

18/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 6228/2022

नोंदणी :

Regn:63m

गावाचे नाव : रोहिजण

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	6737810
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3293500
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पात्रिकेचे नाव:रायगड इतर वर्णन :- इतर माहिती: विभाग क्र.- 1/1,दर रुपये- 48800/- प्रती चौ. मी.... सदनिका नं.- 1206,12 वा मजला,विल्डिंग-बी,रेजन्ट्स पार्क छारघर,सर्व्हे /हिस्ता नं. 13/1,14/5वी,14/8,15/5,आपि 15/8,15/8,रोहिंजण,तालुका पनवेल,जिल्हा रायगड. क्षेत्रफळ - 51.95 चौ. मी. कारपेट एरिया +2.43 चौ.मी बाल्कनी +1 कव्हेई कार पार्किंग स्पेस.( ( Survey Number : 13,14,14,15,15,15 ; HISSA NUMBER : 1,5वी,6,5,8,3 ; ) )
(5) क्षेत्रफळ	1) 51.95 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स तर्फे प्रागीदार श्री. सुरेश चंपालाल जैन तर्फे कु. सु. म्हणून माणिक टायडे - बय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K 2): नाव:-मे. मेट्रो सत्यम डेव्हलपर्स तर्फे प्रागीदार श्री.राजेश धरमवीर गुलाटी तर्फे कु. सु. म्हणून माणिक टायडे - - बय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1204 ते 1206, 12 वा मजला, मैथिली सिप्रेट, प्लॉट नं. 39/4, सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABLFM2904K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप प्रांबुरेन गंगधर - - बय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: युनिट नं-26, निसर्ग को.ऑप.हौसिंग सोसायटी, प्लॉट नं- जी-39, सेक्टर-12, शिवाजी चौक, छारघर पनवेल, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईसाड:(००); पिन कोड:-410210 पॅन नं:-ALTPG2649B
(9) दस्तऐवज करून दिल्याचा दिनांक	30/3/2022
(10)दस्त नोंदणी केल्याचा दिनांक	13/05/2022
(11)अनुक्रमांक,खंड व पृष्ठ	6228/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	404300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



## AGREEMENT FOR SALE

This Agreement for Sale is made and executed at Navi Mumbai on this 30<sup>th</sup> day of March, 2022.

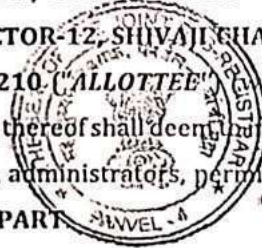
### BETWEEN

M/S METRO SATYAM DEVELOPERS, (PAN: ABLFM2904K) a partnership firm incorporated under Indian Partnership Act, 1932 having its registered office at 1204 to 1206, 12<sup>th</sup> Floor, Maithili's Signet, Land no. 39/4, Sector 30A, Vashi, Navi Mumbai - 400703 through its authorised partners (i)MR. SURESH C.JAIN and (ii)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 for the time being and their survivor or survivors, heirs, executors, administrators and assigns of such last survivor) the party of FIRST PART;

AND

MR. SANDIP PANDURANG GANGDHAR individual aged about 36 years (PAN No. ALTPG2649B), (AADHAR No.778000250251) residing at, UNIT NUMBER - 26, NISARG CO. OP. HOUSING SOCIETY, PLOT NO. G-39, SECTOR-12, SHIVAJI CHAUK, KHARGHAR, PANVEL, RAIGARH, MAHARASHITRA - 410210 ("ALLOTTEE") 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) the Party of the OTHER PART.

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The "Promoter" and "Allottee" are collectively hereinafter referred to as "Parties"

### WHEREAS:

- A. Vide 'Deed of Conveyance' dated 29<sup>th</sup> day of July 2019 (i) Shri Dinesh Sunderlal Makad, (ii) Smt Preeti Dinesh Makad, (iii) Nirmal Sunderlal Makad, (iv) Shri Yashpal Sunderlal Makad & (v) Smt Seema Yashpal Makad (the "Owners") have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of land bearing Survey no. 15 Hissa no. 5 admeasuring 330 sq. meters and thereabout (the "Land 1") and Survey no. 15 Hissa no. 8 admeasuring 1060 sq. meters and thereabout (the "Land 2") both lands situated at village Rohinjan, Taluka Panvel, District Raigad. The said Land 1 and Land 2 are particularly described in **FIRST SCHEDULE-PART A** and **FIRST SCHEDULE-PART B** hereunder respectively. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/7424/2019 on 30<sup>th</sup> July, 2019.

For Metro Satyam Developers

For Metro Satyam Developers

S. P. Gangdhare

  
Partners

  
Partners

B. Vide 'Deed of Conveyance' dated 17<sup>th</sup> day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of part land admeasuring 1231 sq. meters and thereabout (the "Land 3") out of 1800 sq. meters and thereabout being part of Survey no. 14, Hissa no. 5 village Rohinjan, Taluka Panvel, District Raigad. Accordingly, Talathi of village Rohinjan has made mutation entry no. 3079 on 10<sup>th</sup> February, 2020 and said Land 3 is numbered as Survey no.14 Hissa no.5/B. The said Land 3 is particularly described in **FIRST SCHEDULE-PART C** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/8802/2019 on 17<sup>th</sup> September, 2019.

पवल - 8	with sub Registrar of Panvel under registered serial no. PVL4/8802/2019 on 17 <sup>th</sup> September, 2019.
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90 / 940	Vide 'Deed of Conveyance' dated 25 <sup>th</sup> day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of part land admeasuring 228 sq. meters and thereabout out of 1570 sq. meters and thereabout being part of Survey no. 13, Hissa no. 1 (the "Land 4") village Rohinjan, Taluka Panvel, District Raigad. The said Land 4 is particularly described in <b>FIRST SCHEDULE-PART D</b> hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/9146/2019 on 25 <sup>th</sup> September, 2019.



D. Vide 'Deed of Conveyance' dated 25<sup>th</sup> day of September 2019 the Owners have assigned and transferred in favour of Promoter all their rights, title, interest and possession in respect of land bearing Survey no. 14 Hissa no. 6 admeasuring 500 sq. meters (the "Land 5") village Rohinjan, Taluka Panvel, District Raigad. The said Land 5 is particularly described in **FIRST SCHEDULE-PART E** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/9148/2019 on 25<sup>th</sup> September, 2019.

E. Vide 'Deed of Conveyance' dated 06<sup>th</sup> day of March 2020 the Owners have assigned and transferred all their rights, title, interest and possession in respect of Survey no. 15 Hissa no. 6 admeasuring 4600 sq. meters and thereabout (the "Land 6") situated at village Rohinjan, Taluka Panvel, District Raigad. The said Land 6 is particularly described in **FIRST SCHEDULE-PART F** hereunder. The said Conveyance Deed is registered with sub Registrar of Panvel under registered serial no. PVL4/2539/2020 on 6<sup>th</sup> March, 2020.

F. The Land 1, Land 2, Land 3, Land 4, Land 5 and Land 6 together admeasuring 7949 sq. meters shall be collectively referred as the said "Land". The said Land is particularly described in **FIRST SCHEDULE-PART G** hereunder. A copy of the layout

S. P. Gangdhar ::



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plan of said Land is annexed hereto as Annexure A. The Promoter has discharged complete consideration against the assignment of the said Land.

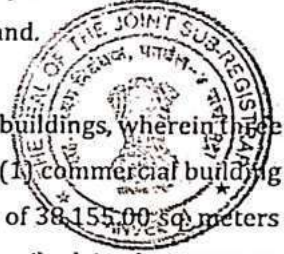
G. Vide Letter dated 09<sup>th</sup> October, 2020 bearing reference no. 2020/PMC/TP/BB/1233/2020 Panvel Municipal Corporation ("PMC") granted development permission for developing residential buildings on said Land.

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H. Vide letter dated 13<sup>th</sup> July, 2021 bearing reference no. PMC/Fire/2121/PH/BO/2181/2021 PMC issued 'Provisional Fire NOC' for proposed residential cum commercial buildings of Ground + 23 upper floor on said Land.

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I. The Promoter shall develop a project comprising of four (4) buildings, wherein three (3) buildings shall be of Ground + upper 36 floors and one (1) commercial building of Ground + 1<sup>st</sup> floor having in total proposed built up area of 38,155.00 sq. meters (the "Project"). The said Project is more particularly described in the SECOND SCHEDULE hereunder.



J. The Promoter shall be developing said Project in two phases. The Developer has obtained Amended Development Permission from PMC vide letter dated 27<sup>th</sup> August, 2021 bearing reference no. PMC/TP/Rohinjan/13/1,14/5B&others/21-21/16026/1769/2021 for constructing Residential buildings being Wing A and Wing B of Ground + 23 upper floors each in the first Phase wherein the Ground floor to 3<sup>rd</sup> floor will be podium parking, the 4<sup>th</sup> floor will be landscaped amenities and the 5<sup>th</sup> to 23<sup>th</sup> floors will be residential floor and one commercial building of Ground + 1<sup>st</sup> floor (the "Phase-1"). The total built up area of Phase-1 will be 19,544.242 sq. meters. The said Phase-1 is more particularly described in the THIRD SCHEDULE hereunder. A copy of said Development Permission is annexed hereto as Annexure "B".

K. Vide Letter dated 27.08.2021 bearing No.2020/PMC/TP/Rohinjan/13/1,14/5B & Others/21-21/16026/1769/2021 PMC has granted Commencement Certificate to the promoter with reference to said development permission for commencing construction and development on said plot in accordance to terms and conditions contained therein. The Promoter is thereby entitled to construct Building A & B consisting (Ground+23 upper floors) on the said plot. A copy said Commencement Certificate dated 27<sup>th</sup> August 2021 is appended hereto as Annexure "C"

S.P. Gangadhay



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L. In the second phase subject to sanction and availability of TDR and/ or permission to utilise any such premium FSI that maybe available in lieu of TDR as the case maybe to Promoter, the Promoter may construct additional 13 floors on residential buildings being Wing A & Wing B thereby taking the Wings A & B to 36 floors and further construct a separate Wing C of Ground + 36 upper floors having total built up area of 18,610.75 sq. meters (the "Phase-2"). The additional 13 floors will consist of two additional podiums thereby taking podium parking floors from 3<sup>rd</sup> floor to 5<sup>th</sup> floor. The 6<sup>th</sup> floor will have landscaped amenities instead of the 4<sup>th</sup> floor and the balance 10 floors will be added to the residential floors above the sanctioned 23<sup>rd</sup> floor. The Allottee have perused and inspected the proposed plan of the entire project comprising Phase-1 and Phase-2 together forming the said Project.

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M. In addition the Promoter is providing amenities in the said Project. The Promoter has shown the sanctioned plan of Phase-1 and the Proposed Plan of the entire project including the Phase-2 and the Allottee have understood and unconditionally consented to the development of Phase-1 and Phase-2 as the Promoter may decide. The said Project of both Phases together with the amenities will constitute the whole project named as "REGENTS PARK KHARGHAR".

- N. The Promoter has appointed a Structural Engineer Associated Structural Consultants LLP for the preparation of the structural design and drawings of the buildings.
- O. The Promoter has engaged Architect NEHA JAIN of AN Arch Architects and Planners as the Architect registered with the Council of Architect for the said Project (the "Architect").
- P. The 'Title Certificate' dated 27<sup>th</sup> September, 2021 issued by M. Tripathi & Co. for said Land has been seen and inspected by the Allottee. A copy of said Title Certificate is appended hereto as Annexure "D".
- Q. The Promoter has registered the said Phase-1 under the provisions of the Real Estate (Regulation & Development) Act, 2016 ("RERA") with the Maharashtra Real Estate Regulatory Authority ("MahaRERA") under Registration no.P52000031227. A copy of the MahaRERA registration certificate is appended hereto as Annexure "E".

S. P. Ganyadhar

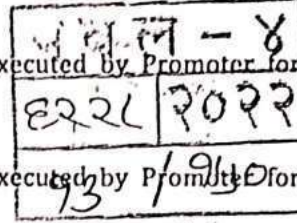


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R. Upon the demand of Allottee the Promoter has given Allottee the following documents for inspection;

- i. Conveyance Deed dated 29th July, 2019 executed by Promoter for acquiring Land 1 and Land 2 from Owners;
- ii. Conveyance Deed dated 17th September, 2019 executed by Promoter for acquiring Land 3 from Owners;
- iii. Conveyance Deed dated 24th September, 2019 executed by Promoter for acquiring Land 4 from Owners;
- iv. Conveyance Deed dated 25th September, 2019 executed by Promoter for acquiring Land 5 from Owners;
- v. Conveyance Deed dated 06th May, 2020 executed by Promoter for acquiring Land 6 from Owners;
- vi. Zone Certificate dated 10th May, 2019 issued by PMC stating land bearing Survey no.14/6, 14/5, 15/6, 15/5,15/8 are under 'Urbanisable Zone';
- vii. Zone Certificate dated 26th August, 2021 issued by PMC stating land bearing Survey no.13/1 is under 'Urbanisable Zone';
- viii. Mutation entries and 7/12 extracts of said Land;
- ix. Development Permission 09<sup>th</sup> October, 2020 bearing reference no. 2020/PMC/TP/BP/1233/2020;
- x. Amended Development Permission dated 27th August, 2021 bearing reference no. PMC/TP/Rohinjan/13/1,14/5B&others/21-21/16026/1769/2021
- xi. Title Certificate dated 27<sup>th</sup> September, 2021 issued by M. Tripathi & Co.
- xii. Phase-1 MahaRERA registration Certificate bearing no. P52000031227.
- xiii. Proposed Project plan comprising of Phase-1 and Phase-2,
- xiv. Verification of details on MahaRERA portal
- xv. Declaration uploaded on MahaRera Portal



S. The Allottee have taken inspection of the aforesaid documents and writings including sanctioned plans, and other relevant documents and have perused MahaRERA portal on [www.maharera.com](http://www.maharera.com), the Allottee visited the site of construction and made himself/ herself familiar with the terms and conditions imposed by the Panvel Municipal Corporation and other relevant authorities in the sanctioned approvals. The Allottee/s binds himself/herself/themselves to adhere

S.P. Gangthar



*[Signature]*

with terms and conditions of the above documents. The Allottee/s have inspected, verified and satisfied themselves with the Title of the said Land and shall not raise any objection/ dispute with respect to the same in future.

T. The Allottee has applied to the Promoters for allotment of Flat No.1206 measuring 51.95 sq. meters of RERA carpet area and thereabout on 12<sup>TH</sup> floor of Building "B" (the "Flat") in said Phase-1 which is more particularly described in "FOURTH SCHEDULE". The said Flat is marked separately in the copy floor plan appended hereto as Annexure "F". In addition, without any further monetary consideration, the Allottee is entitled to balcony of 2.43 sq. mtrs being ancillary area (Additional area") marked separately in the floor plan.

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The Allottee have offered to pay to the Promoter a sum of Rs.67,37,810 /- (Rupees Sixty-seven Lakhs Thirty- Seven Thousand Eight Hundred and Ten Only) (the "Consideration") as consideration for transferring the said Flat in name of Allottee which the Promoter has accepted upon such terms and conditions as contained in this agreement. Before the execution of these presents the Allottee have paid to the Promoter a sum of Rs.3,36,890/- (Rupees Three Lakhs Thirty-Six Thousand Eight Hundred and Ninety Only) (the "Part Consideration") for the said Flat; agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge receipt of said Part Consideration. The Allottee have agreed to pay to the Promoter the above Consideration to avail the benefits of discounted booking price. The Allottee has agreed to pay to the Promoter balance consideration of Rs.64,00,920/- (Rupees Sixty- Four Lakhs Nine Hundred and Twenty Only) (the "Balance Consideration")

V. 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:

1. 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 and TDR as approved by the competent authority or the Government.

S.P. Gangadhar



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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 due to additional FSI being available or otherwise. In all other cases the Promoter shall seek prior consent of the Allottee, if such additions / alterations are adversely affecting the Flat allotted to the Allottee and to the said Phase-1.

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1.3 The Promoter has represented under this agreement that it is entitled to develop the said Land by utilizing 38,155 sq. meters of FSI out of which only 19,544.242 sq. meters of FSI is sanctioned as per which Promoter will be developing said Phase-1 on the said Land. The balance 18,610.75 sq. meters of FSI will be utilized for developing Phase-2 on the said Land. Accordingly, the Allottee have given their consent to the Promoter to develop the said Land by utilizing potential FSI, premium FSI and TDR as may be sanctioned by competent authority from time to time.



1.4 The Promoter has represented and Allottee have agreed that proposed amenities in the Project will be made available for use only after completion of both phases of the said Project.

**2. DESCRIPTION OF FLAT:**

2.1 The Allottee hereby agrees to purchase from Promoter and Promoter hereby agree to sell to Allottee Flat No.1206 RERA carpet area admeasuring 51.95 sq. meters (the "Flat") on 12<sup>th</sup> floor in Building "B" of the Phase-1. In addition without any further consideration, Allottee are entitled to a balcony of 2.43 sq. mtrs (the "Additional area") and not constituting the carpet area of Flat. The aggregate of carpet area and additional area is the "Gross usable area" totalling to 54.38 sq. meters available for use by the Allottee. Further, Allottee shall be allotted 1 (ONE) no. of covered parking. However the consideration for covered car parking shall be as per terms of clause 15.1. The said Flat is more particularly described in "FOURTH SCHEDULE". The said Flat and Additional Area is marked separately in the copy floor plan appended hereto as Annexure "F".

2.2 The fixtures, fittings and amenities to be provided by Promoter in the said Flat are those that are set out in Annexure "G". Promoter shall not be obliged to

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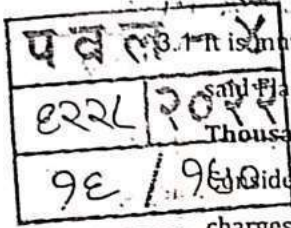


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accept or accede to any request from Allottee for making any changes in the amenities to be provided by Promoter.

### 3. CONSIDERATION:



It is mutually agreed by and between the parties that consideration for sale of said flat shall be Rs.67,37,810 /- (Rupees Sixty- Seven Lakhs Thirty- Seven Thousand Eight Hundred and Ten 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 Allottee. The Consideration as agreed between the parties hereto for the sale of said flat has been determined on the basis of all disclosures.

The mode of payment of each every instalment mentioned in the schedule of payment marked as Annexure "H" shall be of the essence of the contract. If the Allottee commits default in payment of any of the instalments as aforesaid on the respective due dates, the Promoter shall have full and absolute authority to terminate this Agreement. On the Promoter, terminating this agreement under this clause, the promoter shall have full and absolute liberty and authority to sell the said flat to any other person or persons as the promoter may deem fit and at such price and on such terms as the promoter may determine and in that case, the Allottee shall not raise any objection in respect of such sale.

3.3 Allottee hereby agrees to pay the escalation on said Consideration on following grounds:

- (a) Any increase on account of development charges payable to the competent authority;
- (b) Any other increase in charges which may be levied or imposed by the competent authority from time to time;
- (c) Additional cost/charges imposed by the competent authorities;
- (d) The Promoter may charge the Allottee separately for any upgradation, changes specifically requested by the Allottee in fittings, fixtures and specifications and any other facility; and
- (e) Municipal Property taxes;
- (f) Additional/ new taxes that may be levied from time to time.

S. D. Gangadhay



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objection to said boards or create any nuisance or hurdle in putting and maintaining said boards.

10.6 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.

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10.7 The carpet area of the said Flat which is proposed to be constructed in the said building is approximate 51.95 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 Allottee 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 Allottee within forty-five days from such demand being made by the Allottee. If there is any increase in the carpet area of the said Flat allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or thereafter as the case may be and the Allottee 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 herein is less than or equal to 3%. The area certified by the Project Architect shall be final and binding on both parties.

10.8 If any structural defects of workmanship quality is discovered within five years from the date Promoter issuing possession letter to Allottee for taking possession of the said Flat, then, wherever possible such defects shall be rectified by the Promoter through the respective Original Agencies at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, hardship cost for such defects in the

S. P. Gangadhar



[Signature]



21.2 Allottee shall present this Agreement with paid Stamp Duty and Registration Fees at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

22. NOTICE:

22.1 All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Promoter, by Registered Post A.D/ speed post/courier. at his/her address specified below: -

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**ADDRESS OF ALLOTTEE**

**MR. SANDIP PANDURANG GANGDHAR**

Unit Number- 26, Nisarg Co. Op. Housing Society,  
Plot No. G-39, Sector-12, Shivaji Chauk, Kharghar,  
Panvel, Raigarh, Maharashtra- 410210.

**Email: [kapil.gangdhar@gmail.com](mailto:kapil.gangdhar@gmail.com)**

**ADDRESS OF PROMOTER**

**M/s Metro Satyam Developers**

1204 to 1206, 12<sup>th</sup> Floor, Maithili's Signet,  
Plot no. 39/4, Sector 30A, Vashi,  
Navi Mumbai - 400703

AND upon handing over of the possession of the said Flat to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of the unit handed over to the Allottee under this agreement.

22.2 That in case there are Joint Allottee all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottee.

S.P. Gangdhar

*[Signature]*



*[Signature]*

FIRST SCHEDULE

FIRST SCHEDULE-PART A

A piece and parcel of land bearing Survey no. 15 Hissa no. 5 admeasuring 330 sq. mtr or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

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On or towards North by : Survey no. 15 Hissa no.6  
On or towards South by : Survey no. 15 Hissa no. 8  
On or towards East by : Survey no. 15 Hissa no.6  
On or towards West by : Survey no.14 Hissa no. 4



FIRST SCHEDULE-PART B

A piece and parcel of land bearing Survey no. 15 Hissa no. 8 admeasuring 1010 sq. mtr or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by : Survey no. 15 Hissa no.6  
On or towards South by : Survey no. 16  
On or towards East by : Survey no. 15 Hissa no.6  
On or towards West by : Survey no.14 Hissa no. 5

FIRST SCHEDULE-PART C

A piece and parcel of land bearing Survey no. 14 Hissa no. 5B admeasuring 1231 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by : Survey no. 14 Hissa no.3  
On or towards South by : Survey no. 16  
On or towards East by : Survey no. 15 Hissa no.8  
On or towards West by : Survey no.14 Hissa no. 4 &  
Survey no.14 Hissa no. 6

S. A. Gangdhar  
*[Signature]*



*[Signature]*



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**FIRST SCHEDULE-PART D**

A piece and parcel of land bearing Survey no. 13 Hissa no. 1 admeasuring 228 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by	:	Survey no. 14 Hissa no. 6
On or towards South by	:	Road
On or towards East by	:	Survey no. 14 Hissa no. 5
On or towards West by	:	Road



**FIRST SCHEDULE-PART E**

A piece and parcel of land bearing Survey no. 14 Hissa no. 6 admeasuring 500 sq. mtrs or thereabouts and bounded as follows:

On or towards North by	:	Survey no. 14 Hissa no. 5
On or towards South by	:	Survey no. 13 Hissa no. 1
On or towards East by	:	Survey no. 16
On or towards West by	:	Survey no. 14 Hissa no. 4

**FIRST SCHEDULE-PART F**

A piece and parcel of land bearing Survey no. 15 Hissa no. 6 admeasuring 4600 sq. mtrs or thereabouts situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC and bounded as follows:

On or towards North by	:	Survey no. 15 Hissa no. 5
On or towards South by	:	Survey no. 15 Hissa no. 10
On or towards East by	:	Survey no. 15 Hissa no. 7
On or towards West by	:	Survey no. 15 Hissa no. 8

**FIRST SCHEDULE-PART G**

(the "Land")

All those pieces and parcels of land being Land 1, Land 2, Land 3, Land 4 Land 5 and Land 6 together admeasuring 7949 sq. meters and thereabout situated at village Rohinjan, Taluka Panvel, District Raigad within the limits of Sub Registrar of Panvel and within the jurisdiction of PMC being:

*S. B. Gangadhay*



*[Signature]*

On or towards North by

Survey no. 15 Hissa no.5

On or towards South by

Survey no. 15 Hissa no.10

On or towards East by

Survey no. 15 Hissa no.7

On or towards West by

Survey no.15 Hissa no.8

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### SECOND SCHEDULE

(the "Project")



A residential cum commercial project to be developed on said Land described in First Schedule herein above consisting of wing A, wing B and wing C having [Ground to 5<sup>th</sup> floor podium parking] + [6<sup>th</sup> Landscaped Amenities] + [7<sup>th</sup> to 36<sup>th</sup> residential floor] total built up area of 3742.627 sq. meters and commercial building of Ground + 1<sup>st</sup> floor having BUA of 731.365 sq. meters. That 7 commercial units of commercial building and residential flats of wing A, wing B and C together have BUA of 38,155.00 sq. meters.

### THIRD SCHEDULE

(the "Phase-1")

A residential cum commercial project to be developed on said Land described in First Schedule herein above consisting of wing A and wing B having [ Ground to 3<sup>rd</sup> floor podium parking] + [4<sup>th</sup> Landscaped Amenities] + [5<sup>th</sup> to 23<sup>th</sup> residential floor] total built up area of 19544.242 sq. meters and commercial building of Ground + 1<sup>st</sup> floor having BUA of 731.365 sq. meters. That 7 commercial units of commercial building and 298 residential flats of wing A & wing B together have BUA of 18812.877 sq. meters.

### FOURTH SCHEDULE

(the "Flat")

Residential unit bearing Flat No.1206 admeasuring 51.95 sq. meters RERA Carpet area on the 12<sup>th</sup> Floor in Building "B" in the Project Known as "Regents Park Kharghar" being constructed on the said Land more particularly described in First Schedule hereinabove.

S. P. Gangochar  
*[Signature]*



*[Signature]*



ANNEXURE-"B"



PANVEL MUNICIPAL CORPORATION

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

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

Tel - (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/5B & others/21-21/16028/90&e 12021

Date: 26/10/2021

To,

M/s. Metro Satyam Developers,  
Office No. 1204 to 1206, 12th Floor,  
Maithili's Signet, Plot No. 39/4,  
Sector 30A, Vashi, Navi Mumbai.

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SUB :- Amended Development Permission for Residential cum Commercial Building ('A', 'B' Wing) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 5894, Dated 18/03/2021  
2) Height clearance NOC issued by AAI vide letter No. NAVIWEST/B/103119/433357, Dated 07/11/2019.



Sir,

Please refer to your application for Amended Development permission Residential cum Commercial Building on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

The Amended 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. आर्युक्ते यांचे मंजूरी नुसार

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

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





ANNEXURE-"C"



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel

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

Tel: (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/5B & others/21-21/15026D6 e /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, M/s. Metro Satyam Developers. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building ('A', 'B' Wing) (Ground + 23 Upper Floor) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/6, At- Rohinjan, Tal.- Panvel, Dist.- Raigad. (Plot Area = 7949.00 Sq.mt., Proposed Residential Built Up Area = 18812.877 sq.mt., Commercial Built Up Area = 731.365 sq.mt., Total Built Up Area = 19544.242 sq.mt.)

(No. of Residential Unit - 298 Nos., No. of Commercial Unit - 07 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- 1965.
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 applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/JD-II, Dated 10/03/2005 & UDCPR.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.



- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV systems and requisite provisions shall be made for proper functioning of the system.

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Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.

10. The applicant and The Architect shall strictly adhere to the condition mentioned in the NOC.

11. The applicant shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.



12. The applicant shall provide Grey Water Recycling Plant, solid waste management system and as per UDCPR, Chapter No. 12.

13. The applicant shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.

14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.

15. No work should be started unless the existing structures area to be demolished with utmost care.

16. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.

17. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.

18. The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.

19. F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.

20. The applicant shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.

21. 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.

22. The applicant shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.

23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.

24. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.

25. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.

26. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94; UD-11/RDP, Dt 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply:

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display



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- a) Board' on the conspicuous place on site indicating following details
- b) Name and address of the owner/developer, Architect and Contractor
- c) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- d) Order Number and date of grant of development permissions of P- development permission issued by the Planning Authority or any other authority.
- e) Number of Residential flats/Commercial Units with area.
- f) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
27. As per the notification dtd. 14<sup>th</sup> September 1989 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.  
The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
28. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panel Municipal Corporation.
29. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
30. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.  
- Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
  2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
  3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation: cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
  4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
31. The workers' quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
32. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.



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33. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.  
Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996".  
Sector :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
35. 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.
36. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
37. 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.
38. 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)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. 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.
41. The applicant is required to construct the discharge line at his own cost.
42. This Commencement Certificate is issued subject to condition that the applicant shall obtain Environment Clearance prior to commencement of any work.
43. This set of Plans supersedes earlier approved plans vide letter dated 09/10/2020

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. आयुक्त यांचे मंजूरी नुसार

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Metro Satyam Developers,  
Office No. 1204 to 1206, 12th Floor,  
Maithil's Signet, Plot No. 39/4,  
Sector 30A, Vashi, Navi Mumbai.
  - 2) Architect,  
M/s. AN.ARCH Architects & Planner,  
Ar. Neha Jain,  
Office No. 20 & 21, Ground Floor,  
Raheja Arcade, Plot No. 61, Sector 11,  
CBD Belpur, 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.

PMC/TP/Rchinjan/13/1,14/58 & others/21-21/16025/2021





ANNEXURE-"E"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P52000031227

Project: Regents Park Kharghar, Plot Bearing / CTS / Survey / Final Plot No.: Survey no. 13/1, 14/5B, 14/6, 15/5, 15/6,  
and 15/8 at Rohinjan, Panvel, Raigarh, 410208:

1. Metro Satyam Developers having its registered office / principal place of business at  
Thane, Pin: 400705.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Projects, Registration 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 scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5:  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from 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 11/10/2021 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

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Thane District  
ERRL 2022  
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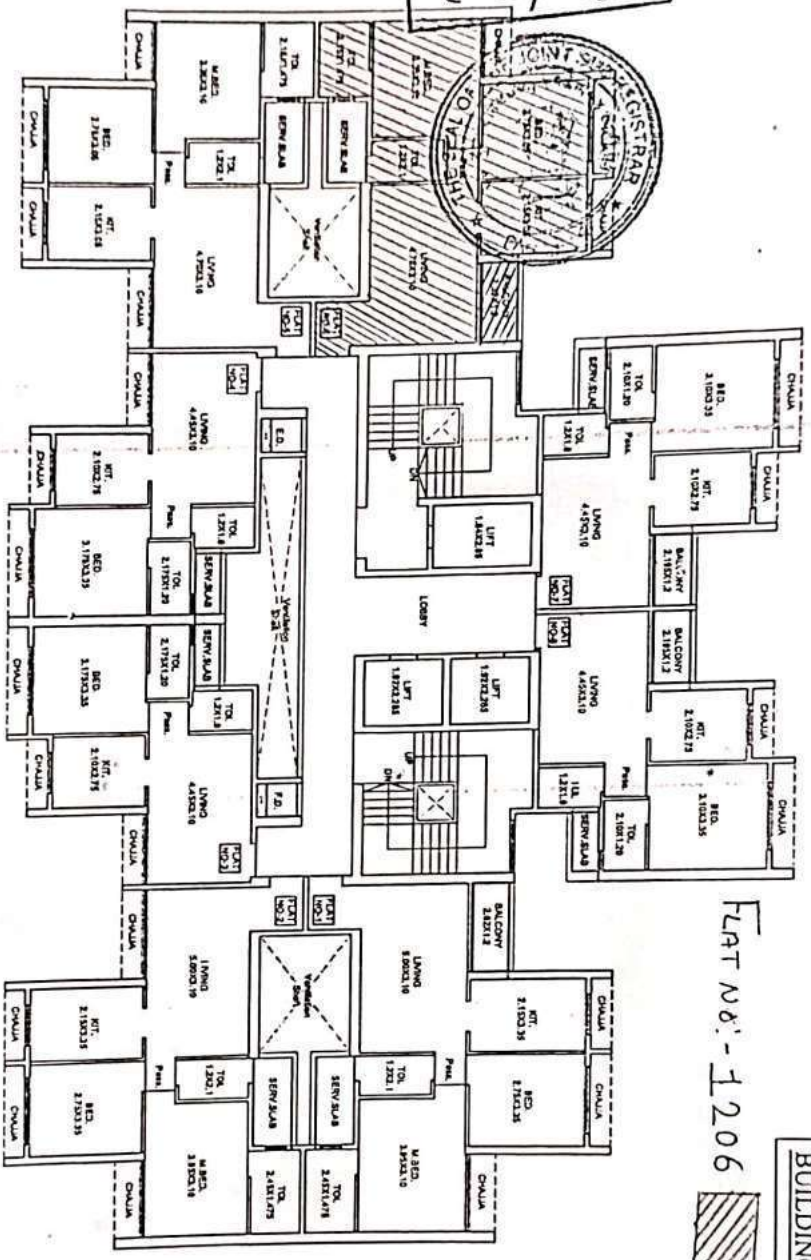
Signature valid  
Digitally Signed by  
Dr. Vasanti Rama and Prabhu  
(Secretary, MahaREDA)  
Date: 31-10-2021 12:13:54

Dated: 11/10/2021  
Place: Mumbai

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



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BUILDING-B  
 FLAT NO:- 1206

FLAT CARPET LINE  
 SERVICE CARPET LINE  
 OPEN BALCONY CARPET LINE

TYPICAL 5TH TO 8TH, 10TH TO 13TH, 15TH TO 18TH, 20TH  
 TO 23RD FLOOR PLAN

PROJECT NAME :-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDINGS ON  
 SURVEY No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8AT  
 VILLAGE - ROMJIAN TAL - PANVEL DIST - RAIGAD

BUILDING - B (4 FLS PER FLOOR)

TYPICAL 5TH TO 8TH, 10TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD FLOOR PLAN

FLAT NO.	CARPET AREA (sq. mt.)	SERVICE AREA (sq. mt.)	BALCONY AREA (sq. mt.)	TOTAL AREA (sq. mt.)	TOTAL AREA (sq. ft.)
501 TO 502	1200.00	100.00	100.00	1400.00	15140.00
503 TO 504	1200.00	100.00	100.00	1400.00	15140.00
505 TO 506	1200.00	100.00	100.00	1400.00	15140.00
507 TO 508	1200.00	100.00	100.00	1400.00	15140.00
509 TO 510	1200.00	100.00	100.00	1400.00	15140.00
511 TO 512	1200.00	100.00	100.00	1400.00	15140.00
513 TO 514	1200.00	100.00	100.00	1400.00	15140.00
515 TO 516	1200.00	100.00	100.00	1400.00	15140.00
517 TO 518	1200.00	100.00	100.00	1400.00	15140.00
519 TO 520	1200.00	100.00	100.00	1400.00	15140.00
521 TO 522	1200.00	100.00	100.00	1400.00	15140.00
523 TO 524	1200.00	100.00	100.00	1400.00	15140.00
525 TO 526	1200.00	100.00	100.00	1400.00	15140.00
527 TO 528	1200.00	100.00	100.00	1400.00	15140.00
529 TO 530	1200.00	100.00	100.00	1400.00	15140.00
531 TO 532	1200.00	100.00	100.00	1400.00	15140.00
533 TO 534	1200.00	100.00	100.00	1400.00	15140.00
535 TO 536	1200.00	100.00	100.00	1400.00	15140.00
537 TO 538	1200.00	100.00	100.00	1400.00	15140.00
539 TO 540	1200.00	100.00	100.00	1400.00	15140.00
541 TO 542	1200.00	100.00	100.00	1400.00	15140.00
543 TO 544	1200.00	100.00	100.00	1400.00	15140.00
545 TO 546	1200.00	100.00	100.00	1400.00	15140.00
547 TO 548	1200.00	100.00	100.00	1400.00	15140.00
549 TO 550	1200.00	100.00	100.00	1400.00	15140.00
551 TO 552	1200.00	100.00	100.00	1400.00	15140.00
553 TO 554	1200.00	100.00	100.00	1400.00	15140.00
555 TO 556	1200.00	100.00	100.00	1400.00	15140.00
557 TO 558	1200.00	100.00	100.00	1400.00	15140.00
559 TO 560	1200.00	100.00	100.00	1400.00	15140.00
561 TO 562	1200.00	100.00	100.00	1400.00	15140.00
563 TO 564	1200.00	100.00	100.00	1400.00	15140.00
565 TO 566	1200.00	100.00	100.00	1400.00	15140.00
567 TO 568	1200.00	100.00	100.00	1400.00	15140.00
569 TO 570	1200.00	100.00	100.00	1400.00	15140.00
571 TO 572	1200.00	100.00	100.00	1400.00	15140.00
573 TO 574	1200.00	100.00	100.00	1400.00	15140.00
575 TO 576	1200.00	100.00	100.00	1400.00	15140.00
577 TO 578	1200.00	100.00	100.00	1400.00	15140.00
579 TO 580	1200.00	100.00	100.00	1400.00	15140.00
581 TO 582	1200.00	100.00	100.00	1400.00	15140.00
583 TO 584	1200.00	100.00	100.00	1400.00	15140.00
585 TO 586	1200.00	100.00	100.00	1400.00	15140.00
587 TO 588	1200.00	100.00	100.00	1400.00	15140.00
589 TO 590	1200.00	100.00	100.00	1400.00	15140.00
591 TO 592	1200.00	100.00	100.00	1400.00	15140.00
593 TO 594	1200.00	100.00	100.00	1400.00	15140.00
595 TO 596	1200.00	100.00	100.00	1400.00	15140.00
597 TO 598	1200.00	100.00	100.00	1400.00	15140.00
599 TO 600	1200.00	100.00	100.00	1400.00	15140.00

AGREEMENT PLAN



ANARCB  
 AN APARTMENT AUTHORITY  
 OF MAHARASHTRA  
 REGD. OFFICE: 117, P. W. ROAD, MUMBAI - 400 002

For Metro Satyam Developers

*S.P. Gungthay*  
 Partners

For Metro Satyam Developers

*Reshful*  
 Partners

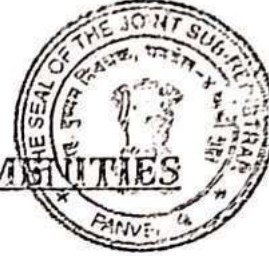
*S.P. Gungthay*

ANNEXURE-"G"

पत्र - ४

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## LIST OF FIXTURES, FITTINGS AND AMENITIES

### A) Flooring: -

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

### B) Kitchen: -

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

### C) Bathroom: -

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

### D) Doors & windows: -

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

### E) Paints & Electrical Specification: -

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

### F) Security and Common Services: -

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

### G) Elevators: -

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

S.P. Gangchar



*[Handwritten Signature]*