

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 16985/2023

नोंदणी :

Regn:63m

29/09/2023

गावाचे नाव : कामोठे

प्रातिपक्षीकरण प्रकार	वारागनामा
प्रातिपक्षीकरण	4000000
प्रातिपक्षीकरण (सह दु.नि.पनवेलच्या बाबतितपटसातान प्रातिपक्षीकरण क्षेत्रातील पट्टेदार क्षेत्र तपूद करावे)	3442163.2
प्रातिपक्षीकरण (सह दु.नि.पनवेल व परक्रमांक(असल्यास))	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: विभाग क्रं - 15 ए /17 दर 93700/- प्रयोगी सदतिका क्रं - 306,तिसरा मजला,सत्यम प्रिंशिस,प्लॉट नं - 28,सेक्टर -17,कामोठे,ता पनवेल,जिल्हा रायगड क्षेत्र 33.397 चौ मी कारपेट((SECTOR NUMBER : 17 ;))
प्रातिपक्षीकरण	1) 33.397 चौ.मीटर
प्रातिपक्षीकरण किंवा नुडी देण्यात असेल तेव्हा.	
प्रातिपक्षीकरण करत देणा-या/लिहून ठेवणा-या प्रातिपक्षीकरण करत देणा किंवा दिवाणी न्यायालयाचा प्रातिपक्षीकरण किंवा आदेश असल्यास,प्रतिवादिचे नाव व प्रातिपक्षीकरण	1): नाव:-मे. सत्यम इन्फ्राकॉन प्रा. लि. तर्फे डायरेक्टर दिलीप सी. वेलाणी - - वय:-39; पत्ता:-प्लॉट नं: ऑफिस नं - बी -1106/1107, माळा नं: -, इमारतीचे नाव: महावीर आयकॉन, ब्लॉक नं: प्लॉट नं - 89/90, सेक्टर - 15, रोड नं: सी. बी. डी. बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 फॅन नं:-AAMCS4391P 2): नाव:-भान्यता देणार - सुरेश गणपत खुटकर व इतर 5 यांचे तर्फे अखत्यारी मे. सत्यम इन्फ्राकॉन प्रा. लि. तर्फे डायरेक्टर दिलीप सी. वेलाणी - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1592-1, तक्का, मराठी स्कुल जवळ, गणपती मंदिर, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईसाई(००). पिन कोड:-410206 फॅन नं:-ABDPK4690E
प्रातिपक्षीकरण करत देणा-या पक्षीकाराचे व किंवा प्रातिपक्षीकरण न्यायालयाचा तक्रारमात्र किंवा आदेश प्रातिपक्षीकरण करत देणा-याचे नाव व पत्ता	1): नाव:-प्रशांत जगन्नाथ कांबळे - - वय:-36; पत्ता:-प्लॉट नं: फ्लॉट नं - 202, माळा नं: -, इमारतीचे नाव: प्रकाश निवास, ब्लॉक नं: -, रोड नं: जुहगाव, सेक्टर -11, हॉटेल ज्योती पॅलेस जवळ, वार्धा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड -400703 फॅन नं:-BPKPK9356P
प्रातिपक्षीकरण करत दिल्याचा दिनांक	27/09/2023
प्रातिपक्षीकरण करत दिल्याचा दिनांक	27/09/2023
प्रातिपक्षीकरण करत दिल्याचा दिनांक	16985/2023
प्रातिपक्षीकरण करत दिल्याचा दिनांक	280000
प्रातिपक्षीकरण करत दिल्याचा दिनांक	30000

प्रातिपक्षीकरण घेतलेला नपशील:-

प्रातिपक्षीकरण घेतलेला नपशील:-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 15अ 17-कामोठे सिडको से.क्र.17
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
35500	93700	107500	117200	107500	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	36.736 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.93700/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((93700-35500) * (100 / 100)) + 35500
= Rs.93700/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 93700 * 36.736

= Rs.3442163.2/-

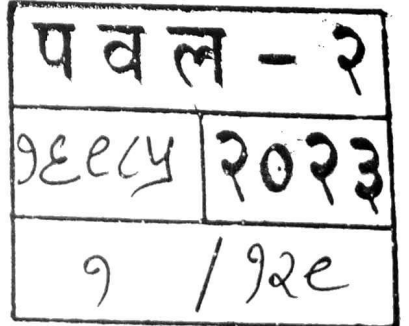
Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 3442163.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3442163/-
= ₹ चौतीस लाख वेचाळीस हजार एक शें त्रेसष्ट /-

Home

Print



[Signature]
सह दुय्यम निबंधक वर्ग-२
(पनवल -२)



प व ल - २	
१९९८५	२०२३
८ / १२९	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Parnel on this 27th day of SEPTEMBER 2023 between **M/S. SATYAM INFRACON PRIVATE LIMITED**, a private limited company, duly incorporated under the provisions of the Companies Act, 1956, represented by its Directors (1) SHRI DILIP CHHAGANLAL VELANI (2) SHRI VINOD MANILAL PATEL (3) SHRI PANKAJ MANIBHAI PATEL & (4) SHRI NARENDRA MANIBHAI PATEL, having its registered office at Office No.-B-1106/1107, Mahaveer Icon, Plot No.-89/90, Sector No. -15, C.B.D. Belpaur, Navi Mumbai - 400 614, hereinafter referred

For SATYAM INFRACON PVT. LTD.

D. K. Kumbhar

C. Velami
DIRECTOR

प व ल - २
 १९८५/३०३
 PRAMOD
 (१) १९८५
 PRABHAKAR



MR. PRASHANT JAGANNATH KAMBLE

Age 36 Years

having his/her/their address at Flat no-202, Plot No-162, Prakash Niwas, 2nd Floor, Juhugaon, Sector-11, Near Hotel Jyoti Palace, Vashi, Navi Mumbai, Maharashtra-400703. hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE THIRD PART.

Whereas CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New

to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors or its successors and permitted assigns) OF THE FIRST PART; (1) SHRI SURESH KHUTKAR (2) SHRI ANANT GANPAT KHUTKAR (3) SHRI GANPAT KHUTKAR (4) SHRI GANESH GANPAT KHUTKAR (5) SMT. NIRMALA CHANDRAKANT PATIL & (6) SMT. URMILA PRABHAKAR KOLI, all adults, Indian inhabitants, residing at 1592-1, Takka, Near Marathi School, Ganpati Mandir, Tal.-Panvel, Dist.-Raigad, hereinafter jointly & collectively referred to as "THE CO-PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) OF THE SECOND PART and

Town of Navi Mu
 its powers for th
 (1) of Section 1

And whereas t
 area of Navi M
 duly made in t

And whereas
 has been em
 land acquire
 by the State

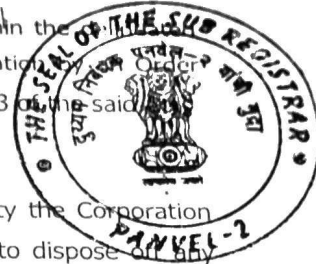
And where
 KHUTKAR
 KHUTKAR
 PRABHAK
 "ORIGIN
 Corporat
 under t
 LTD., s
 Panvel
 Sched
 PROPR
 of the

And v
 '22,74
 Paise
 enter
 cons

Town of Navi Mumbai by the Government of Maharashtra under the powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;

प व ल - २
१६/०८/२०२३
१० / १२९

And whereas the state Government has acquired land within the area of Navi Mumbai and vested the same in the Corporation of Navi Mumbai duly made in that behalf as per the provisions of Section 113 of the said Act;



And whereas by virtue of being the Development Authority the Corporation of Navi Mumbai has been empowered under Section 118 of the said Act to dispose of the said land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

And whereas (1) SHRI SURESH GANPAT KHUTKAR (2) SHRI ANANT GANPAT KHUTKAR (3) SHRI PRAMOD GANPAT KHUTKAR (4) SHRI GANESH GANPAT KHUTKAR (5) SMT. NIRMALA CHANDRAKANT PATIL & (6) SMT. URMILA PRABHAKAR KOLI, hereinafter jointly and collectively referred to as the "ORIGINAL LICENSEES" had been allotted a plot of land by the said Corporation bearing Plot number 28 admeasuring 699.72 Sq. Mts., under the erstwhile 12.5% Gauthan Expansion Scheme of CIDCO LTD., situated at Sector No.-17, Node-Kamothe, Navi Mumbai, Tal.-Panvel, Dist-Raigad and more particularly described in the "First Schedule" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the said Original Licensees paid to the Corporation a sum of ₹22,740.90/- (Rupees Twenty Two Thousand Seven Hundred Forty & Ninety Paise Only) as and by way of full and final payment of lease premium and entered into an Agreement to Lease dated 10/08/2021 and after construction of building(s) on the said Plot of land, corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said Plot

For SATYAM INFRACON PVT LTD.

Signature

Signature
DIRECTOR

to the Licensees for a period of 60 (Sixty) years from the date of Agreement to Lease. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-12734, Document No. PVL4-10495-2021 on 11/08/2021.

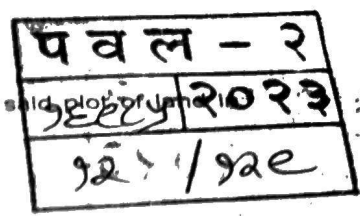
प व ल - २	
१६८५	२०२३
११	१२८



And whereas by virtue of a **Tripartite Agreement dated 28/09/2021**, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-11371, Document No.-PVL4-10495-2021 on 28/09/2021, entered into between the Corporation of the One Part, (1) SHRI SURESH ANANT KHUTKAR (2) SHRI ANANT GANPAT KHUTKAR (3) SHRI PRAMOD GANPAT KHUTKAR (4) SHRI GANESH GANPAT KHUTKAR (5) SMT. NIRMALA CHANDRAKANT PATIL & (6) SMT. URMILA PRABHAKAR KOLI, the Co-Promoters herein of the Second Part and M/S. SATYAM INFRACON PRIVATE LIMITED, represented by its Directors (1) SHRI DILIP CHHAGANLAL VELANI (2) SHRI VINOD MANILAL PATEL (3) SHRI PANKAJ MANIBHAI PATEL & (4) SHRI NARENDRA MANIBHAI PATEL, the Promoters herein and therein referred to as "**THE NEW LICENSEES**" of the Third Part, the Corporation agreed to grant to the New Licensee a lease of 50% (Fifty Percent) undivided share in the said Plot No.-28 i.e. 349.86 Sq. Mts. out of the total area of 699.72 Sq. Mts. on the terms and conditions specified therein and upon compliance of the terms and conditions of the said Agreement by the New Licensee, the said portion of Plot admeasuring 349.86 Sq. Mts. out of the total area of 699.72 Sq. Mts. was leased and assigned in favour of the New Licensee i.e. **M/S. SATYAM INFRACON PRIVATE LIMITED**, the Promoters herein and CIDCO vide its letter bearing reference number CIDCO/Vasahat/Satyo/Kamothe/138/2021/708, dated 06/10/2021, transferred the said portion of the Plot admeasuring 349.86 Sq. Mts. in favour of the New Licensees **M/S. SATYAM INFRACON PRIVATE LIMITED**, the Promoters herein, instead and in place of the said Original Licensees;

And whereas by virtue of the aforesaid Agreement to Lease, Tripartite Agreement, the Promoters and the Co-Promoters herein are absolutely seized

and possessed of and well and sufficiently entitled to the said plot of land in equal proportion;



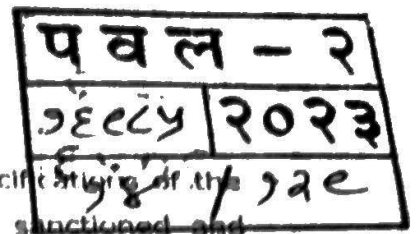
And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Promoters are entitled and enjoined upon to construct a residential cum commercial building on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide its **Commencement Certificate bearing reference number PMC/TP/KAMOTHE/28/17/21-22/16275/2840/2022, dated 01/12/2022 and subsequent amended Commencement Certificate bearing reference number PMC/TP/KAMOTHE/17/28/21-23/16275/716/2023, dated 28/03/2023,** including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Commencement Certificate and amended commencement certificate is annexed herewith as **"Annexure-A-1"** and **"Annexure-A-2"**;



And whereas the Promoters have proposed to construct on the project land a building project known as **"SATYAM PRECIOUS"** consisting of **Ground plus 7 (Seven) upper floors for residential cum commercial use on ownership basis to the prospective buyers;**

And whereas the **Allottee(s) is/are offered a Flat bearing number 306 on the 3rd Floor** (hereinafter referred to as **"THE SAID FLAT"**) of the building project called **"SATYAM PRECIOUS"** (hereinafter referred to as **"THE SAID BUILDING"**) being constructed on the said project land by the Promoters;



And whereas the authenticated copies of the plans and specifications of the Flat/Shop agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as **"Annexure-D"**;

And whereas the Promoters have got the approvals from the concerned authority(s) to the plans, the specifications, elevations, sections and details of said building(s) so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;



And whereas while sanctioning the said plans, the concerned local 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, the Completion or Occupancy Certificate in respect of the said building shall be granted by the concerned local 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 a **Flat bearing number 306 on the 3rd Floor of the said building project known as "SATYAM PRECIOUS"** being constructed of the said Project;

And whereas **the carpet area of the said Flat/Shop is admeasuring RERA Carpet area 33.397 Sq. Mts** "Carpet Area" means the net usable floor area of Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat;

to faithfully abide by all the terms, conditions and
contained in this Agreement and all applicable laws, are now
ter into this Agreement on the terms and conditions appearing

Now th
and be
1)



ereater; prior to the execution of these presents, the Allottee(s) has/
have, paid to the Promoters a sum of Rs. 50,000/- (Rupees Fifty
thousand Only), being Part payment of the sale consideration of the
Flat/Shop 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(s)
has/have agree(s) to pay to the Promoters the balance of the sale
consideration in the manner hereinafter appearing;

And whereas the Promoters have registered the Project under the provisions
of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real
Estate Regulatory Authority at Mumbai having **RERA No. P52000051117**.
The authenticated copy of the RERA Certificate is annexed herewith as
"Annexure-E";

And whereas under Section 13 of the said Act the Promoters are required to
execute a written Agreement for Sale of the said Flat/Shop with the
Allottee(s), being in fact these presents and also to register said Agreement
under the Registration Act, 1908.

accordance with the terms and conditions set out in this Agreement and as
usually agreed upon by and between the Parties, the Promoters hereby
to sell and the Allottee(s) hereby agree(s) to purchase the said Flat/

पवल - २
१९९५ २०२३
१९ / १२

Now therefore this agreement witnesseth and it is hereby agreed and between the parties hereto as follows:

1) The Promoters shall construct the said building project to be known as "SATYAM PRECIOUS" comprising Ground plus 7 (Seven) upper floors on the project land bearing Plot No. 17-2 measuring 699.72 Sq. Mts., situated at Sector 17-2, Node-Kamothe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat/Shop of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.



2) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No. 306 admeasuring 33.397 Sq. Mts. carpet area on the 3rd Floor of the said building project known as "SATYAM PRECIOUS" hereinafter referred to as "THE SAID FLAT/SHOP" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D" for a lump sum price of Rs. **40,00,000/- (Rupees Forty Lakhs Only)** including and being the proportionate price of the common areas 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 written hereunder. In addition to the above, without any further monetary consideration, **the Allottee(s) is/are entitle to enclosed balcony of 0.000 Sq. Mts., cupboard of 000 Sq. Mts.,**

For SATYAM INFRACON PVT. LTD.

Signature

Signature
DIRECTOR

पवल - २
१६६८५ २०२३
८३ / १२६

FIRST SCHEDULE ABOVE REFERRED TO
Description of the Land



All that piece and parcel of land under erstwhile 12.5% Goathan Expansion Scheme measuring 699.72 Sq. Mts., bearing Plot number 28, situated at Sector No. 17, Kamothe Node, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and its boundaries are as follows; that is to say:

- On or towards the East by : Plot No.-26 Mkt.
- On or towards the West by : Plot No.-29
- On or towards the North by : Plot No.-34 to 36 Bldg.
- On or towards the South by : 11 Mts. wide road

SECOND SCHEDULE ABOVE REFERRED TO
Description of the Flat / Shop

All that Residential/Commercial premises bearing Flat number 306, admeasuring Carpet area 33.397 Sq. Mts. And Enclosed Balcony Area 0.000 Sq. Mts on the 3rd Floor of the building to be known as 'SATYAM PRECIOUS' being constructed on Plot bearing No.-28 situated at Sector No.-17, Node-Kamothe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- 1. Join
- 2. E
- 3. V
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

प व ल - २
१९९५/२०२३
४५/१२९

In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PROMOTERS

M/S. SATYAM INFRACON PRIVATE LIMITED
P.A. AMCS 4391 P



REPRESENTED BY ITS DIRECTORS
SHRI DILIP CHHAGANLAL VELANI



For SATYAM INFRACON

IN THE PRESENCE OF

- 1) Manohar P. Shedge) MP Shedge
- 2) Shashikant G. Roy) [Signature]

SIGNED AND DELIVERED BY
THE WITHINNAMED CO-PROMOTERS/CONFIRMING PARTY

- (1) SHRI SURESH GANPAT KHUTKAR
- (2) SHRI ANANT GANPAT KHUTKAR
- (3) SHRI PRAMOD GANPAT KHUTKAR
- (4) SHRI GANESH GANPAT KHUTKAR
- (5) SMT. NIRMALA CHANDRAKANT PATIL
- (6) SMT. URMILA PRABHAKAR KOLI

THROUGH THEIR P.A. HOLDER
M/S. SATYAM INFRACON PRIVATE LIMITED
Through its Director
SHRI DILIP CHHAGANLAL VELANI



For SATYAM INFRACON


IN THE PRESENCE OF

- 1) Manohar P. Shedge) MP Shedge
- 2) Shashikant G. Roy) [Signature]

SIGNED, SEALED & DELIVERED BY)
THE WITHIN NAMED ALLOTTEE(S))
MR. PRASHANT JAGANNATH KAMBLE Prashant)
Pan Card No. BPKPK9356P)



IN THE PRESENCE OF

- 1) Manohar P. Shedge) MP Shedge
2) Shashikant G. Roy) 

For SATYAM INFRA

Prashant

पवल	
१९९५	२
४९	/

RECEIPT

पवल - २
 २०२३
 ४७/१२२

and from the withinnamed Allottee(s) **MR. PRASHANT JAGANNATH KAMBLE** the day and the year first herein above written the sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** being Part payment of the consideration amount against sale of **Flat No.-306** admeasuring **33.397 Sq. Mts.** And **Enclosed Balcony Area 0.000 Sq.** the **3rd Floor** of the building to be known as **"SATYAM"** being constructed on Plot No.-28, Sector No.-17, Kamothe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, paid by him/her/them to us as per the following details:



Date	Cheque/RTGS/ DD/PO No.	Drawn on (Bank & Branch)	Amount in `
28-07-2023	361043	State Bank of India	50,000/-
20-09-2023	361046	State Bank of India	3,50,000/-
Total Four Lakhs Only.			4,00,000/-

WE SAY RECEIVED

M/S. SATYAM INFRACON PRIVATE LIMITED
 For SATYAM INFRACON PVT. LTD.

DIRECTOR

Arlam
 DIRECTOR

WITNESS:

1) Manohar P. Shedge

) *MP Shedge*

2) Shashikant G. Roy

) *[Signature]*

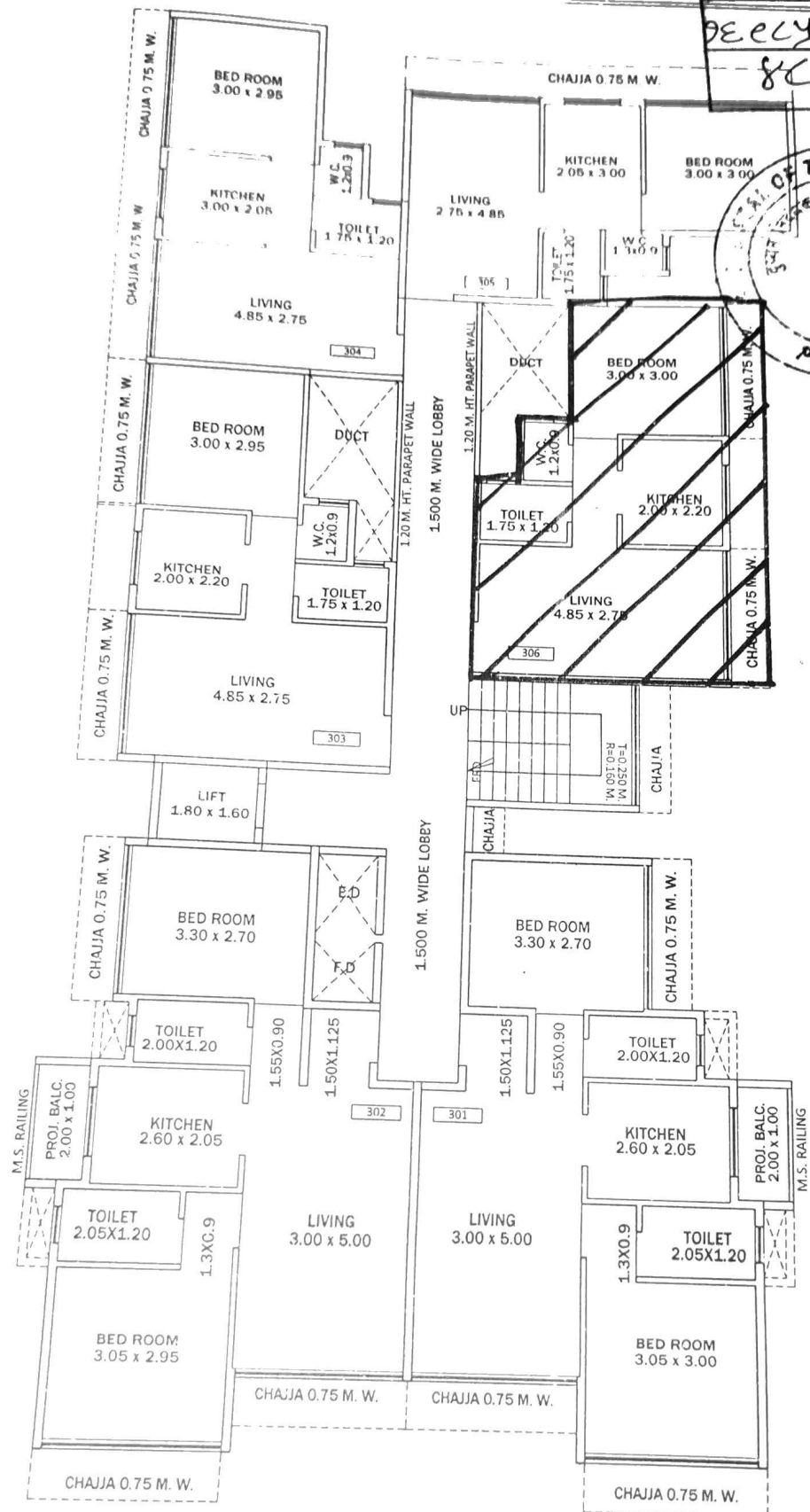
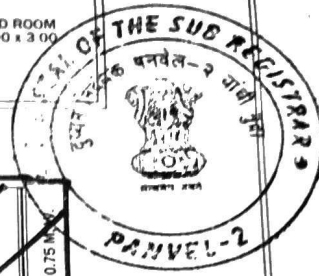
PRASHANT
 written the
 art payment
 measuring
 0.000 Sq.
 "SATYAM
 mothe, Navi
 as per the

ount
 n

0,000/-
 0,000/-

000/-

DEELY 2023
 8C/192E



THIRD FLOOR PLAN

FLAT NO	PROJECT	FOR	OF PURCHASER	OF DEVELOPER
	"SATYAM PRECIOUS" RESIDENTIAL CUM COMMERCIAL BUILDING PLOT NO.- 28, SECTOR- 17, KAMOTHE, NAVI MUMBAI.		For SATYAM INFRACON PVT. LTD.	

Prashant

B. Kelani
 DIRECTOR

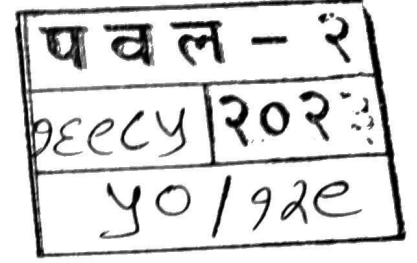
ALLOTMENT LETTER

No. 05

Date: - 28-07-2023

To,

MR. PRASHANT JAGANNATH KAMBLE
Pan Card No. BPKPK9356P
Aadhar Card No. 4798 8198 7057



R/o.- Flat no-202, Plot No-162,
Prakash Niwas, 2nd Floor,
Juhugaon, Sector-11,
Near Hotel Jyoti Palace, Vashi,
Navi Mumbai, Maharashtra-400703.

Mobile Number - 9821890957

E-mail ID – prakam.instru@Gmail.com



Sub.: - Your request for allotment of Flat/Shop in the building project known as
SATYAM PRECIOUS, having MahaRERA Registration No. **PS2000051117**.

Sir / Madam,

1) Allotment of the said Unit:

This has reference to your request referred at the above subject. In that regard,
I/we have the pleasure to inform that you have been allotted a **1 BHK** Flat
bearing No. **306**, admeasuring RERA **Carpet area 33.397 Sq. Mts.** And
Balcony Area 0.000 Sq. Mts.. equivalent to **359.35 Sq. Ft.** situated on **3rd**
floor in the project known as "**SATYAM PRECIOUS**" having MahaRERA
For **SATYAM INFRACON PVT. LTD.**

A. Selami

Page 1 of 9

DIRECTOR

SATYAM INFRACON PVT. LTD.

Office: B1106/1107, Mahavir Icon, Plot No. 89 & 90, Sector-15, CBD Belapur, Navi Mumbai - 400614 | Ph.: +91-22-27563131
GST No. 27AAMCS4391P2ZE

www.satyambuilders.co | satyamgroup808@gmail.com

॥२॥ पनवेल-राणाण ॥०॥



AMENDED COMMENCEMENT CERTIFICATE PANVEL-2

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **Shri. Suresh Ganpat Khutkar & others Five & M/s. Satyam Infracon Pvt. Ltd. through Director Shri. Dilip Chhaganlal Velani & others Three.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Ground + 07 Upper Floors)** on Plot No.- 28, Sector- 17, At.- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 699.720 Sq.mt., Residential Built Up Area = 2146.53 sq.mt., Commercial Built Up Area = 102.11 sq.mt., Total Built Up Area = 2248.64 sq.mt.)

(No. of Residential Unit - 41 Nos., No. of Commercial Unit - 04 Nos.,
No. of Total Unit - 45 Nos.)

This Amended Commencement Certificate is issued subject to condition According to clause no. 2.2.14 of UDCPR-2020 Owner/Applicant shall require to pay the balance amount prior to applying for OC.

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

EX/1922

29. 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.
30. 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.
31. A joint agreement between the workers and contractors of the Municipal Corporation and the municipal units should be entered to take special care of the safety of the workers and to make the developer aware of the provisions of the Workers' Safety Act.
32. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR-2020) which will be binding on the developer / Architects and his successors. (If Applicable).
33. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
34. 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.
35. 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.
36. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Planning Authorities.
37. The Owner/ Developer is required to construct the discharge line at his own cost.
38. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
39. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 10/08/2021 and must be applied for O.C. with all concerned NOC.
40. The Owner / Developer shall be responsible for Planting one Tree per 100 Sq.mtr Plot area as per UDCPR-2020.
41. This Amended Commencement Certificate issued based on Additional F.S.I NOC Received from CIDCO office vide letter No. CIDCO/MTS-II/KAMOTHE-138/2022 /1328, Dated 23/09/2022 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
42. The Owner / Developer has to submit Fire NOC for Lift before intimation of Plinth Completion on the said plot and the conditions mentioned in the Fire NOC shall be binding on the owners.
43. This set of Plans supersedes earlier approved plans vide letter dated 01/12/2022.

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. अधिकृत यांचे मंजूरी नुसार,

(Signature)

Deputy Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Shri. Suresh Ganpat Khutkar & others Five & M/s. Satyam Infracon Pvt. Ltd. through Director Shri. Dilip Chhaganlal Velani & others Three, Office no. B-1106/1107, Mahaveer Icon, Plot No.- 89/90, Sector- 15, CBD Belapur, Navi Mumbai 400 614.
 - 2) Architect, M/s. Destination Architecture Interior Designs, Office No. 12, Ground Floor, Great Eastern Summit, Wing- B, Plot No. 66, Sector 15, Belapur, Navi Mumbai 400 614.
 - 3) Ward Officer, Prabhag Samati 'A, B, C, D' Panvel Municipal Corporation, Panvel.
 - 4) Asst. Estate Officer / Estate Officer, Estate Department, First Floor, CIDCO Bhavan CBD Belapur, Navi Mumbai 400614.



६५ / १२६



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel

E mail - panvelcorporation@gmail.com



SCHEDULE RAIN WATER HARVESTING

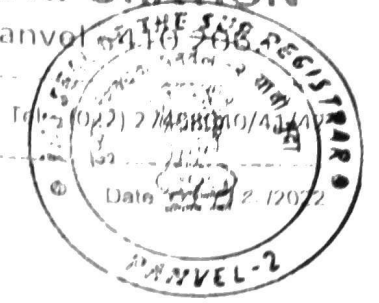
Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- 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.
- ii) 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.
- iii) 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.
- 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 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 :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 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 provided 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 loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) 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.

PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel

E mail-- panvelcorporation@gmail.com
No PMC/TP/Kamothe/28/17/21-22/16275/2 840/2022



To,
Shri. Suresh Ganpat Khutkar & others Five &
M/s. Satyam Infracon Pvt. Ltd. through
Director Shri. Dilip Chhaganlal Velani & others Three,
Office no. B-1106/1107, Mahaveer Icon,
Plot No.- 89/90, Sector- 15, CBD Belapur,
Navi Mumbai 400 614.

SUB :- Development Permission for Residential cum Commercial Building on Plot
No.- 28, Sector- 17, At.- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 23694, Dated 01/12/2021.
2) Height Clearance NOC issued by AAI vide letter No
NAVI/WEST/B/081221/569544, Dated 27/10/2021.

Sir,

Please refer to your application for Development permission for Residential cum
Commercial Building on Plot No.- 28, Sector- 17, At.- Kamothe (12.5% Scheme), Tal - Panvel,
Dist.- Raigad.

The Development permission is hereby granted to construct Residential cum
Commercial Building on the plot mentioned above.
The Developers / Builders / Owners shall take all precautionary measures for
prevention of Malaria breeding during the construction period of the project. If required, you
can approach Health Department PMC, for orientation program and pest control at project site
to avoid epidemic.

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

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

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

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. Destination Architecture Interior Designs,
Office No. 12, Ground Floor,
Great Eastern Summit, Wing- B,
Plot No. 66, Sector 15, Belapur,
Navi Mumbai 400 614.

2) Ward Officer,
Prabhag Samati 'A, B, C, D', PMC, Panvel.



TEELY 2023

EE / 94E

PANVEL MUNICIPAL CORPORATION

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

panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

Date: 01/12/2022



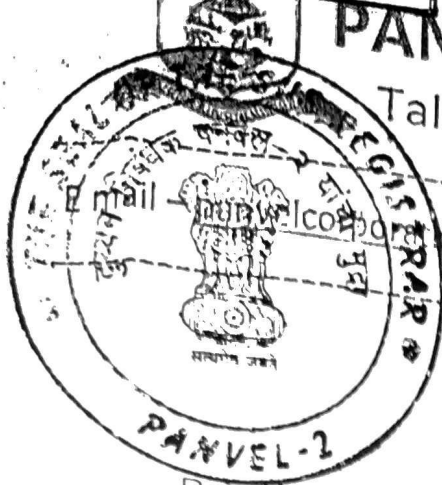
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, Shri. Suresh Ganpat Khutkar & M/s. Satyam Infracon Pvt. Ltd. through Director Shri. Dilip Chhaganlal Velani & others Three. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 03 Upper Floors) on Plot No.- 28, Sector- 17, At.- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 699.720 Sq.mt., Residential Built Up Area = 947.897 sq.mt., Commercial Built Up Area = 96.555 sq.mt., Total Built Up Area = 1044.452 sq.mt.)

(No. of Residential Unit - 17 Nos., No. of Commercial Unit - 04 Nos.,
No. of Total Unit - 21 Nos.)

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.-1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1996
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The 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 & UDCPR.

a) The owner
Rain water
potable pu
The Autho
b) Sq. m. of t
above to p
these regu
as breach
As per pro
developer
managem
the system
The Own
certificates
Panvel M
Corporatio
under refe
No work s
utmost car
The Owne
the constru
Stability b
earthquake
The buildi
Certificate
per law wi
The Owne
disputes. I
F.S.I. Calc
discrepanc
action.
The Owne
Court and
The Owne
to whom a
It is Manda
It is mand
under prog
site.
It is mand
channelize
As per Go
11/RDP, D
i) As
dev
Boa
Sur
a) und
b) Nar
c) Ord
dev
d) auth
e) Nun
Add
insp
A no
abou



PANVEL MUNICIPAL CORPORATION

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

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.
- ii) 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.
- iii) 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.
- 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 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 :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 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 provided in the 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 loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to 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

v) Rain Water building o caused in building. The water non-cookin will be util arrange and the wa The struct computat

१) महाराष्ट्र शासनाने ज्या भुमीधारकांच्या जमिनी नवी मुंबई प्रकल्पाकरीता व साडेबारा टक्के निवासी भूखंड योजनांतर्गत भूखंडाचे वाटप करण्यात आले आहे.

प व ल - २
१६६५/२०२३
८५/१९६

यांचे मालकीचे मौजे पनवेल, ता.पनवेल, जि. रायगड येथील जमिनीची मिळकत महाराष्ट्र शासनाने नवी मुंबई प्रकल्पाकरीता भुसंपादीत केली आहे.



मिळकतीसंदर्भात युनिट केस क्र. १२२ कडे अॅवार्ड जाहीर झाला आहे. मिळकतीसंदर्भात सिडकोचे साडेबारा टक्के निवासी भूखंड चौ.मीटर क्षेत्राचा भूखंड वाटप झाले. सदर भूखंडाचे वर्णन

भूखंडाचे वर्णन

स्थळ	भूखंड क्र.	सेक्टर क्र.	क्षेत्र (चौ.मी.)
कामोठे	२८	१७	६९९.७२

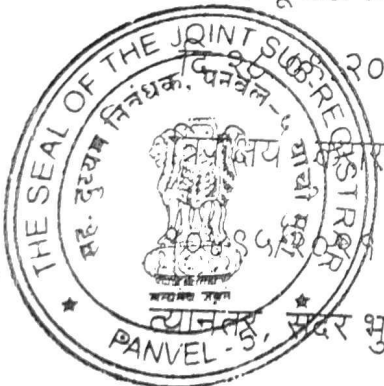
३) वरील वर्णन केलेला नोड-कामोठे, भूखंड क्र.२८, सेक्टर क्र.१७, क्षेत्र

प व ल - ४
६५६/२०२३
८/३८

चौ.मीटर या भूखंडाचा भाडेपट्टा करार दि.१०.०८.२०२१ रोजी झालेला आहे. सदर भाडेपट्टा करार मे. दुय्यम निबंधक, पनवेल-२ यांचे कार्यालयात दस्त क्र.

१०९७१/२०२१ कडे दि.१२.०८.२०२१ रोजी नोंदणीकृत करण्यात आले आहे.

सदर भूखंडामधील ५० टक्के अविभाज्य भाग द्वितीयपक्षीय यांनी, प्रथमपक्षीय यांना



२०२१ रोजीचे त्रिपक्षीय कराराद्वारे हस्तांतरीत केलेला आहे. सदर

करार मे. दुय्यम निबंधक, पनवेल-४ यांचे कार्यालयात दस्त क्र.

१०८९५/२०२१ कडे दि.२८.०९.२०२१ रोजी नोंदणीकृत करण्यात आले आहे.

सदर भूखंडामधील ५० टक्के अविभाज्य भाग प्रथमपक्षीय यांचे नावे सिडको

कार्यालयात झाल्याबाबत सिडकोने त्याबाबत अंतिम आदेश दि.०६.१०.२०२१ रोजी

दिले आहेत.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

निर्मला चंद्रकांत पाटील

उर्मिला प्रभाकर कोळी

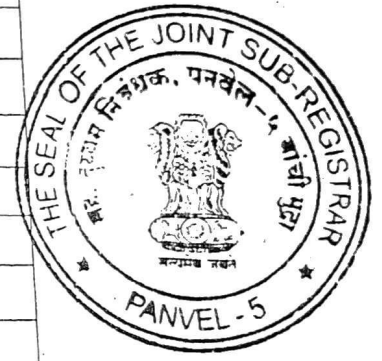
डकोचे
माहे.
येथील
केली
झाला
भुखंड
वर्णन

ध) पनवेल महानगरपालिकेने दि. २८.०३.२०२३ रोजी बांधकाम परवानगी दिलेली आहे.
सदर बांधकाम परवानगीप्रमाणे इमारतीमधील निवासी सदनिका व व्यापारी गाले याबाबत प्रथमपक्षिय व दि. २८.०३.२०२३ रोजी बांधकाम परवानगी दिलेली आहे.
यांचेमध्ये आपआपसांत वाटप केले असून, प्रथमपक्षिय यांचे हिश्यास सदनिका व गाले आले आहेत.

२०२३
२८/०३/२०२३



२८/०३/२०२३
२४९९
२०२३
२/३८



अनु.क्र.	शॉप / फ्लॉट	चटई क्षेत्र चौ.मीटर	टाईप
१	शॉप नं. १	२३.९५०	शॉप
२	शॉप नं. २	२३.५५०	शॉप
३	१०३	३३.२४६	१BHK
४	१०६	३३.३९७	१BHK
५	३०१	५९.७२२	२BHK
६	३०२	५९.४७६	२BHK
७	३०३	३३.२४६	१BHK
८	३०४	३२.७९६	१BHK
९	३०५	३२.३३९	१BHK
१०	३०६	३३.३९७	१BHK
११	४०१	४९.७२२	२BHK
१२	४०२	४९.४७६	२BHK
१३	४०३	३३.२४६	१BHK
१४	४०४	३२.७९६	१BHK
१५	४०५	३२.३३९	१BHK
१६	४०६	३३.३९७	१BHK
१७	६०२	४५.३००	२BHK
१८	६०३	२६.३६९	१BHK
१९	६०६	४४.८०७	१BHK
२०	७०२	२६.३६९	२BHK
२१	७०३	२५.५३९	१BHK
२२	७०५	३३.३३९	१BHK
२३	७०६	२६.४७३	१BHK

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

निमित्त चंद्रकांत पाटील
उमिला महाकर कोणे

RAMAKANT G. PAWAR
B.Com. LL. B
Advocate,
Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No.
1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

SEARCH REPORT

Date : 28/04/2023.

TO,
M/S. SATYAM INFRACON PVT. LTD.
Office No. B-1106/1107, Mahaveer Icon,
Plot no. 89/90, Sector No. 15,
CBD Belapur,
Navi Mumbai.

पवल - २	
१९९८	२०२३
११६ / १२९	

Sir,

Sub :- Search report in respect of
Sector No.-17, Village-Kamothe,
District - Raigad.



I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2009 to December, 2019, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2009 to December, 2019 (most of registers of this office are in torn conditions) and search at Sub-Registrar Office Panvel -3 from January 2009 to June, 2019 and search at Sub-registrar Office Panvel -4 from August, 2012 to June, 2019 and search at Sub-registrar Office Panvel -5 from January 2013 to June, 2019 (records of 2019 to 2022 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entries.

- 1) Document No.-PVL-2-10971-2021 registered on 11/08/2021 (for the Area 699.72 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favour of (1) SHRI SURESH GANPAT KHUTKAR (2) SHRI ANANT GANPAT KHUTKAR (3) SHRI PRAMOD GANPAT KHUTKAR (4) SHRI GANESH GANPAT. KHUTKAR (5) SMT. NIRMALA CHANDRAKANT PATIL & (6) SMT. URMILA PRABHAKAR KOLI in the records of Sub-Registrar Panvel-2 for the Plot bearing number -28, situated


RAMAKANT G. PAWAR
B.Com LL B

306

Precious.

Prashant Kamble.

9821890957

1999 - 40,00,000/-

प व ल - २	
१९९५	२०२३
८ / १२९	

