



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, Pānvel, Raigarh, 410208;

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

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

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



Signature valid



Dated: 20/08/2024

Place: Mumbai

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

MASTER VALUATION REPORT OF "Regents Park Kharghar"

"Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208,
State - Maharashtra, Country - India

Latitude Longitude: 19°05'31.2"N 73°04'39.4"E

NAME OF DEVELOPER: M/s. Metro Satyam Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th November 2021** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Regents Park Kharghar", Residential Cum Commercial Buildings on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village – Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, State - Maharashtra, Country - India. It is about 1.8 Km. travel distance from Taloja Panchnand railway station of Harbour Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Metro Satyam Developers	
Project Registration Number	Building	MAHARERA Project Number
	Regents Park Kharghar	P52000031227
Register office address	M/s. Metro Satyam Developers 1204/05/06, Maithli Signet, Plot No. 39/4, Sector 30/A, Opp. Inorbit Mall, Vahi, navi Mumabi – 400 705, state – Maharashtra, Country – Mumbai	
Contact Numbers	Contact Person : Mr. Manpreet Singh – 9819081463	
E – mail ID And Website	manpreet@satyaminfra.com	