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Tuesday, December 12, 2023

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पावती

Original/Duplicate

पत्रांक 18909

दिनांक 12-12-2023

पावती क्र. 18909 दिनांक 12-12-2023

गावाचे नाव: रोहिंजण

दस्तावेजाचा अनुक्रमांक: पवेल4-17512-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कृष्णशिस बॅनर्जी --

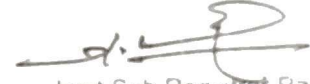
नोंदणी फी = 30000.00

दस्त हाताळणी फी = 2250.00

पृष्ठांची संख्या: 110

एकूण: = 32250.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:05 PM ह्या वेळेस मिळेल.

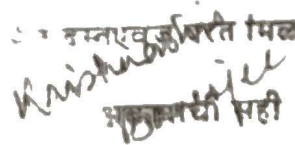

Joint Sub Registrar, Panvel 1
सह न्याय निबंधक या २
पनवेल क्र. ४

बाजार मूल्य: ₹.4060000/-

साबदाना ₹.8991071/-

भरलेले मुद्राब शुल्क: ₹.629400/-

- 1) देयकाचा प्रकार: DHC रक्कम: ₹.200/-
ईटी/घनादेश/प ओईर क्रमांक: 1223125102734 दिनांक: 12/12/2023
बँकचे नाव व पत्ता
- 2) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-
ईटी/घनादेश/प ओईर क्रमांक: 122312502395 दिनांक: 12/12/2023
बँकचे नाव व पत्ता
- 3) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
ईटी/घनादेश/प ओईर क्रमांक: MH012237041202324E दिनांक: 12/12/2023
बँकचे नाव व पत्ता

दस्तावेज मिळाला

कृष्णशिस बॅनर्जी

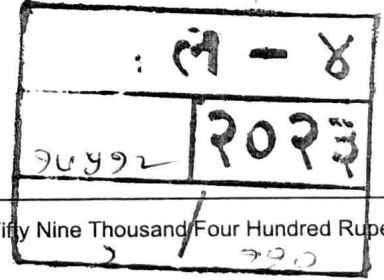
द्विपीठा

५६ ३ ७५ निबंधक पनवेल ४

CHALLAN
MTR Form Number-6



GRN MH012237641202324E	BARCODE	Date 12/12/2023-11:08:03	Form ID 25.2	
Department Inspector General Of Registration		Payer Details		
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name PNL4_PANVEL NO 4 SUB REGISTRAR		PAN No.(If Applicable)	BGUPB6679R	
Location RAIGAD		Full Name	KRISHNASHIS BANERJEE	
Year 2023-2024 One Time		Flat/Block No.	FLAT NO.1201, 12th FLOOR, BUILDING/WING-C,	
Account Head Details		Amount In Rs.	Premises/Building	SATYAM TRINITY TOWERS
			Road/Street	SURVEY NO.85, ROHINJAN
0030046401 Stamp Duty		629400.00	Area/Locality	TAL.PANVEL, DIST.RAIGAD
0030063301 Registration Fee		30000.00	Town/City/District	
			PIN	4 1 0 2 1 0
			Remarks (If Any)	PAN2=AECFS1643D~SecondPartyName=MS SATYAM INFRA REALTY LLP~
			Amount In	Six Lakh Fifty Nine Thousand / Four Hundred Rupees O
Total		6,59,400.00	Words	nly
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332023121212208 2842851280
Cheque/DD No.		Bank Date	RBI Date	12/12/2023-11:40:36 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	



Department ID :

Mobile No. :

9800000000

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

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

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Navi Mumbai on this 12 day of December, 2023.

BETWEEN

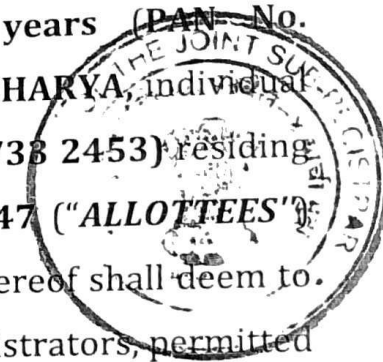
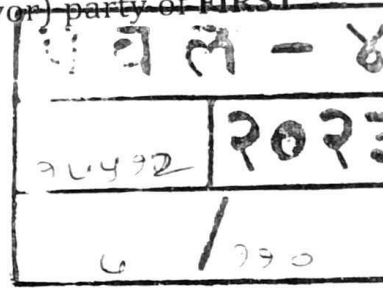
Krishnashis Banerjee
Arpita Acharya

M/S SATYAM INFRA REALTY LLP (PAN:AECFS1643D) a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008 having its office at 1204-1206, Maithili Signate, Plot no.39/4, Sector 30/A, Vashi, Navi Mumbai 400 705 through its Partner **Mr. Rajesh D. Gulati** (the "**PROMOTER**") (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its partners, their survivors, heirs, executors, nominee, administrators and assigns of such last survivor) party of **FIRST**

PART;

AND

1) **MR. KRISHNASHIS BANERJEE**, individual aged about 32 years (PAN No. **BGUPB6679R**), (AADHAR No. 2751 8270 7263) 2) **MRS. ARPITA ACHARYA**, individual aged about 27 years (PAN No. **BMJPA9658N**), (AADHAR No. 3315 5738 2453) residing at, **C-23/A, RAMGARH, NAKTALA, KOLKATA, WEST BENGAL, 700047** ("**ALLOTTEES**") (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs/executors, administrators, permitted successors, assigns and nominees) of the Party of the **OTHER PART**.



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

WHEREAS:

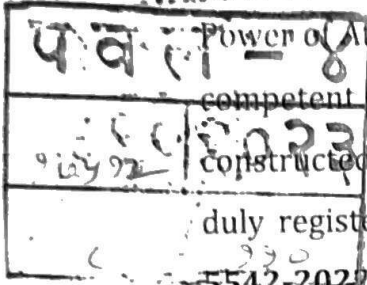
- A. Vide 'Development Agreement' dated **31st March 2022** Promoter has acquired from (i) Shri GajananBalaramPatil and 3 others (the "**Owners**") development rights of piece and parcel of land bearing survey no.85 admeasuring 9,609.211 sq. meters and thereabout (the "**Plot**") situated at village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

H. Along with said Development Agreement dated 31st March 2022 Owners have issued their sole Power of Attorney dated 31st March 2022 in favour of Promoter. The said Power of Attorney is issued for enabling Promoter to obtain required permissions from competent authorities for developing said Plot and selling Promoter's share of area in project to be developed on said Plot. The said Power of Attorney is duly registered with the Sub Registrar of Panchaj under registered serial no. PVI-4-5542-2022 on 24.04.2022.

The Promoter proposes to develop a 'residential' building of Ground + 30 upper floors on the said Plot by utilizing potential plus TDR plus fungible FSI on such TDR together aggregating to a total GFA of 34,507,944 sq. meters (the "Entire Project") of it in two phases. The said Project is more particularly described in the SECOND SCHEDULE hereunder. In addition, the Promoter will be providing amenities in the said Project. The said Project together with all amenities will constitute the whole project named as "SATYAM TRINITY TOWERS".

- I. In Phase one Promoter has proposed to utilize 24,507,944 sq. meters of FSI out of 34,507,944 FSI for constructing residential building comprising of three wings A, B and C each of Ground + 3 podium floors + 4th to 21st residential floors having 351 flats (the "Phase-1"). The Promoter has obtained commencement certificate in favour of Owners from Panchaj Municipal Corporation ("PMC") for developing said Phase-1 vide letter dated 30th November, 2021 bearing reference no. PMC/TP/Rohinjan/85/0/21-21/16197/2442/2021 (the "Commencement Certificate"). The said Phase-1 is more particularly described in the THIRD SCHEDULE hereunder. A copy of said Commencement Certificate is annexed hereto as "Annexure B".
- J. In Phase-2 the Promoter has proposed to construct additional Nine (09) floors on residential buildings being wing A, B & C thereby taking the wing A, B & C to 30 floors by utilizing TDR plus fungible FSI on such TDR aggregating to 9,993 sq. meters on said Plot (the "Phase-2"). The said Phase-2 will be separately registered under the provisions of Real Estate (Regulation and Development) Act, 2016 (the "RERA").
- K. The Promoter has appointed a Structural Engineer STRUCTURAL CONCEPT (Designs Private Limited) for the preparation of the structural design and drawings of the buildings in the Phase-1.

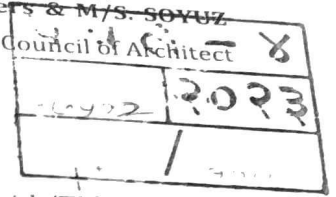
B. Along with said Development Agreement dated **31st March 2022** Owners have issued 'Irrevocable Power of Attorney' dated **31st March 2022** in favour of Promoter. The said Power of Attorney is issued for enabling Promoter to obtain required permission from competent authorities for developing said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



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

- D. In Phase one Promoter has proposed to utilize 24,507.944 sq. meters of FSI out of 34,500.944 FSI for constructing residential building comprising of three wings A, B and C each of Ground + 3 podium floors + 4th to 21st residential floors having 351 flats (the "**Phase-1**"). The Promoter has obtained commencement certificate in favour of Owners from Panvel Municipal Corporation ("**PMC**") for developing said Phase-1 vide letter dated 30th November, 2021 bearing reference no. PMC/TP/Rohinjan/85/0/21-21/16197/2442/2021 (the "**Commencement Certificate**"). The said Phase-1 is more particularly described in the **THIRD SCHEDULE** hereunder. A copy of said Commencement Certificate is annexed hereto as "**Annexure B**".
- E. In Phase-2 the Promoter has proposed to construct additional Nine (09) floors on residential buildings being wing A, B & C thereby taking the wing A, B & C to 30 floors by utilizing TDR plus fungible FSI on such TDR aggregating to 9,993 sq. meters on said Plot (the "**Phase-2**"). The said Phase-2 will be separately registered under the provisions of Real Estate (Regulation and Development) Act, 2016 (the "**RERA**").
- F. The Promoter has appointed a Structural Engineer **STRUCTURAL CONCEPT (Designs Private Limited)** for the preparation of the structural design and drawings of the buildings in the Phase-1.

Signature



- H. The 'The Supplemental Legal Title' report dated 12th May 2023 with 'Title Certificate' dated 21st June 2022 issued by Advocate Rajesh Khaire for said Plot has been seen and inspected by the Allottees. A copy of said Title Certificate is appended hereto as "Annexure C"
- I. Upon the demand of Allottees the promoter has given Allottees the following documents for inspection;
- Development Agreement dated 31st March 2022 between Promoter and Owners;
 - Power of Attorney dated 31st March 2022 from Owners to Promoter;
 - Development permission dated 15th October, 2019 from PMC;
 - Provisional Fire NOC dated 08th September, 2021 PMC;
 - Amended Development Permission dated 30th November, 2021 from PMC;
 - Zone Certificate dated 03rd March, 2022 from PMC;
 - Sanctioned Layout of the said Phase-1;
 - Proposed layout plan of said Entire Project;
 - Sanctioned Building plans;
 - Sanctioned layout floor plan;
 - The Supplemental Legal Title report dated 12th May 2023.
 - MahaRERA registration Certificate bearing no. P52000045234; and
 - Declarations uploaded on RERA portal.
- J. The Promoter has registered the said Phase-1 under the provisions of the Real Estate (Regulation and Development) Act, 2016 (the "RERA") and Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (the "MahaRERA Rules") with the Maharashtra Real Estate Regulatory Authority ("MahaRERA") under Registration no P52000045234. A copy of the certificate of registration is appended hereto as "Annexure D".
- K. As per "UNILATERAL INDENTURE OF MORTGAGE" dated 11-05-2023 ,registered with the office of the Sub-Registrar of Assurances at Panvel 4 Serial No. 5978/2023 the Promoter has availed loan facility from ADITYA BIRLA FINANCE LIMITED, by mortgaging certain sale Proposed units and hypothecation on the receivables of the

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Naishnashis Banerjee

proposed units and on the terms and condition mentioned therein.

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

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M. The Allottees have applied to the Owners for allotment of **Flat No. 1201** admeasuring about **56.28 sq. meters** of RERA carpet area (the "**Flat**") on **12th floor** in the **Building Wing 'C'** of the said Phase-1 from the Owners Share. The said Flat is more particularly described in **FOURTH SCHEDULE** hereunder. The said Flat is marked separately in the floor plan is appended hereto as "**Annexure E**".



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

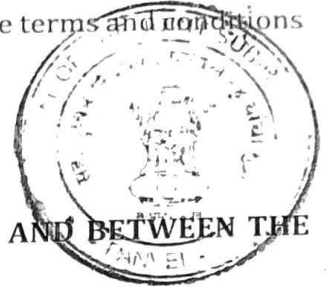
O. The Allottees have offered to pay to the Promoter a sum of **Rs. 89,91,071/- (Rupees Eighty Nine Lakhs Ninety One Thousand Seventy One only)** as consideration for transferring the said Flat in name of Allottees (the "**Consideration**") which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these presents the Allottees have paid to the Promoter a sum of **Rs 17,98,214/- (Rupees Seventeen Lakhs Ninety Eight Thousand Two Hundred Fourteen only)** being the part consideration out of said Consideration (the "**Part Consideration**") for Promoter agreeing to sell the said Flat to the Allottees and the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottees have agreed to pay to the Promoter the balance consideration of **Rs. 71,92,857/- (Rupees Seventy One Lakhs Ninety Two Thousand Eight Hundred Fifty Seven only)** (the "**Balance Consideration**") as per the Payment Scheduled.

Handwritten signature

P. The promoter has obtained the **No Objection Certificate** from ADITYA BIRLA FINANCE LIMITED for the sale of the said unit to the allottees. A copy of the said consent is appended hereto as **Annexure- "G"**.

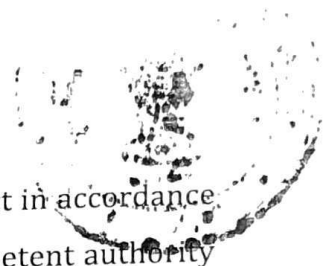
ADITYA BIRLA FINANCE	
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Q. Now, in accordance with section 13 of the RERA the parties have accordingly decided to record their agreement in writing for transfer of said Flat upon the terms and conditions hereinafter appearing



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

• **PROJECT:**



- 1.1. The Promoter shall under normal conditions develop the said Project in accordance with the plans, designs, specifications as is finally approved by the competent authority with only such variations as may be required to utilize the total FSI, load additional premium FSI and as approved and sanctioned by the competent authority or the Government.
- 1.2. If required by competent authority or Government, the Promoter shall carry out minor modifications as may be deemed fit. The Promoter shall also be entitled to carry out the amendment to the plan resulting in any addition / alteration to the existing floors to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottees, if such additions / alterations are adversely affecting the said Flat allotted to the Allottees and to the said Project.
- 1.3. The Promoter has represented under this agreement that it has proposed to develop the said Plot by utilizing the total FSI of 34,500.944 sq. meters in the two different phases as and when sanctioned by competent authority and amended from time to time.
- 1.4. The Promoter has represented and Allottees have agreed that proposed amenities in the Project will be made available for use only after completion of all the phases of the said Project. However, upon receipt of completion certificate for amenities the Promoter may at its discretion allow purchasers of Phase-1 to use those amenities.



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2. DESCRIPTION OF FLAT:

2.1. The Allottees hereby agree to purchase from Owners and Owners hereby agree to sell to Allottees flat No. 1201 having RERA carpet area admeasuring of 56.28 sq. meters RERA carpet area (the "Flat") on 12th floor in the Building/Wing 'C' of the said Phase-1. Further, Allottees shall be allotted 1 (ONE) no. of covered car parking. However the consideration for covered car parking shall be as per terms of clause 15.1. Further, the said Flat is more particularly described in **FOURTH SCHEDULE** hereunder. The said Flat and Additional Area is marked separately in the copy floor plan appended hereto as

"Annexure E"

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

Promoter.

3. CONSIDERATION:

3.1 It is mutually agreed by and between the parties that consideration for sale of said Flat shall be Rs. 89,91,071/- (Rupees Eighty Nine Lakhs Ninety One Thousand Seventy ⁷² ~~One~~ only) (the "Consideration"). The said Consideration amount does not include the taxes, stamp duty, registration charges and other statutory payments which are to be paid separately by Allottees. The Consideration as agreed between the parties hereto for the sale of said flat has been determined on the basis of all disclosures.

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

3.3 The Allottee/s has agreed to pay balance consideration of Rs. 71,92,857/- (Rupees Seventy One Lakhs Ninety Two Thousand Eight Hundred Fifty Seven only) (the "Balance Consideration") to the Promoter by availing loan facility from the bank/ financial institution towards the full and final payment of said Consideration, as per the Payment Scheduled.

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

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

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4. ADDITIONAL

The Allottees s...

as and when d...

- a. Legal an...
- b. Valuation...
- c. Developp...
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- d. Proporti...
- e. Water an...
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- f. Electricit...
- service...
- concerned...
- g. Co-opera...
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- over and...
- pay the s...
- j. Service T...
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5. MODE OF PAYMENT:

All payment/Considerations shall be made by Allottees by drawing cheque / DD / RTGS in the name of "M/S SATYAM INFRA REALTY LLP" or other account as Promoter may intimate subsequently to the Allottees. Allottees shall also pay other statutory dues, which may be levied from time to time.

Details of Bank Accounts are as provided herein below:

NAME	"SATYAM INFRA REALTY LLP - SATYAM TRINITY TOWERS- MASTER COLLECTION"
BANK NAME	HDFC BANK
BANK ACCOUNT NUMBER	57500001247121
BRANCH NAME	Vashi, Navi Mumbai
IFSC CODE	HDFC0000540
MICR CODE	400240179

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

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

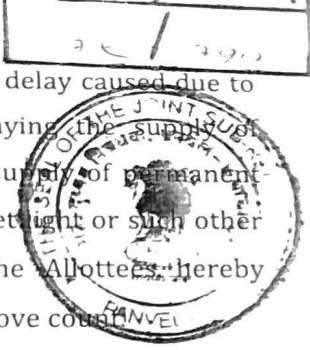
5.4 The Allottee shall also pay GST as per prevalent rates and rules and regulations through separate cheque drawn in the name of "M/S SATYAM INFRA REALTY LLP".

6. PAYMENT OF STATUTORY DUES AND TAXES:

6.1. In addition to the Consideration of said Flat as above the Allottees shall pay to Promoter all statutory taxes (as made applicable from time to time) like GST or any other charges, levy, tax, duty by whatever name called, as made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottees at the time of execution of these presents or at the time of making each payment



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



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

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

10.10 The carpet area of the said Flat which is proposed to be constructed in the said building is approximate **56.28 sq. meters**, however the actual carpet area of the may vary up to 3% due to design and construction exigencies. In the event of there being a difference of more than 3% between the actual carpet area of the said Flat from the carpet area as mentioned herein at the time of the offering the possession of the said Flat, then the Consideration shall be either proportionately reduced or increased accordingly (without interest thereon). The Allottees agree to pay the differential amounts, if the area is increased beyond 3% within forty-five (45) days of such demand being made by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money (without any interest) paid by Allottees within forty-five days from such demand being made by the Allottees. If there is any increase in the carpet area of the said Flat allotted to Allottees, the Promoter shall demand additional amount from the Allottees as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottees shall pay such additional amounts within a period of forty-five (45) days from the date of such demand being made by the Promoter. However, it is expressly clarified that no adjustment will be made to the Total Consideration if the difference between the actual carpet area of the said Flat and the carpet area as mentioned



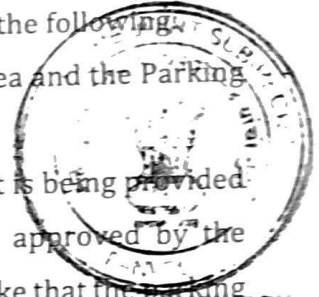
Waishnashis Banerjee

Premises/phase/ wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Agreement. The Professional Fees of such expert/surveyor shall be born and paid by the Purchaser/s alone.

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2023
72/990

13.25 The Promoter has provided the necessary Parking space. In this regard, the Promoter

have categorically informed the Allottee & the Allottee has/ has noted the following



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

14. DATE OF POSSESSION AND FORCE MAJEURE:

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

14.2 That the Promoter is entitled to reasonable extension of time for giving possession of Flat on the aforesaid date, if the completion of Phase-1 or any building of Phase-1 in which the Flat is to be situated is delayed on account of court / authority staying either in full or in part any part of the construction / development on the said Plot, non-availability of construction material, war, flood, drought, fire, cyclone, lockdown as per order issued by Central or State government, pandemic, epidemic, earthquake or any other calamity caused by nature affecting the said project, or for delay in supply of electricity and/or water by concerned government departments or for any other justifiable reason or circumstances. The Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, PMC, Environmental Agency, revenue Authority or any other concerned authority in granting the necessary permissions, sanctions, NOC that shall be required by the Promoters from time to time.

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Keishashis Banerjee

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REPORT



Summary of the work done during the period of the investigation... (The text is extremely faint and largely illegible due to the quality of the scan.)

Date	Changes Made/Notes	Date of Review/Status	Remarks
10-27-1958	1st, 2nd, 3rd, 4th	10-27-1958	10-27-1958
11-17-1958	1st	11-17-1958	11-17-1958
12-16-1958	1st	12-16-1958	12-16-1958
12-23-1958	1st	12-23-1958	12-23-1958
Total			

For the Library of Congress
Through the Bureau

RECEIPT

प व ल - ४	
२०४९२	२०२३
४५ / २२०	

Received with thanks from Allottees 1) MR. KRISHNASHIS BANERJEE 2) MRS. ARPITA ACHARYA Adults, and Indian Inhabitant, residing at, C-23/A, RAMGARH, NAKTALA, KOLKATA, WEST BENGAL, 700047 has paid a sum of Rs 17,98,214/- (Rupees Seventeen Lakhs Ninety Eight Thousand Two Hundred Fourteen only) Part consideration as per terms & conditions of this Agreement for Sale of Flat No.1201, on 12th floor of Building/Wing 'C' in of the project known as "SATYAM TRINITY TOWERS" to be constructed on all that piece and parcel of Land more particularly described in FIRST SCHEDULE.

Date	Cheque/RTGS/Approved Code No.	Bank & Branch Name	Amount
08-07-2023	UPI/P2A/318948868 351	STATE BANK OF INDIA	50,000/-
11-07-2023	030817	STATE BANK OF INDIA	58,000/-
08-08-2023	353671	STATE BANK OF INDIA	7,91,107/-
22-09-2023	353674	STATE BANK OF INDIA	8,99,107/-
Total			17,98,214/-

For, M/S SATYAM INFRA REALTY LLP

Through its Partners



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/85/0/21-21/16197/2883/2021

Date: 30/09/2021

To,

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

30/09/2021 - 8	
76492	2023
8e / 990	

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

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



Sir,

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

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

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

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

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

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

Thanking you,

मा. आयुक्ते यांचे मंजूरी नुसार

(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

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





PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

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

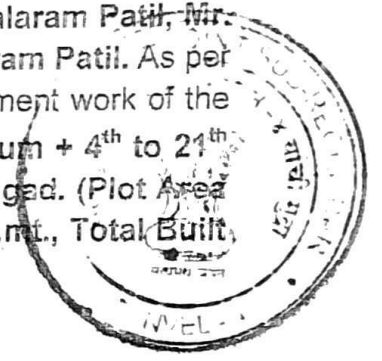
Date: 30/09/2021

AMENDED COMMENCEMENT CERTIFICATE

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

(No. of Residential Unit – 351 Nos.)

7440/41/42	8
30/09/2021	2023
30492	
49	990



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 Owner / Developer 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.



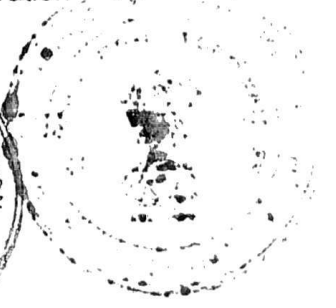
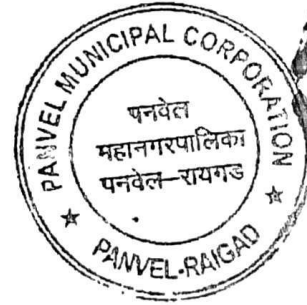
40. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
41. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
42. The Owner / Developer is required to construct the discharge line at his own cost.
43. The Owner / Developer shall obtain no objection certificate from Maharashtra Pollution Control Board before Commencement of work on the said plot.
44. The Owner / Developer should set up electrical vehicle charging point in the said plot.
45. This Commencement Certificate is issued subject to condition that the Owner / Developer shall obtain Environment Clearance prior to commencement of any work.
46. The Applicant is permitted to do construction upto height of 55.00 mtr. from Ground level. Revised AAI NOC is required to be submitted for construction beyond 55.00 mtr. Height.
47. This set of Plans supersedes earlier approved plans vide letter dated 15/10/2019.

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

मा. आर्किटेक्ट यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Mr. Gajanan Balaram Patil,
Mr. Parshuram Balaram Patil,
Mr. Maruti Balaram Patil &
Mr. Santosh Balaram Patil,
Survey No.- 85/0, At. Rohinjan,
Tal. Panvel, Dist- Raigad.
 - 2) Architect,
M/s. AN.ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.
 - 3) Ward Officer,
Prabhag Samati ' A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.





PANVEL MUNICIPAL CORPORATION

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

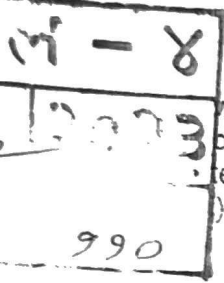
E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

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

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



RAJESH KHAIRE

ADVOCATE

21st June 2022

FORMAT - A
(Circular No. 28/2021)

To
M/s. Satyam Infra Realty LLP
1204-1205, Mailthili Signate,
Plot No. 39/4, Sector 30/A,
Vashi, Navi Mumbai 400 705.

LEGAL TITLE REPORT ("REPORT")

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

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

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

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

Office: 3B-21, Kalpataru Riverside CHS, Takka, Panvel, Tal. Panvel, Dist. Raigad. No. 9820609888.

ANNEXURE-"D"



Maharashtra Real Estate Regulatory Authority

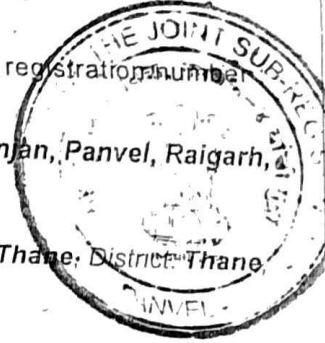
**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

५५९-४	
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६६ / ११०	

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

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

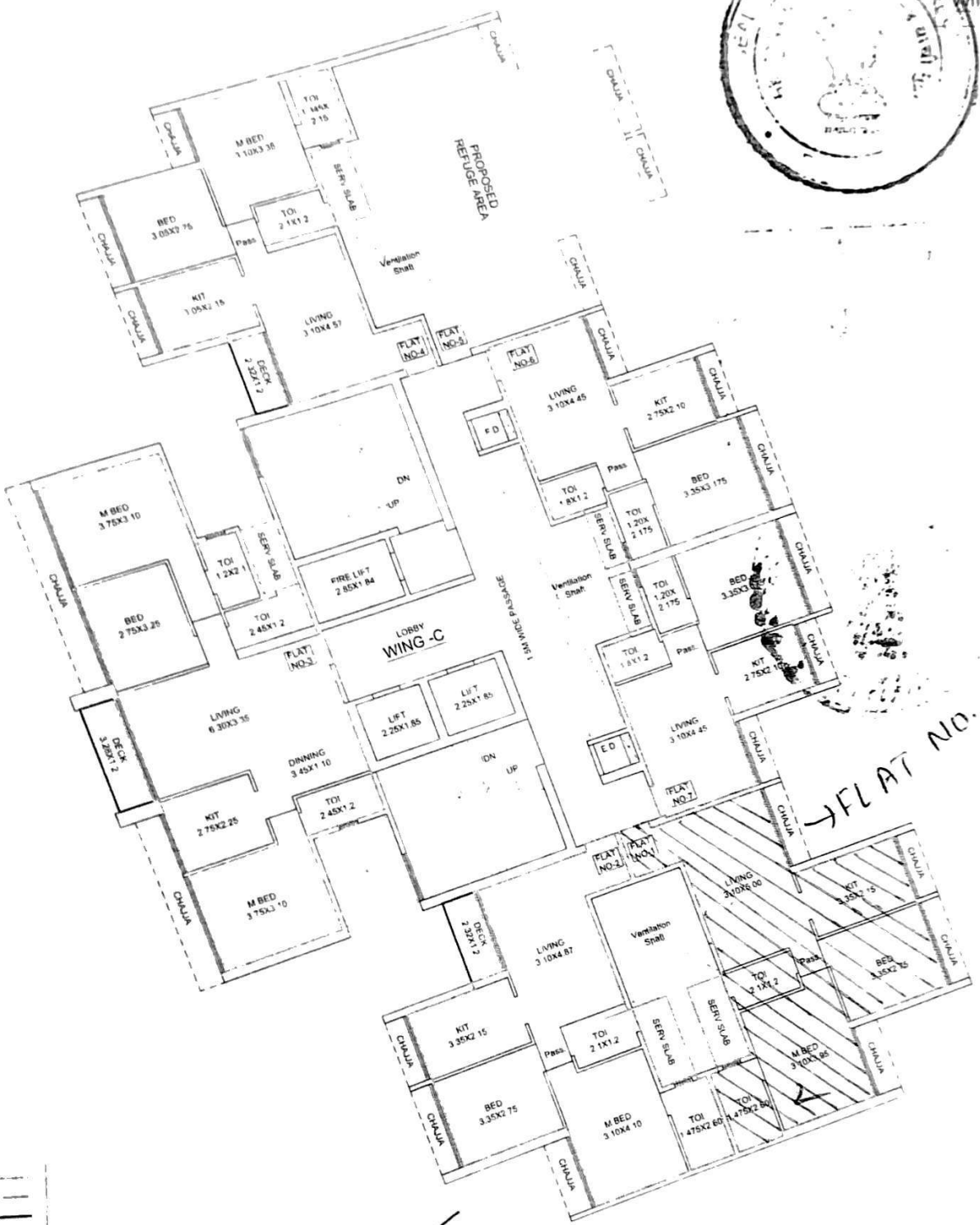


- Satyam Infra Realty Llp** having its registered office / principal place of business at **Tehsil: Thane, District: Thane**
Pin: 400705.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/05/2022** and ending with **31/12/2026** 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
- 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.

५०९१ - ४	
१०५१२	२०२३
७१ / १११	



WING - C



→ FLAT NO. C-1201

FLAT CARPET LINE
SERVICE CARPET LINE
DECK CARPET LINE

WING	C
FLOOR NO.	12 th
FLAT NO	1201

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

TYPICAL 7TH, 12TH & 17TH REFUGE FLOOR PLAN
SCALE 1:100

AGREEMENT PLAN



ANARCH
ARCHITECT & PLANNERS
Office no. 20A/21, Rahgaon, Mumbai.
Soc-11 Plot no 81, LIC/80, Dhatpada, Andhera-14
Tamil Nadu

Krishnakish Baniya
Ashpita Acharya

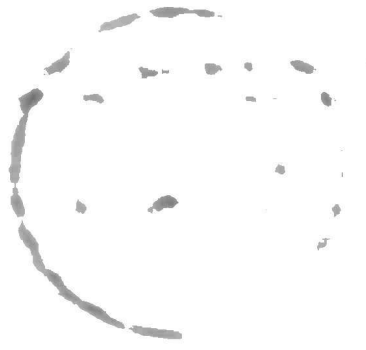
For SATYAM INFRA REALTY LLP

Reshmita
Partner



→ FLAT NO.

TYPICAL 7TH, 12TH & 17TH FLOOR



Main body of text, consisting of several lines of faint, illegible characters.



Aditya Birla
Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

ADITYA BIRLA
CAPITAL

PROFIT - LOSS STATEMENT

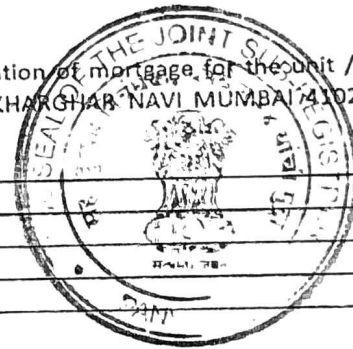
Reference No: NOC/ABFL/SATYAM INFRA REALTY LLP/TRINITY TOWERS/1201.

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

Date: 06/11/2023	
3099	2023
09	/ 990

Dear Sir,
With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit / flat in SATYAM TRINITY TOWERS GUT NO 85 0 AT VILLAGE ROHINJAN PANVEL RAIGAD KHARGHAR NAVI MUMBAI 400210. As mentioned below:

Flat / Unit No.	1201
Floor No.	12 TH
Wing No.	C
Carpet Area (in sq. ft.)	606
Name of Purchaser	MR. KRISHNASHIS BANERJEE. MRS. ARPITA ACHARYA.
Total Sales Consideration (Amount in Rs.)	89,91,071/-
Amount received till date (Amount in Rs.)	17,98,214/-
Bank Name	SBI BANK.



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

1. This consent hereby granted is restricted for creation of mortgage for the flat / unit as stated above in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagor' to sell any other security without applying an NOC to Aditya Birla Finance Ltd (hereinafter "ABFL") and charge of ABFL on all other securities mortgaged by you shall remain unchanged.
2. The consent hereby granted is subject to Borrower/Mortgagor depositing entire sale consideration for of the said unit into collection with HDFC Bank Limited for this purpose namely "Satyam Infra Realty LLP Satyam Trinity Towers Mas Coll Escrow A/c" bearing A/c No. "57500001247121" at Vashi having IFSC code "HDFC0000540". The proceeds in the said account may be utilised towards repayment of outstanding dues availed by Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the Borrower / you in depositing the stipulated amount in the Above Mentioned Account, ABFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABFL and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
4. The sale of the said flat / unit shall have to be made by way of registered sale deed only and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration as directed by ABFL.

Yours faithfully,

For Aditya Birla Finance Ltd



Mobile	8828208782
Term	30 yrs
EMI	
SBILIFE No	
Top up	
(Code No)	AC 5
Mobile No.	985000
DATE	
FACE VERIFICATION	
VERIFICATION	
SECTION	
BRANCH	



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4
 दस्त क्रमांक : 17512/2023
 नोंदणी :
 Regn.63m

गावाचे नाव : रोहिजण

काराचा प्रकार	करारनामा
दस्ता	8991071
करभावा/भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार ते (वे)	4060000
पन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र.1/2 दर रु. 58,000/-प्रति चौ. मी. सदनिका नं.1201,बारावा मजला,बिल्डिंग / विंग सी,सत्यम ट्रिनिटी टॉवर्स,सर्व्हे नंबर 85,रोहिजण,नवी मुंबई,ता. पनवेल,जि. रायगड. क्षेत्र 56.28 चौरस मीटर कारपेट व 1 कवर्ड कार पार्किंग((Survey Number : 85 ;))
	1) 56.28 चौ.मीटर
नी किंवा जुडी देण्यात असेल तेव्हा.	
करून देणा-या/लिहून ठेवणा-या नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे	1): नाव:-मे. सत्यम इन्फ्रा रिअल्टी एलएलपी तर्फे भागीदार राजेश धरमवीर गुलाटी यांचे वतीने क.ज. देणार अखत्यारी म्हणून माणिक गोंडुजी तायडे वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस 1204-1206, मैथिली सिप्रेट, प्लॉट नंबर 39/4, सेक्टर नंबर 30/ए, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AECFS1643D
करून घेणा-या पक्षकाराचे व किंवा यालयाचा हुकुमनामा किंवा आदेश ठेवादिचे नाव व पत्ता	1): नाव:-कृष्णशिस बॅनर्जी - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सी-23/ए, रामगड,नकटाला,कोलकाता,वेस्ट बंगाल, रोड नं: -, पश्चिम बंगाल, क्राँळकाटा. पिन कोड:-700047 पॅन नं:-BGUPB6679R 2): नाव:-अर्पिता आचार्य - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सी-23/ए, रामगड,नकटाला,कोलकाता,वेस्ट बंगाल, रोड नं: -, पश्चिम बंगाल, क्राँळकाटा. पिन कोड:-700047 पॅन नं:-BMJPA9658N
करून दिल्याचा दिनांक	12/12/2023
णी केल्याचा दिनांक	12/12/2023
द,खंड व पृष्ठ	17512/2023
वाप्रमाणे मुद्रांक शुल्क	629400
वाप्रमाणे नोंदणी शुल्क	30000

विचारात घेतलेला तपशील:-:

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

Date – December 14, 2023

To,
Mr. Krishnashis Banerjee & Mrs. Arpita Acharya
Address – C-23/A, Ramgarh, Naktala, Kolkata,
West Bengal – 700047.
Contact- 9748754483
Email Id: krishnashisbanerjee1991@gmail.com

Ref: Flat No. C-1201 in “Satyam Trinity Towers”, located at Survey No. 85, Rohinjan, Taluka – Panvel, District – Raigad.

Sub: Demand for Installments in reference to “Satyam Trinity Towers”.

Dear Sir,

This is with reference to your booking of, in our project “Satyam Trinity Towers”, located at Survey No. 85, Rohinjan, Taluka – Panvel, District – Raigad. We request you to release the following amounts, which is due as per the payment schedule.

Agreement Value		89,91,071
Current Due (Completion of 4th Slab)	53%	47,65,268
Payment Received		17,98,214
Balance as on Date		29,67,054

Please issue Cheque / NEFT / RTGS - for Instalment amount in favour of:

Account Name - Satyam Infra Realty LLP Satyam Trinity Towers Mas Coll Escrow A/c

Bank Name - HDFC Bank, Vashi Branch

Account No - 57500001247121, IFSC Code - HDFC0000540

Current Due Amount of CGST & SGST	2,38,263
Payment Received	89,911
Balance as on Date	1,48,352

Please issue Cheque / NEFT / RTGS – for Tax amount in favour of:

Account Name – SATYAM INFRA REALTY LLP

Bank Name - AXIS BANK LTD, VASHI BRANCH

Account No - 922020030340728, IFSC Code - UTIB0000072

You are requested to complete the payment within 10 days of this letter to enable us to carry out the work in progress at vigorous speed. Any delay in payment attracts delayed payment charges as per our agreement terms & conditions.

Thanking you,

For SATYAM INFRA REALTY LLP


PARTNER



1. 87026034434
2. 89073964572

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO.	PAL/Take Over/NEW/Resale/Top up
RLMS / LOS Reference No.	Tie Up No. <small>(if applicable)</small>

Applicant Name :	Mr. Krishnarathis Banerjee
Co-Applicant Name :	Ms. Arpita Acharya
Contact (Resi.) :	Mobile : 9748754483

Loan Amount :	Rs. _____	Tenure :	30 yrs
Interest Rate :		EMI :	
Loan Type :	New	SBI LIFE :	No
Hsg. Loan	Monotermium → Maxgain		
Realty _____	Home Top up _____		

Property Location :	Panisel
Property Cost :	
Name of Developer / Vendor :	M/S Satyaram

RBO -	ZONE -	Branch :	Belapur Bhavan (Code No) 40524
Contact Person :	Vidya 7280793	Mobile No:	8850557384
Name of RACPC Co-ordinator along with Mob No.			

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION OFFICE VERIFICATION SITE INSPECTION	} staff
SEARCH - 2			
VALUATION - 1	Vastukala		
VALUATION - 2			

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