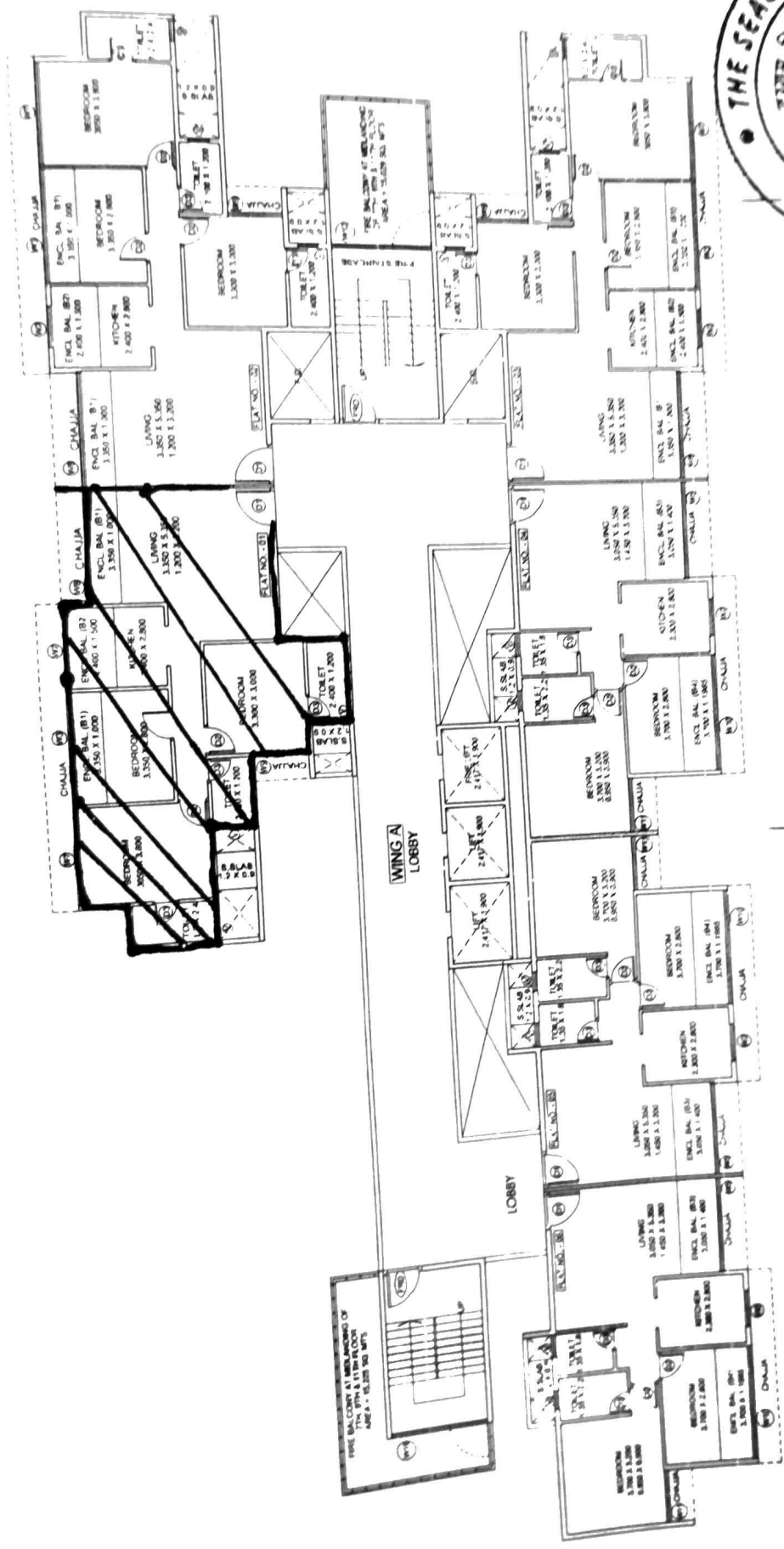
3,4,5,6,7,8,9,10,11 & 12th  
 FLOORS : WING A

PROJECT:  
 SATYAM PRIDE  
 PLOT - 140 B, SECTOR 1S, NEW PANVEL(E)  
 NAVI MUMBAI

DEVELOPERS:  
 SATYAM REALITY

*Handwritten signatures and marks at the bottom of the page.*

78/199



3,4,5,6,7,8,9,10,11 & 12th

PROJECT: SUSTAINABLE PRIDE

DEVELOPERS:





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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: P52000020012

Project: SATYAM PRIDE Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 140B, SECTOR 14, Panvel, Panvel, Raigarh, 400703;

1. **Satyam Realty** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400703.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) 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.

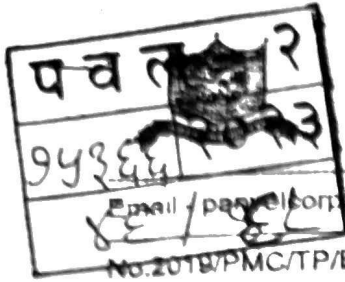
  - The Registration shall be valid for a period commencing from 19/03/2019 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 3/19/2019 10:27:59 AM

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

Dated: 19/03/2019

Place: Mumbai



**PANVEL MUNICIPAL CORPORATION**  
Tal-Panvel, Dist-Raigad, Panvel-410206.

Email / panvelcorporation@gmail.com

Tel. - (022) 27458040/41/42

Date: 22/02/2019

No.2019/PMC/TP/BP/672019

**LETTER OF INTENT**



M/s. SATYAM REALTY Association,  
Near S. N. Hotel, Sector-10,  
Vashi, New Mumbai-400703.

**Subject** Development Permission for proposed Residential Cum Commercial Building on Plot No. 140B, Sector-1S, New Panvel (E), Navi Mumbai.

**Reference** Your Architects application received by this office on 13/02/2019.

Dear Sir,

This has reference to your application letter seeking the development permission on the Plot No. 140B, Sector-1S, New Panvel (E), Navi Mumbai and request for "Letter of Intent" to seek Environmental Clearance.

In this regards, this is to inform you that the proposal submitted by you is scrutinized through manually. Detail documents, report and plans submitted by you, are in accordance with the prevailing GDCR of Navi Mumbai and the rules framed there under.

This "Letter of Intent" is issued only for the purpose of obtain required Environmental Clearance from concerned authorities. You are required to take the Commencement Certificate after submission of the Environmental Clearance with due compliances of the recommendations as directed by the competent authority.

With reference to the subject mentioned above, please find below details of project.

1.	Name of Owner	M/s. SATYAM REALTY
2.	Name of the Developer	M/s. SATYAM REALTY
3.	Property Details	Plot No. 140B, Sector-1S, New Panvel (E), Navi Mumbai
4.	Area Statement	
	a	Plot Area 5999.99
	b	Permissible F.S.I. 1.5
	c	Permissible BUA 8999.985
	d	Earlier approved BUA (F.S.I. Area) -
	e	Now Proposed BUA (F.S.I. Area) 8988.072 (1.498)
	f	Total Construction Area 22753.360 Sq. mts.
5.	Number of Buildings	Building with 04 Nos. of wings (Wing-A, B, C & D) having i) Ground Floor - Partial Commercial, Stilt Parking. ii) 1 <sup>st</sup> Floor - Partial Commercial, Stilt Parking by way of Ramp. iii) 2 <sup>nd</sup> Floor - Society Office, Fitness Centre & Recreational Activity. iv) 3 <sup>rd</sup> -12 <sup>th</sup> Floor (Wing-A) - 06 Nos. of Residential Flat on each floor. (Wing-B, C & D) - 02 Nos. of Residential Flat on each floor.

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		v) 13 <sup>th</sup> Floor (Wing-A) - 03 Nos. of Residential terrace. (Wing-B, C & D) - 01 Nos. of natural terrace. vi) Fire Balcony at midlanding Floor in Wing-A, B, C & D (Total Refuge area = 226.546 Sq. Mts.)
6.	Height of Building	41.750 Mtr. Height upto Terrace Level 44.150 Mtr. Height upto Top Level
7.	R.G. Area	Not required in CIDCO region
8.	Four Wheeler Parking	Required - 158 Nos. Provided - 161 Nos.
9.	Two Wheeler Parking	Required - 63 Nos. Provided - 78 Nos.
10.	Tenements	Commercial - 28 Nos. Residential - 126 Nos.



Open Spaces for Building / Wing / Tower

Side	Required (In Mtrs.) Ground Level / Upper Level	Proposed (In Mtrs.) Ground Level / Upper Level	Remarks
Front	8.000 / 13.000	8.047 / 13.969	Shop Line (Lay-bye) / L & V
Rear	6.000 / 6.000	6.205 / 59.515	L & V
Side-1	6.000 / 13.000	6.000 / 38.790	L & V
Side-2	6.000 / 13.000	6.161 / 17.071	L & V

**Disclaimer:** The above letter is issued on your request with clear understanding to obtain Environmental Clearance from SEIAA or as per your request to prima facie appreciate development potential of plot. This letter is not a development permission granted of plot. This letter is not a development permission granted under MRTP Act 1966. It is further clarified that this letter should not be constructed to be actual approval to commence the construction or to create any third party interest. Also, if while processing final permission for sanction under GDCR regulations, if any discrepancy is found in calculation of potential FSI, approvability of any plans as per GDCR Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason whatsoever, in such event GDCR of Navi Mumbai shall prevail. This letter cannot be taken as a basis for any claim for compensation, grant of right or otherwise. This letter is as per GDCR of Navi Mumbai is operation today and cannot overrule effect of any subsequent changes in GDCR Regulation, if any.

Thanking you,

Your's faithfully,

Assistant Director of Town Planning  
Panvel Municipal Corporation



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# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42



Date : 21/02/2019

SUB - Amended Development Permission for Residential Cum Commercial Building on Plot No. – 140B, Sector – 1S, New Panvel (E), Navi Mumbai. For M/s. Satyam Realty.

- REF :-
- 1) Your Architect's application dt- 18/01/2019.
  - 2) Amended Provisional Fire NOC issued by Chief Fire Officer, PMC vide letter No. OUTWORD/NO/PMC/FIRE/613/2019, Dated 06/02/2019.
  - 3) Approval of Location of Elect. Sub Station Location issued by EE(Panvel (U) Division) Vide letter No. EE/PNL-U/18-19/Tech/s/s Approval/000546, Dt. 02/02/2019.
  - 4) Height Clearance NOC No. NAVI/WEST/B/073118/323931, Dt. 26/09/2018.

Sir,

Please refer to your application for Amended development permission for Residential Cum Commercial Building on Plot No. – 140B, Sector – 1S, New Panvel (E), Navi Mumbai. The Amended development permission is hereby granted to construct Residential Cum Commercial Building on 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.

Thanking you,

Approved By Hon. Commissioner  
Panvel Municipal Corporation

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO :- **Architect,**  
**M/s. STAPL (Soyuz Talib Architects)**  
1405/1406, 14<sup>th</sup> Floor, Kesar Solitaire,  
Plot No- 5, Sector – 19, Off Palm Beach Road,  
Sanpada, Navi Mumbai.





# PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

NO.2019/PMC/TP/BP/ 555 /2019

Tel: 2745001/4

Date: 21/02/2019



## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/S. SATYAM REALTY, for Plot No. - 104B, Sector No. - 15, New Panvel (E) of Navi Mumbai. As per the approved plans and subject to the following conditions for the Amended development work of the Proposed Residential Cum Commercial Building (Ground + 13 with "A, B, C & D"), Residential Built Up Area = 7653.443 Sq.mt, Commercial Built Up Area = 1334.629 Sq.mt, Total Built Up Area = 8988.072 Sq.mt.

(Free of FSI = Fitness Centre area = 147.758 Sq.mt. & Society Office = 24.83 Sq.mt.)

(No. of Residential Units - 126 Nos. / No. of Commercial Units = 28 Nos.)

This commencement Certificate is valid up to Plinth Level Only. The further order will be given after the plinth is inspected and plinth completion certificate is issued.

### 1. This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

### 2. The applicant shall:-

- 2(a) Give written notice to the Corporation regarding completion of the work.
- 2(b) Obtain Occupancy Certificate from the Corporation.
- 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.

4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6. Prior Permission is necessary for any deviation / Change in Plan.

7. It is Mandatory to provide Temporary Toilet to labours at site during construction period.

8. 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.



# PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel: (022) 27458040/41/42

NO.2019/PMC/TP/BP/ 555 /2019



## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to M/S. SATYAM REALTY, for Plot No. – 104B, Sector No. – 1S, New Panvel (E) of Navi Mumbai. As per the approved plans and subject to the following conditions for the Amended development work of the Proposed Residential Cum Commercial Building (Ground + 13 with "A, B, C & D"), Residential Built Up Area = 7653.443 Sq.mt, Commercial Built Up Area = 1334.629 Sq.mt, Total Built Up Area = 8988.072 Sq.mt.

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- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

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3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.

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6. Prior Permission is necessary for any deviation / Change in Plan.

7. It is Mandatory to provide Temporary Toilet to labours at site during construction period.

8. 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.

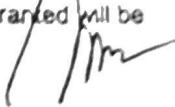
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adequate permanent safety measures such as Raising etc. should be done to corridor area & passages  
 Maharashtra memorandum vide No. TBP/4393/1604/CA-267/94, UD-11/10/19, Dated 10/03/94  
 following additional conditions shall apply  
 development permission for new construction or re-development is granted  
 as per the development permission issued by the authority  
 he shall install a 'Display Board' on the conspicuous place on site including  
 Name and address of the owner/developer, Architect and Contractor  
 Number/City survey Number, Plot Number/Sector & Node of Land under reference along with  
 its boundaries  
 and date of grant of development permissions or re-development permission issued by  
 authority or any other authority.  
 Residential flats/Commercial Units with areas  
 copies of detailed approved plans shall be available for inspection.  
 in the form of an advertisement, giving all the details mentioned in (f) above, shall be  
 in two widely circulated newspapers one of which should be in regional language  
 notification dtd. 14<sup>th</sup> 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  
 conditions shall apply.

11. 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.
  12. The commencement certificate shall be valid for the construction work upto gross built up area 19330.211 Sq.mts (Gr + 10 ) only as stipulated in the plans submitted by the architect. You required to submit Environmental Clearance Certificate from MOEF for the entire construction work before commencing of construction of further work of proposed gross built up area 3423.149 (11<sup>th</sup> to 13<sup>th</sup> Floor). Prior to commencing the construction of further work (11<sup>th</sup> to 13<sup>th</sup> Floor) under intimation to Panvel Municipal Corporation.
  13. As directed by the Urban Development Dept. Government of Maharashtra, under Section-154 of MR & TP Act 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.
    - a) All the layout open spaces/amenities space of Housing Society and new construction/reconstruction/addition or plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).  
 Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain water harvesting being ensured in each case.
    - b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.
    - c) The Authority may impose a levy of not exceeding Rs. 100/- 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 bylaws.
- 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.

Approved By Hon. Commissioner  
 Panvel Municipal Corporation

  
 Assistant Director of Town Planning  
 Panvel Municipal Corporation

- C.C.TO:- 1) M/s. Satyam Realty,  
 F-1, C-3, Sun Grace Association,  
 Near Shabri Hotel, Sector - 10,  
 Vashi, Navi Mumbai - 400 703.
- 2) Architect,  
 M/s. STAPL (Soyuz Talib Architects)  
 1406/1406, 14<sup>th</sup> Floor, Kesar Solitaire,  
 Plot No-5, Sector - 19, Off Palm Beach Road,  
 Sanpada, Navi Mumbai.





# PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel - 410208

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel - (022) 27458040/42



## SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
  - i) Open well of minimum of 1.00 mt, dia and 6.mt. depth into which rain water may be channeled and allowed after filtration 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.
  - ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand, the filtered rain water may be channeled to the refilled pit for recharging the borewell.
  - iii) An impervious surface underground storage tank of required capacity may be construed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
  - iv) 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 condition, the pits may be of the size of 1.29mt. width x 1.20 mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
    - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
    - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth.
    - c) Coarse sand as upper middle layer upto 20% of the depth.
    - d) A thin layer of fine sand as top layer.
    - e) Top 10% of the pits/trenches will be empty and a splash is to be provide in this portion in such a way that roof top water falls on the splash pad.
    - f) 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 lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
    - g) Perforated concrete slabs shall be provided on the pits/trenches
  - v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings 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 diameter for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures 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.
4. 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 management and the separate outlet for by passing the first rain- water has been provided.  
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.





108, J. K. Chambers, Plot No. 78  
Sector 17, Vashi, Navi Mumbai - 400 702  
Tel. : 2789 2517 • Telefax : 2789 2544  
E-mail : minalkhona108@gmail.com

Mr. **मिनाल B. खोना**  
Advocate  
(Appointed by Govt. of India)  
Ref. No. **MBK/03/2018/02**

Date : March 6<sup>th</sup>, 2019

**TITLE CERTIFICATE**

I have investigated the title of Plot of land bearing No.140B, admeasuring about 5999.9 sq. mtrs. situate at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad.



It is seen from the records that the City and Industrial Development Corporation of Maharashtra is a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' has leased a plot of land bearing Plot No. 140B, containing about 5999.9 sq. mtrs. situate at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad, (hereinafter referred to as THE SAID PLOT) to M/s. SATYAM REALTY, (therein referred to as 'the Original Licensee') vide Agreement to Lease dated 11.05.2018, duly registered with the Sub-Registrar of Panvel-2, on 11.05.2018, under Sr. No.6334/2018, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Original Licensee.

AND WHEREAS vide Supplementary Deed dated 10.10.2018, duly registered with Sub-Registrar of Panvel-2, on 12.10.2018, under Sr. No.13327/2018, the Old Plan received on 21.02.2018 from Planning Department being THE CORPORATION attached to the Agreement to Lease dated 11.05.2018 was cancelled and substituted by a new plan dated 10.07.2018 and rest all conditions of the said Agreement to Lease dated 11.05.2018 were to remain common.

Whereas, the Panvel Municipal Corporation has granted permission by its letter No.2018/PMC/TP/BP/8633/2018, dated 31.08.2018, to commence the construction of building on the said Plot No.140B, situate at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad consisting A, B, C & D wings having Ground + 12<sup>th</sup> Upper Floors having total area of 7792.842 Sq. mtrs for residential and 1206.477 Sq. mtrs for Commercial, total Builtup area of 8999.319 sq.mtrs. having 133 flats and 28 shops, as per the plans and specifications approved by the Town Planning Authorities.

*MBK*

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SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot No.140B, situated at Sector-1S, in New Panvel (E), Tal. ~~PANVEL-2~~ Dist. Raigad, containing by admeasurement 5999.99 sq. mtrs., or thereabouts and bounded as follows:-

- On or towards the North by : Plot No.140A  
On or towards the South by : Plot No.140C  
On or towards the East by : Channel and 20m Wide Road,  
On or towards the West by : Proposed 15m Road.

*M B Khona*

*Mrs. Minnal B. Khona*  
B. Sc. LL.B.  
Advocate High Court & Notary  
108, J. K. Chamber, Plot No. 76,  
Sector - 17, Vashi, Navi Mumbai - 400 705.



# PANVEL MUNICIPAL CORPORATION

1st Floor, 1st Stage, Sector-19, Palm Beach Road, Nerul, Mumbai - 400 056



Phone: 26121111, 26121112, 26121113

Fax: 26121114, 26121115, 26121116, 26121117, 26121118

To,

M/s. Sanyasi Realty,  
Plot No. 14/15, Sector-19, Nerul,  
Mumbai - 400 056

**RE:** Approved the development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Palm Beach Road, Nerul, Mumbai - 400 056.

- REF:**
- 1) The Applicant's application for development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Nerul, Mumbai - 400 056.
  - 2) Approved the development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Nerul, Mumbai - 400 056.
  - 3) Approved the development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Nerul, Mumbai - 400 056.
  - 4) Approved the development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Nerul, Mumbai - 400 056.
  - 5) Approved the development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Nerul, Mumbai - 400 056.

Sh,

Please refer to your application for Residential Development permission for Residential and Commercial Building on Plot No. 14/15, Sector-19, Palm Beach Road, Nerul, Mumbai - 400 056.

The Applicant's development permission is hereby granted to construct Residential and Commercial Building on the said land and area.

The Applicant / 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, BMC, for construction 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 rules 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, BMC issued the guidelines from time to time. Considering these facts, this C.C. / Planth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

श. अशोक यशवंत कुर्बे

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C. TO- 1) Architect,  
M/s. S I A M L (Soyuz Talib Architects),  
1405/1406, 14<sup>th</sup> Floor, Kesar Building,  
PWA No- 5, Sector- 19,  
Off Palm Beach Road,  
Sarpada, Nerul Mumbai.





# PANVEL MUNICIPAL CORPORATION

1st Floor, 1st Stage, 1st Phase, Panvel, Dist. Thane, Maharashtra

1st Floor, 1st Stage, 1st Phase, Panvel, Dist. Thane, Maharashtra

1st Floor, 1st Stage, 1st Phase, Panvel, Dist. Thane, Maharashtra

1st Floor, 1st Stage, 1st Phase, Panvel, Dist. Thane, Maharashtra



1st Floor, 1st Stage, 1st Phase, Panvel, Dist. Thane, Maharashtra

(No. of Existing C.F. Residential Unit - 126 Nos., Commercial Residential Unit - 18 Nos.,  
Total Residential Unit - 144 Nos., No. of Existing C.F. Commercial Unit - 18 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:
  - 1(a) The Certificate holder in respect of which certificate is granted under this certificate is not satisfied with the use thereof as per the conditions of the Certificate.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon the Certificate is contravened.
  - 1(c) The Certificate holder is satisfied that the same is required by the Corporation through transfer of Municipalities and the applicant will / or any person deriving title under him, in such an event shall be deemed to have consented to the Corporation work in continuation of section - 44 of Act of the Maharashtra Regional and Town Planning Act 1966.
2. The applicant shall:
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UC/PR 2166 after the completion of work up to date and
  - 2(b) Give written notice to the Corporation regarding completion of the work
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of the Certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 44 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 1966.



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## PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

PMC/TP/N.Panvel/1S/140B/21-22/16207/ 1019 12022



### AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXXVII of 1966) to, M/s. Satoryam Realty. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 13 Upper Floors) on Plot No.- 140B, Sector- 1S, At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad. (Plot Area = 5999.99 Sq.mt., Existing C.C. Residential & Commercial Built Up Area = 8988.072 sq.mt., Proposed Residential Built Up Area = 548.182 sq.mt., Total Built Up Area = 9536.254 sq.mt.)

(No. of Existing C.C. Residential Unit - 126 Nos., Proposed Residential Unit - 06 Nos., Total Residential Unit - 132 Nos., No. of Existing C.C. Commercial Unit - 28 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**

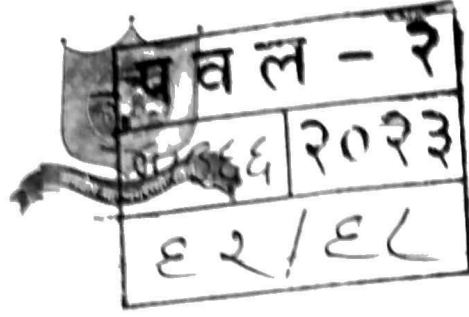
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. **The applicant shall:-**

- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
- 2(d) Obtain Occupancy Certificate from the Corporation.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.





Panvel Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. CARPC/EO/2023/APL/00016  
Proposal Code : CARPC/ENTRY-51357

Building Proposal Number - 194153

Date : 03/07/2023

Building Name

Ground Floor(756.84 Sq mt), 1st Floor(682.66 Sq mt), 2nd Floor(41.08 Sq mt), 3rd to 12th Floor(727.05 Sq mt)(Typical Floor), 13th Floor(783.14 Sq mt) (756.84 Sq mt)

To,

- Satyam Realty Partner Ramji Valji Vaid And Ganesh Valji Vaid, M/s. Satyam Realty, PLOT NO. 140B, SECTOR 18, NEW PANVEL (E), NAVI MUMBAI.
- Soyuz Talib (Architect)

Sir/Madam,

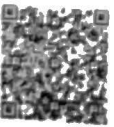
The FULL development work / erection re-erection / or alteration in of building / part building No / Name **Satyam Realty** Plot No **140B**, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. , Village Name/Mouje **New Panvel East**, Sector No. **1S** completed under the supervision of **Architect**, License No **CA/1994/17095** as per approved plan vide Permission No. **PMC/TP/N. Panvel/1S/140B/21-22/16207/1019/2022** Date **11/04/2022** with deviation within 0% within permissible FSI, may be occupied on the following conditions -

- Authority will supply only drinking water as per availability
- All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
- It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

A set of certified completion plans is returned herewith.

Signature Not Verified

Digitally signed by **JYOTI SUNENDRA KAWADE**  
Date: 2023.07.10 15:46:14 IST  
Reason: Approved Certificate  
Location: Panvel Municipal Corporation  
Project Code : **CARPC/ENTRY-51357**  
Application Number: **CARPC/2023/194153/30209**  
Proposal Number : **194153**  
Certificate Number: **CARPC/FO/2023/APL/00016**



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully.

Deputy Director Of Town Planning.



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करने कर्तव्य

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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ATUL SHASHIKANT PATIL  
SHASHIKANT SHANKAR PATIL  
03/11/1982  
Permanent Account Number  
ASFPP1393L  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
NEHA ATUL PATIL  
RAMESH BALKRISHNA SAWANT  
22/05/1986  
Permanent Account Number  
BTPPS7401G  
Signature

भारत सरकार  
GOVERNMENT OF INDIA  
  
अतुल शशिकान्त पाटील  
Atul Shashikant Patil  
जन्म तारीख/DOB: 03/11/1982  
पुस्य/ MALE  
Mobile No: 9820969344  
3551 2055 2802

माझे आधार, माझी ओळख

भारत सरकार  
GOVERNMENT OF INDIA  
  
डॉ. नेहा अतुल पाटील  
Dr. Neha Atul Patil  
जन्म तारीख/ DOB: 22/05/1986  
महिला / FEMALE  
Mobile No: 9820969345  
5967 8452 2101

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No: 0000/00401/14004

To  
अतुल शशिकान्त पाटील  
Atul Shashikant Patil  
CID,  
A-40, Aura Towers  
Atulyadaya Bank Road  
Opposite Banthra High School Sector - 17, Post - 171123  
Pune-1  
Maharashtra 410206  
9820969344

Ref: 118/03V/20973/21116/P



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Handwritten signatures

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