

398/19001

पावती

Original/Duplicate

Thursday, October 26, 2023

नोंदणी क्र.: 39म

2:49 PM

Regn.: 39M

पावती क्र.: 21304 दिनांक: 26/10/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पतल3-19001-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रितम दिनकर पाटील - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 31320.00

आपणास मूळ दस्त, पंवनेल प्रिंट, सूची-२ अंदाजे

3:08 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मुल्य: रु. 6403530.7 /-

मोबदला रु. 10800000/-

भरलेले मुद्रांक शुल्क : रु. 756000/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल, ३.

1) देयकाचा प्रकार: DHC रकम: रु. 1320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023253918401 दिनांक: 26/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010035724202224E दिनांक: 26/10/2023

बँकेचे नाव व पत्ता:

Prati

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

26/10/2023

दस्त क्रमांक : 19001/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6403530.7
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :; इतर माहिती: प.म.न.पा.विभाग क्र 1/14,दर 95900/- प्रति चौ मी सदनिका नं- ए 304,तिसरा मजला,सत्यम प्राईड,प्लॉट नं- 140 बी,सेक्टर-1एस,न्यू पनवेल(पु),ता. पनवेल,जि. रायगड क्षेत्र 52.790 चौ. मी. कारपेट + 8.704 चौ.मी बाल्कनी ((SECTOR NUMBER : 1एस;))
(5) क्षेत्रफळ	1) 52.790 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सत्यम रिअल्टी तर्फे भागीदार रामजी वालजी वैद -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ-1, सी-3, सन ग्रेस असोसिएशन, सेक्टर 10, वाशी, नवी मुंबई, ठाणे,महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADJFS1413M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रितम दिनकर पाटील -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 1102, 11 वा मजला, गुडविल प्राईड, प्लॉट नं. 37, सेक्टर 05, असूडगाव, खांदा कॉलनी, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगड (०). पिन कोड:-410206 पॅन नं:-BDTPP2973E 2): नाव:-कांचन प्रीतम पाटील -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. 1102, 11 वा मजला, गुडविल प्राईड, प्लॉट नं. 37, सेक्टर 05, असूडगाव, खांदा कॉलनी, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगड (०). पिन कोड:-410206 पॅन नं:-BBBPP7472E
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19001/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	756000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

Date

Valuation ID

202310264844

मूल्यांकन पत्रक (बांधीव क्षेत्र - बांधीव)

26 October 2023, 02:12:30 PM

पवल 3

मूल्यांकनाचे वर्ष 2023
 जिल्हा रायगड
 मूल्य विभाग तालुका : पनवेल
 उप मूल्य विभाग 1/14-मौजे- (गंाव) न्यु पनवेल (इस्ट) मूल्यदर विभाग 3
 क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
43900	95900	110400	119400	110400	चौ. मीटर

बांधीव क्षेत्राची माहिती

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

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.95900/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((95900-43900) * (100 / 100)) + 43900)
 = Rs.95900/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 95900 * 66.773

= Rs.6403530.7/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + नळघराचे मूल्य + मेडॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + बांधीव क्षेत्रातील गच्चीचे मूल्य +
 बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जमिनीचे मूल्य + बांधीव क्षेत्रातील बांधकामाचे मूल्य +
 स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J
 = 6403530.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.6403531/-

= चौसष्ठ लाख तीन हजार पाच शें एकतीस /-

पवल - 3
 92009 2023
 9/100



Home

Print



CHALLAN
MTR Form Number-6

प व ल - ३
१०००१२०२३



GRN MH010035724202324E BARCODE Date 25/10/2023-19:18:51 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	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	BDTPP2973E
Location	RAIGAD	Full Name	PRITAM DINKAR PATIL AND ONE
Year	2023-2024 One Time	Fiat/Block No.	FLAT NO A 304 3RD FLOOR A WING SATYAM
		Premises/Building	PRIDE PLOT NO

Account Head Details	Amount In Rs.	Road/Street	
0030046401 Stamp Duty	756000.00	140 B SECTOR NO 1S NODE NEW PANVEL E	TAL PANVEL DIST RAIGAD
0030063301 Registration Fee	30000.00	Area/Locality	NEW PANVEL E
		Town/City/District	
		PIN	4 1 0 2 0 6

Remarks (If Any)	
PAN2=ADJFS1413M-SecondPartyName=SATYAM ...	
REALTY-CA=10800000-MATRIVAL=0	
Amount In	Saves Lakh Eight Six Thousand Rupees Only
Total	7,86,000.00 Words

DEFACED
₹786000.00
DEFACED



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque/DD No.		69103332023102521420	2835188972
Name of Bank		Bank Date	RBI Date
IDBI BANK		25/10/2023-19:17:54	Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9320381010
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-398-19001	0005274736202324	26/10/2023-14:48:48	IGR148	30000.00

AGREEMENT

Pratik
Katij

THIS AGREEMENT made at Panvel on 26th this day of Oct in the year Two Thousand Twenty Three between **M/s. SATYAM REALTY** consisting of Partners 1) Mr. GANESH VALJI VAID, 2) Mr. RAMJI VALJI VAID, 3) Mr. RAJESHKUMAR MULCHAND CHAVLA, 4) Mr. NIKUNJ RAMESHBHAI THAKKAR, 5) Mrs. MEGHA YASHWANT HUDAR. 6) Mr. KIRIT JAMNADAS BHAYANI & 7) Mr. MAYANK A DHAKAD All Adults, Indian Inhabitants, having address at F-1, C-3, Sun Grace Association, Sector-10, Vashi, Navi Mumbai-400 703 hereinafter referred to as "the PROMOTERS" of the One Part and **MR. PRITAM DINKAR PATIL (PAN NO. BDTPP2973E)** Age 39 years & **MRS. KANCHAN PRITAM PATIL (PAN NO. BEEPP7472E)** Age 34 years, Indian Inhabitants, having address at Flat No. 1102, 11th Floor, Goodwill Plaza, Plot No. 37, Sector 05, Asudgao, Khanda Colony, Tal. Panvel, Dist. Raigad - 410206, hereinafter referred to as "the ALLOTTEE/S" of the Other Part. WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having it's office at Nirmal, 2nd floor, Nariman Point, Mumbai-400 021 is a new Town Development Authority, under the provisions of subsection (3-a) of Section 13 of Maharashtra Regional & Town planning Act, 1966 (Maharashtra Act. NO. XXVII of 1966) hereinafter referred to as the said Act.

9200913033
Y E E





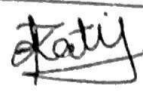
AND WHEREAS the State Government in pursuance to the said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government, and subsequently vested by the State government in the Corporation for being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

AND WHEREAS by an Agreement to lease dated 11.05.2018, duly registered with Sub-Registrar of Panvel-2, on 11.05.2018, under Sr. No.6334/2018, **THE CORPORATION** has agreed to lease to **M/s. SATYAM REALTY**, the Original Licensee of one such Plot of land bearing **No.140B**, admeasuring about **5999.99 Sq. Mtr.**, situate at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') in consideration of proper premium paid to **THE CORPORATION** subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

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

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

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

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

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

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

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

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

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

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

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

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

Handwritten text in a box: 2009/2023, EE



PROMOTERS

Signature of Allottee/s

ALLOTTEE/S

and approved by the **PANVEL MUNICIPAL CORPORATION (P.M.C) / CORPORATION, / Town Planning Authority** have been annexed and marked as **Annexure 'E'**.

AND WHEREAS the PROMOTERS have got the approvals from the **PANVEL MUNICIPAL CORPORATION** (hereinafter referred to as **P.M.C**) vide its letter bearing No.2018/PMC/TP/BP/8633/2018, dated 31.08.2018. Further the PROMOTERS have obtained amended development permission from the **PANVEL MUNICIPAL CORPORATION** vide its letter bearing No.2019/PMC/TP/BP/555/2019, dated 21.02.2019, to the plans, the specifications, elevations, sections and of the said building/s consisting of A, B, C & D wings having stilt/Ground + 13 Upper Floors having **total built up area of 8999.319 Sq. mtrs** i.e. **7,792.842 Sq. Mtrs built up area** for residential having **126 flats** and **1,206.477 Sq. Mtrs built up area for commercial** having **28 Shop/Offices/units**. Further the PROMOTERS have obtained amended development permission from the **PANVEL MUNICIPAL CORPORATION** vide its letter bearing No. PMC/TP/N.PANVEL/1S/140B/21-22/16207-1019/2022 in respect of Proposed residential Built Up area 548.182 Sq. Mtrs., (Proposed residential units 6 Nos.) dated 11.04.2022 and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

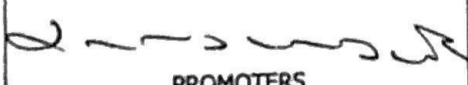


AND WHEREAS the Promoters has registered the said project under the provisions of the Real Estate Act with the **REAL ESTATE REGULATORY AUTHORITY** in the State of Maharashtra at No. **P52000020012** authenticated copy is attached as Annexure 'E'. Under **Section 13** of the said **Real Estate Act**,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

The PROMOTERS have constructed the building as per the approved plan and layout and commencement certificate and on completion of the construction work have obtained the Occupancy Certificate from the **PANVEL MUNICIPAL CORPORATION**, under letter bearing Ref No. **CARPC/FO/2023/API/00016** dated 03/07/2023.

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

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

AND WHEREAS the Allottee/s have applied to the PROMOTERS for allotment of an **Flat No. 304, A Wing** on **3rd floor** situate in the building known as '**SATYAM PRIDE**' being constructed of the said Project,

 PROMOTERS	 ALLOTTEE/S	
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AND WHEREAS the Allottee/s is/are offered an Flat bearing No. **A-304** on the **3rd Floor**, (herein after referred to as the said "Apartment/Shop/Office/Unit/Office") of the Building called "**SATYAM PRIDE**" (hereinafter referred to as the said "**Building**") by the PROMOTERS.

AND WHEREAS the carpet area of the said Flat is **52.790** square meters and "carpet area" means the net usable floor area of an Apartment/Shop/Office/Unit/Office, excluding the area covered by the external walls, areas underservices shafts, exclusive balcony appurtenant to the said Apartment/Shop/Office/ Unit/Office for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment

पु. अ. अ. ३
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१/११

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



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

AND WHEREAS, to the execution of these presents the Allottee/s have paid to the PROMOTER a sum of **Rs. 3,00,000/- (RUPEES THREE LACS ONLY)** being part payment of the sale consideration of the Apartment/Shop/Office/Unit/Office agreed to be sold by the PROMOTERS to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the PROMOTERS doth hereby admit and acknowledge) and the Allottee has agreed to pay to the PROMOTERS the balance of the sale consideration in the manner hereinafter appearing.

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

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

1. PRELIMINARY

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

2. CONSTRUCTION OF BUILDING BY PROMOTER.

The PROMOTERS shall construct the said building/s consisting of 4 Wings basement and ground/ stilt,/podiums, and 13upper floors on the project land

[Signature]
PROMOTERS

[Signature]
ALLOTTEE/S

[Signature]
ALLOTTEE/S

in accordance with the plans, designs and specifications as approved by the CORPORATION/P.M.C./Town Planning Authority from time to time.

Provided that the PROMOTERS shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment/Shop/Office/Unit/Office of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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

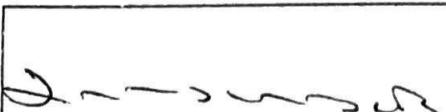
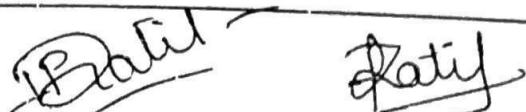
(i) The Allottee/s hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Allottee **Flat No. A-304** of the carpet area measuring **52.790** sq. Metres, on **3rd floor** in the building **"SATYAM PRIDE"** (hereinafter referred to as "the said Flat") as shown in the Floor plan thereof hereto annexed and marked **Annexure-E** for the consideration of **Rs. 1,08,00,000/- (RUPEES ONE CRORE EIGHT LACS ONLY)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith. In addition, the Allottee is entitled to certain Ancillary Area appurtenant to the said Apartment/Shop/Office/Unit/Office which include of Enclosed Balcony of **8.704 Sq. Mtrs**, Cupboard in the Flat as provided in the approved plans. The Allottee(s) hereby agree(s) to purchase from the promoters and the promoters hereby agree(s) to sell to the Allottee(s) covered car parking space situated at still area being constructed in the layout.

The total aggregate consideration amount for the Flat including covered parking spaces is thus **Rs. 1,08,00,000/- (RUPEES ONE CRORE EIGHT LACS ONLY)**. The Allottee shall also be entitled to certain Ancillary Areas as per approved plan at no extra consideration. This Ancillary Areas includes Enclosed Balcony **8.704** Sq. Mtrs area in the Apartment/Shop/Office/Unit/Office. The said Ancillary Areas are as per the floor plan is appended as Annexure-E.

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

4. **PAYMENT SCHEDULE**

(a) AND WHEREAS the Allottee/s has/have agreed to pay lump sum price/consideration being **Rs. 1,08,00,000/- (RUPEES ONE CRORE EIGHT LACS ONLY)** in respect of the said Apartment/Shop/Office/Unit/Office as follows:-

 PROMOTERS	 ALLOTTEE/S
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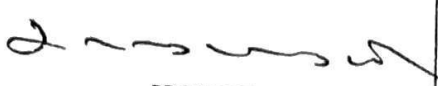

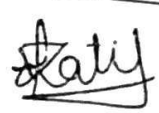
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- (e) The Allottee authorizes the PROMOTERS to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTERS may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the PROMOTERS to adjust his payments in any manner.
- (f) The Allottee has been explained that any default in the payment as per the Schedule might cause loss/delay to the entire project. The Allottee has therefore agreed not to commit any default in the payment as per the schedule for payments/payment plan.
- (g) The PROMOTERS shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3%. The total price payable for the carpet area shall be recalculated on the basis of the actual carpet area. If there is any reduction in the carpet area within the defined limit then PROMOTERS shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules; from the date when such an excess amount was paid by the Allottee. In the event of any increase in the carpet area allotted to Allottee/s, the PROMOTERS shall deposit additional amount from the Allottee/s as per the next milestone of the Payment schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3 of this Agreement.
- (h) The Allottee authorizes the PROMOTERS to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the PROMOTERS may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/ direct the PROMOTERS to adjust his/their payments in any manner.

5. TAXES AND OUTGOINGS

- 5.1 The Total Consideration above excludes Taxes (Consisting of tax paid or payable by the PROMOTERS by way of GST/ Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the PROMOTERS) up to the date of handing over the possession of the said Apartment/Shop/Office/Unit/Office.
- 5.2 In the event, the Allottee deducts Tax at Source (TDS) from the total consideration the Allottee shall pay the tax deducted to the government and deliver the relevant TDS Certificate, relating to each payment as per the provisions of the Income Tax Act, 1961.
- 5.3 The Allottee hereby also agrees that in the event of any amount by way of premium security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining water/electric/cable connection for the said Buildings or any other purpose in respect of the said building or any other tax or payment of a similar nature is paid to CORPORATION/P.M.C. or any other authority or becoming payable by the PROMOTERS, the same shall be reimbursed by the Allottee to PROMOTERS proportionately with respect to the said

 PROMOTERS	 ALLOTTEE/S	
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PROMOTERS shall, however, bear and pay the municipal taxes and dues of CORPORATION/P/M.C. for the same.

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

6. COVENANTS

6.1 The PROMOTERS hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the CORPORATION/P.M.C/Town Planning Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment/Shop/Office/Unit/Office to the Allottee/s, obtain from the CORPORATION/P.M.C/Town Planning Authority Occupancy and/or completion certificates in respect of the Apartment/Shop/Office/Unit/Office.

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

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7. PROPOSED FSI OF THE PROJECT

The PROMOTERS hereby declares that the Floor Space Index available as on date in respect of the project land is 8,999.319 square metres only and PROMOTERS have planned to utilize Floor Space Index of 1.5 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The PROMOTERS have disclosed the Floor Space Index of 1.5 as proposed to be utilized by them on the project land in the said Project and Allottee/s have agreed to purchase the said

[Signature]
PROMOTERS

[Signature]
ALLOTTEE/S

[Signature]

Maharashtra Apartment Ownership Act, 1970) or Limited Company ("Apex Body") known by such name as the PROMOTERS may decide and for this purpose also from the time sign and execute the application for registration and/or membership and other and documents necessary for the formation and registration of the Apex body and becoming a member, including the bye laws of the Apex Body and duly fill in sign return to the PROMOTERS within seven Days of the same being forwarded by PROMOTERS to the Allottee, so as to enable the PROMOTERS to register the

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Organization of Allottee. No objection shall be taken by the Allottee if any, changes modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the registrar of Co-Operative Societies or the Registrar of Companies, as the case may be. Or any other competent Authority as the case may be. The PROMOTERS shall, within three months of registration of the Society or Association - or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/PROMOTERS and/or the owners in the



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

the project land on which the building with multiple wings or buildings are constructed.
13.4 Within 15 days after notice in writing is given by the PROMOTERS to the Allottee that the Apartment/Shop/Office/Unit/Office is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment/Shop/Office/Unit/Office) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the P.M.C./CORPORATION/Town Planning Authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the PROMOTERS such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the PROMOTERS provisional monthly contribution of **Flat Rs. 6045/- For 2BHK**, per month towards the outgoings. The amounts so paid by the Allottee/s to the PROMOTERS shall not carry any interest and remain with the PROMOTERS until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided


PROMOTERS





for in this Agreement) shall be paid over by the PROMOTERS to the Society or the Limited Company, as the case may be.

4. LEASE OF THE SAID PLOT AND BUILDING

14.1 At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the PROMOTERS, the Allottee/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the PROMOTERS, the Allottee/s' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

14.2 The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the PROMOTERS, the following amounts:

- (i) 14.2 The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the PROMOTERS, the following amounts:
- (i) Rs. NIL for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
 - (ii) Rs. NIL for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - (iii) Rs. NIL annual deposit for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
 - (iv) **Rs. 6045/- (Rupees Six Thousand Forty Five Only)** for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
 - (v) Rs NIL for Water Connection charges and Electricity connection charges & Electric cable laying charges, Water Resource development charges, MSED meter deposit, Water connection deposit and meter charges &
 - (vi) Rs NIL for deposits of electrical receiving and Sub-Station provided in Layout.
 - (vii) Transfer fees payable to CORPORATION/Competent Authority., as applicable.
 - (viii) Rs. AS APPLICABLE for Stamp Duty, Registration, Legal Charges and other charges payable to the concerned authorities for registration of this Agreement.
 - (ix) Rs. AS APPLICABLE for legal and document charges at the time of execution of this Agreement.

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08/09/2023

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PROMOTERS


ALLOTTEE/S



ALLOTTEE/S

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

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

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9/09/2023
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16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

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

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



PROMOTERS

ALLOTTEE/S

the applicable law, as the case may be, Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

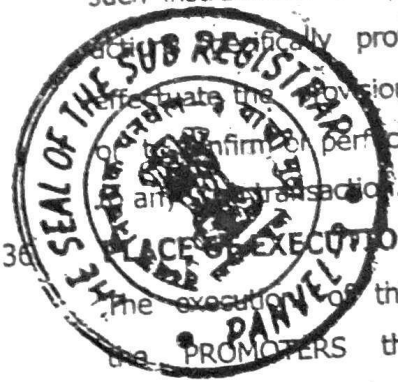
34. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED**

TO-IN THE AGREEMENT:-
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Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in addition with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment/Shop/Office/Unit/Office to the total carpet area of all the Apartments/Shop/Offices/Units in the Project.

35. **FURTHER ASSURANCES:-**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and acts specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any transaction.



36. **PLACE OF EXECUTION:-**

The execution of this Agreement shall be complete only upon its execution by the PROMOTERS through its authorized signatory at the PROMOTERS Office, or at some other place, which may be mutually agreed between the PROMOTERS and the Allottee/s, the Agreement is duly executed by the Allottee/s and the PROMOTERS or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at 'PANVEL/NEW PANVEL'

37. **REGISTRATION**

The Allottee/s and/or PROMOTERS shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office for registration within the time limit prescribed by the Registration Act and the PROMOTERS will attend such office and admit execution thereof.

38. **ADDRESS FOR NOTICES**




That all notices to be served on the Allottee/s and the PROMOTERS as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the PROMOTERS by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

MR. PRITAM DINKAR PATIL
MRS. KANCHAN PRITAM PATIL

Address at Flat No. 1102, 11th Floor, Goodwill Pride, Plot No. 37, Sector 05, Asudgao, Khanda Colony, Tal. Panvel, Dist. Raigad - 410206.
Notified Email ID:
Contact No : _____

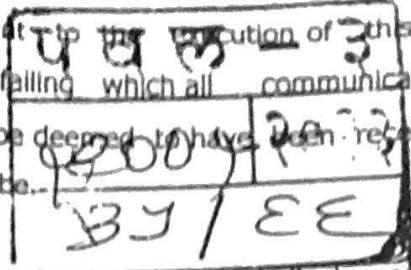
M/s. SATYAM REALTY

F-1, C-3, Sun Grace Association, Sector-10, Vashi, Navi Mumbai-400 703.
Notified Email ID:

PROMOTERS  ALLOTTEE/S  

Contact No : 9820143403

It shall be the duty of the Allottee/s and the PROMOTERS to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post falling which all communications and letters posted at the above address shall be deemed to have been received by the PROMOTERS or the Allottee/s, as the case may be.

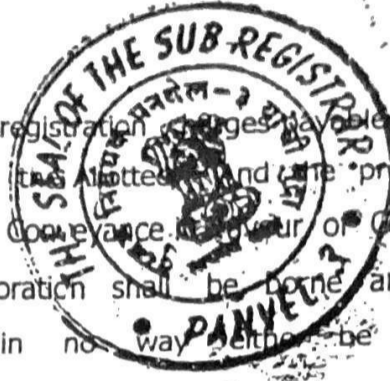


39. **JOINT ALLOTTEES:-**

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

40. **STAMP DUTY AND REGISTRATION :-**

All costs, charges including the stamp duty and registration charges payable in respect of this agreement shall be borne and paid by the Allottee/s and the proportionate share of stamp duty and registration of Deed of Conveyance for or Co-operative Housing Society, to be executed by the Corporation shall be borne and paid by the Allottee/s and the PROMOTERS shall in no way either be liable or responsible for the same.



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

42. **DISPUTE RESOLUTION :-**

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

43. **GOVERNING LAW:-**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Navi Mumbai courts will have the jurisdiction for this Agreement.

SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot No.140 B, admeasuring about 5999.99 Sq. Mtrs area, at Sector-15, New Panvel (E), Tal. Panvel & Dist. Raigad, or thereabouts and bounded as follows:-

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

PROMOTERS

Pratik

ALLOTTEE/S

Satyam

प. व. ल. SCHEDULE

SCHEDULE of Apartment/Shop/Office/Unit/Office

Flat No. 1-304, on the 3rd floor, admeasuring about 52.790 Sq. Mtrs. Carpet Area in the building known as "SATYAM PRIDE", standing on Plot No. 140 B, situate at Sector-1S, New Panvel (East), Tal. Panvel & Dist. Raigad, (Stilt/Ground + 13 Upper Floors).

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



SIGNED AND DELIVERED BY THE WITHIN NAMED

THE PROMOTERS

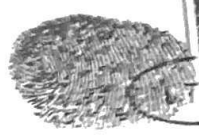
M/s. SATYAM REALTY

Through its Partners

Ramji Valli Vaid

(PAN NO. ADJFS1413M)

[Handwritten Signature]



(Authorized Signatory) WITNESSES:

Name BHA GESH KASURDE

Signature [Handwritten Signature]

Name Amir Bhorate

Signature [Handwritten Signature]

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottees: (Including joint buyers)

MR. PRITAM DINKAR PATIL

[Handwritten Signature: Pritam]



MRS. KANCHAN PRITAM PATIL

At on

in the presence of WITNESSES:

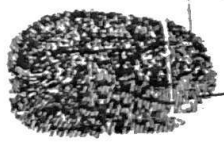
1. Name

Signature [Handwritten Signature]

2. Name

Signature [Handwritten Signature]

[Handwritten Signature: Katy]



PROMOTERS

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ALLOTTEE/S

[Handwritten Signature]

of Apartment/Shop/Office/Unit/Office
Floor, admeasuring about 52.790 Sq. Mtrs. Carpet Area
"SATYAM PRIDE", standing on Plot No. 140 B, situate at Sector-1S,
& Dist. Raigad, (Stilt/Ground + 13 Upper Floors).
hereinabove named have set their respective hands
at Panvel the Presence of attesting witness, signing as

REGISTRAR
PANVEL-3
VOID

WITHIN NAMED
----->



REGISTRAR
SURDE

WITHIN NAMED

Prati



Katy



RECEIPT

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Received the sum of Rs. 3,00,000/- (RUPEES THREE
hereinabove named in respect of the Flat No. A-304,
"SATYAM PRIDE", standing on Plot No.140B, situate at Sector-1S, New Panvel, Tal. Panvel &
Dist. Raigad.

Mode of Payment:

i. Rs. 3,00,000/- Vide Cheque No. 000003, dated: 19/10/2023, drawn on
Branch.



WE SAY RECEIVED PANVEL-3

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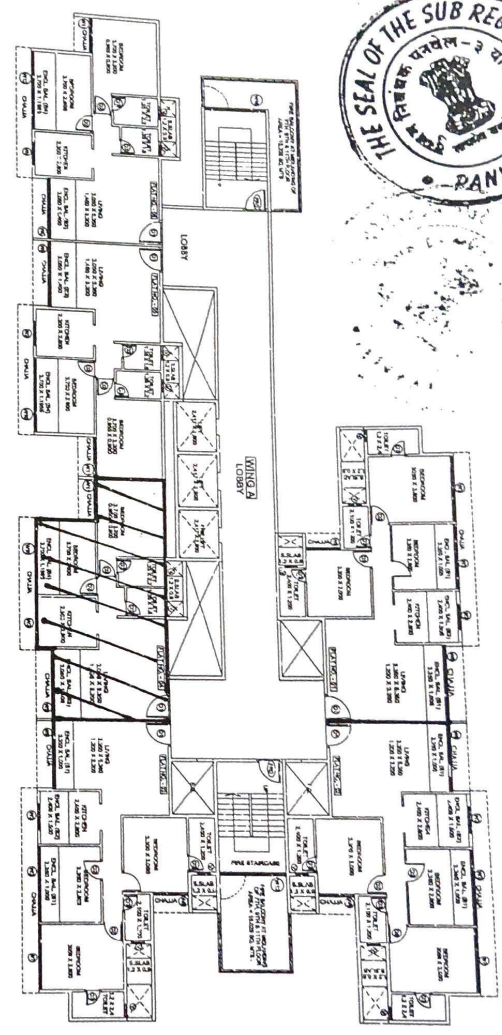
M/s. SATYAM REALTY
through its Partners
(PROMOTERS)

WITNESS :

- 1.
- 2.

Katy

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WING : A
FLAT NO : 304

Handwritten signatures and scribbles, including 'IPDali' and 'Kaly'.

DEVELOPERS:
SATYAM REALTY

PROJECT:
SATYAM PRIDE
PLOT - 140 B, SECTOR 15, NEW PANVEL (E)
NAVI MUMBAI

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





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 8(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P52000020012

Project: SATYAM PRIDE Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 140B, SECTOR 12A New Panvel, Panvel, Raigarh, 400703;

1. Satyam Realty having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400703.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 2 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 19/03/2019 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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

Dated: 19/03/2019
Place: Mumbai

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

82/EE



PANVEL MUNICIPAL CORPORATION

Tal-Panvel, Dist-Raigad, Panvel-410206.

Email: panvelcorporation@gmail.com

Tel. - (022) 27458040/41/42

Date: 22/02/2019



LETTER OF INTENT

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

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

Dear Sir,

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

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

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

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

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

		v) 13 th Floor (Wing-A) - 03 Nos. of Residential Flat with natural terrace. (Wing-B, C & D) - 01 Nos. of Residential Flat with natural terrace. vi) Fire Balcony at midlanding level of 7 th , 9 th & 11 th Floor in Wing-A, B, C & D. (Total Refuge area = 226.545 Sq. Mts.)
6.	Height of Building	41.750 Mtr. Height upto Terrace Level 44.150 Mtr. Height upto Top Level
7.	R.G. Area	Not required in CIDCO region
8.	Four Wheeler Parking	Required - 158 Nos. Provided - 161 Nos.
9.	Two Wheeler Parking	Required - 63 Nos. Provided - 78 Nos.
10.	Tenements	Commercial - 28 Nos. Residential - 126 Nos.

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Open Spaces for Building / Wing / Tower

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



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

Thanking you,

Yours faithfully,

Assistant Director of Town Planning
Panvel Municipal Corporation



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PANVEL MUNICIPAL CORPORATION

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

Tel - (022) 27458040/41/42

E mail - panvelcorporation@gmail.com

Date : 21/02/2019



PM/CP/555/2019

Satyam Realty,
Sun Grade Association,
Sector - 10,
Navi Mumbai, Plot No. 40703.

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

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

Sir,

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

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

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

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

Thanking you,

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

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





PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

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

Tel - (022) 27458040/41/42

Date 02/02/19
42009 2023
Plot No - 104B, Sector No - 18,

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXIV of 1966) to M/S. SATYAM REALTY, for Plot No - 104B, Sector No - 18, Amended development work of the Proposed Residential Cum Commercial Building (Ground + 13 with "A, B, C & D"), Residential Built Up Area = 7653.443 Sq.mt, Commercial Built Up Area = 1334.529 Sq.mt, Total Built Up Area = 8988.072 Sq.mt.

(Free of FSI) Fitness Centre area = 147.758 Sq.mt. & Society Office = 28 Sq.mt.

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

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



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

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

2. The applicant shall:-

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

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

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

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

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

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

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

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2. Adequate permanent safety measures such as Railing etc. should be done to corridor areas & passages.
3. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/04, UD-11/RDP, Dated 19th July,



- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-
- Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - 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.
11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following 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.
12. The commencement certificate shall be valid for the construction work upto gross built up area 19330.211 Sq.mts. (Gr + 10) only as stipulated in the plans submitted by the architect. You required to submit Environmental Clearance Certificate from MOEF for the entire construction work before commencing of construction of further work of proposed gross built up area 3423.149 (11th to 13th Floor). Prior to commencing the construction of further work (11th to 13th Floor) under intimation to Panvel Municipal Corporation.
13. As directed by the Urban Development Dept. Government of Maharashtra, under Section-154 of MR & TP Act - 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.
- All the layout open spaces/amenities space of Housing Society and new construction/reconstruction/addition on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain water harvesting being ensured in each case.
 - The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.
 - The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these bylaws.

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

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) M/s. Satyam Realty,
F-1, C-3, Sun Grace Association,
Near Shabri Hotel, Sector - 10,
Vashi, Navi Mumbai - 400 703.

2) Architect,
M/s. STAPL (Soyuz Talib Architects)
1405/1406, 14th Floor, Kesar Solitaire,
Plot No- 5, Sector - 19, Off Palm Beach Road,
Sanpada, Navi Mumbai.





PANVEL MUNICIPAL CORPORATION
Tal- Panvel, Dist - Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

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**SCHEDULE
RAIN WATER HARVESTING**

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

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - i) Open well of minimum of 1.00 mt. dia and 6.mt. depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as drinking, bathing and for watering the garden etc.
 - ii) Rain water harvesting for recharge of ground water may be done through a bore well or a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and filled with stone aggregate and sand, the filtered rain water may be channeled to the refilled pit for recharging the bore well.
 - iii) An impervious surface underground storage tank of required capacity may be constructed in the terrace or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographic condition, the pits may be of the size of 1.29mt. width x 1.20 mt. depth. The trenches can be of depth 1.20 mt. The water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provide in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.
The depth of wall below ground shall be such that the wall prevents loss soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
 - g) Perforated concrete slabs shall be provided on the pits/trenches
 - v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter management and the separate outlet for by passing the first rain-water has been provided.
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



Mrs. Minal B. Khona
B.Sc., LL.B.

Advocate High Court & Notary
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 71
Sector 17, Vashi, Navi Mumbai - 400 705
Tel. : 2789 2517 • Telefax : 2789 2544
E-mail : minalkhona100@gmail.com

Date : March 6th, 2019

प व क - 3	Ref. No. MBK/03/2019/02
70009	2023
5999.99 Sq. Mtrs	area
82/22	

TITLE CERTIFICATE

the title of Plot of land bearing No.140B, admeasuring about 5999.99 Sq. Mtrs area, at Sector-1S, New Panvel (E), Tal. Panvel & Dist. Raigad.



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

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

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

MBK

Whereas, the Panvel Municipal Corporation has granted Amended Development Permission by its letter No.2019/PMC/TP/BP/555/2019, dated 21.02.2019, to commence the construction of building on the said Plot No.140B, situate at Sector-18, New Panvel (E), Tal. Panvel & Dist. Raigad consisting A, B, C & D having 13 Upper Floors having total area of 7653.443 Sq. mtrs for residential and 1334.629 Sq. mtrs for Commercial total Builtup area of 8988.072 sq.mtrs., having 026 units and 28 shops as per the plans and specifications approved by the Town Planning Authorities

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2018, M/s. SATYAM	

Whereas by virtue of Deed of Mortgage dated 30th November, 2018, REALTY, the aforesaid original licensees have mortgaged the said plot and building to be constructed thereon with M/s. Indiabulls Housing Finance Limited and have availed project term loan for the construction of residential-cum-commercial project. The said Mortgage Deed is registered with the Sub-registrar of Panvel-2 on 30.11.2018 under serial number 15088/2018.



That as per the terms of the Deed of Mortgage dated 30th November, 2018, the Licensees undertake to obtain written No objection Certificate (NOC) from the Lender and, inter alia, any agreement(s)/contract(s) for/of/relating to, inter alia, sale, conveyance, allotment, lease, possession, sub-lease, leave and license, renting, negative lien, development, lien, charge, third party rights/interests, and/or encumbrance of the Mortgaged Properties (or any part thereof) and the Mortgagors shall forthwith deposit the consideration/money received by them in connection with or under such agreement(s)/contract(s)/document(s) for/of sale, conveyance, transfer, allotment, lease, sub-lease, leave and license, renting, assignment, development, and/or encumbrance of the Mortgaged Properties or any part thereof in the bank account(s) of the Lender as may be specified by the Lender.

We, therefore, state that the title of the builders in respect of the said plot is Prima-facie clear and marketable subject to their complying with the terms and conditions of the Agreement to Lease dated 11.05.2018 and Deed of Mortgage dated 30.11.2018 and subject to whatever has been stated hereinabove. The opinion is solely based on the papers produced in front of me.

MBK

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SCHEDULE OF PLOT

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

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

M. B. Khanna

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



PANVEL MUNICIPAL CORPORATION
Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

PMC/TP/N.Panvel/1S/140B/21-22/16207/ 1019 /2022

To,

M/s. Satyam Realty,
F-1, C-3, Sun Grace Association,
Near Shabri Hotel, Sector- 10,
Vashi, Navi Mumbai 400 703.

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SUB :- Amended Development Permission for Residential cum Commercial Building on Plot No.- 140B, Sector- 1S, At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad.

- REF :-**
- 1) Your Architect's application no. 9636, Dt. 31/05/2021, no. 360, Dt. 04/01/2022.
 - 2) Amended Commencement Certificate granted by this office vide letter No. 2019/PMC/TP/BP/555/2019, Dated 21/02/2019
 - 3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/073118/323931, Dated 26/09/2018.
 - 4) Amended Provisional Fire NOC issued by PMC Fire office vide letter no. PMC/Fire/3580/2021, Dated 06/12/2021
 - 5) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-III/JDCPR/8000133513/2021/835, Dated 31/12/2021

Sir,

Please refer to your application for Amended Development Permission for Residential cum Commercial Building on Plot No.- 140B, Sector- 1S, At.- New Panvel (E), 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.

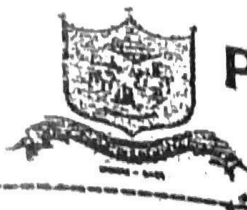
Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C. TO:- 1) Architect,
M/s. STAPL (Soyuz Talib Architects),
1405/1406, 14th Floor, Kesar Solitaire,
Plot No.- 5, Sector- 19,
Off Palm Beach Road,
Sanpada, Navi Mumbai.





PANVEL MUNICIPAL CORPORATION

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

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

PMC/TP/N.Panvel/1S/140B/21-22/16207/ 1019 /2022

Date: 11 / 04 / 2022

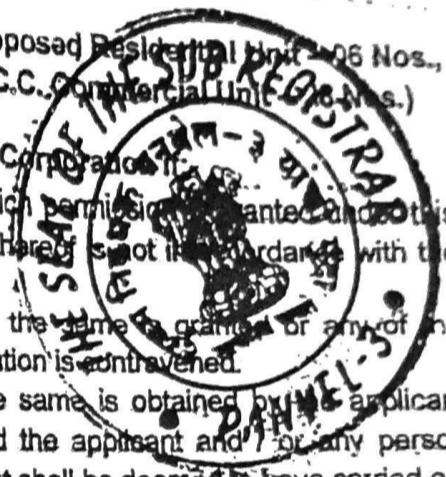
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, M/s. Satyam Realty, As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 13 Upper Floors) on Plot No.- 140B, Sector- 1S, At.- New Panvel (E), Tal.- Panvel, Dist.- Raigad. (Plot Area = 5999.99 Sq.mt., Existing C.C. Residential & Commercial Built Up Area = 8982.72 sq.mt., Proposed Residential Built Up Area = 548.182 sq.mt., Total Built Up Area = 9536.254 sq.mt.)

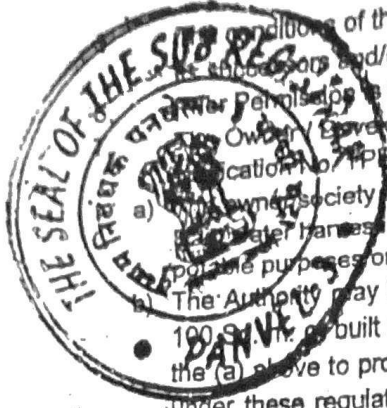
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(No. of Existing C.C. Residential Unit - 126 Nos., Proposed Residential Unit - 06 Nos., Total Residential Unit - 132 Nos., No. of Existing C.C. Commercial Unit - 06 Nos.)

- This Certificate is liable to be revoked by the Corporation if:-**
 - The development work in respect of which permission is granted and this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 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.
- The applicant shall:-**
 - 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.
 - Give written notice to the Corporation regarding completion of the work.
 - 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.
 - Obtain Occupancy Certificate from the Corporation.
- 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.
- 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.



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- Conditions of this certificate shall be binding not only on the applicant but also on the successors and/or every person deriving title through or under him.
- Permission is necessary for any deviation / Change in Plan.
- Owner/Developer, shall install the Rain Water Harvesting system as per UDD's notification No. T/PB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
- a) 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. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
 9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Amended Fire NOC issued vide letter no. PMC/Fire/3580/2021, Dated 06/12/2021 by Chief Fire Officer, Fire Brigade Department, PMC.
 10. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and solid waste management system and requisite provisions shall be made for proper functioning of the system.
 11. The Owner/Developer 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. No work should be started unless the existing structures area to be demolished with utmost care.
 13. 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.
 14. 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.
 15. 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.
 16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
 17. The Owner / Developer 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.
 18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
 19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.

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20. 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.

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

22. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/CA-28/94, UD-11/RDP, Dt. 19th 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 Board' on the conspicuous place on site indicating following details :-
- Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Name and address of the owner/developer, Architect and Contractor.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

23. As per the notification dtd. 14th September 1999 and amendment dated 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 of 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.

24. 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 Panvel Municipal Corporation.

25. The Owner / Developer 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.

26. 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.



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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 buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.

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.

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.



28. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
29. 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.
30. 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".
Section :- 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.
31. 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.
32. 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.
33. 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.
34. 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)
35. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
36. 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.
37. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, consent of such interest party / person as specified under RERA act. shall be submitted.
38. The Owner / Developer shall be responsible for clearing all pending dues of Gov. & Town Planning Authorities.
39. The Owner/ Developer is required to construct the discharge line at his own cost.
40. The Owner/ Developer should set up electrical vehicle charging point in the said plot.

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41. The Owner/ Developer shall obtained no objection certificate from M.C. & P. & Pollution Control Board before applying for (one party) certificate on the said plot.
42. The construction work shall be completed as per condition mentioned in CIDCO agreement dated 11/05/2018 and must be applied for O.C. with all documents N.C. Received from CIDCO office vide letter No. CIDCO/MTS/11/05/2018/23512/2021/835, Dated 31/12/2021 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
43. This Amended Commencement Certificate issued based on Additional F.S. ROC 2021/835, Dated 31/12/2021 and modified lease agreement should be made accordingly and submit before applying Occupancy Certificate.
44. The Owner / Developer shall be responsible for Planting one tree per Plot area as per UDCPR-2020.
45. This set of Plans supersedes earlier approved plans.

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

- न्मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director - Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) M/s. Satyam Realty,
F-1, C-3, Sun Grace Association,
Near Shabri Hotel,
Sector- 10, Vashi,
Navi Mumbai 400 703.
 - 2) Architect,
M/s. STAPL (Soyuz Talib Architects),
1405/1406, 14th Floor,
Kesar Solitalra, Plot No.- 5,
Sector- 19, Off Palm Beach Road,
Sanpada, Navi Mumbai.
 - 3) Ward Officer,
Prabhag Samati ' A, B, C, D'
Panvel Municipal Corporation, Panvel.

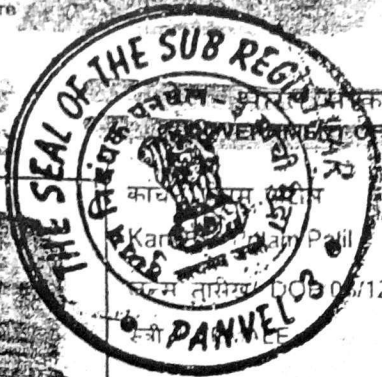
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आयकर विभाग
INCOME TAX DEPARTMENT
KANCHAN PRITAM PATIL
GAJANAN JOMA PATIL

08/12/1989
Permanent Account Number

BBBPP7472E

Kanchan
Signature



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माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
गुडविल प्राइड फ्लॉट नं-1102
11 फ्लोर, प्लॉट नं-37 सेक्टर
5 आसुडगाव, खांदा कॉलोनी,
पनवेल, पनवेल, रायगड,
पनवेल, महाराष्ट्र - 410206



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1347,
Pune-411 001

Kanchan

आयकर विभाग
INCOME TAX DEPARTMENT
PRITAM DINKAR PATIL
DINKAR SHANTARAM PATIL
07/10/1984
Permanent Account Number
BDTPP2973E
Pritam
Signature



प्रितम दिनकर पाटील
Pritam Dinkar Patil
जन्म तारीख/ DOB: 07/10/1984
पुरुष / MALE

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आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
यांचा मुलगा: दिनकर
शांताराम पाटील, बी-102,
मंगलदीप सोसाइटी, प्लॉट नं
31, महात्मा शाळा जवळ,
सेक्टर 9, खांदा कॉलोनी,
नविन पनवेल, पनवेल,
रायगड,
महाराष्ट्र - 410206

Address:
S/O: Dinkar Shantaram Patil, B-102,
Mangaldeep Society, Plot No 31, Near
Mahatma School, Sector 9, Khanda
Colony, New Panvel, Panvel,
Raigarh,
Maharashtra - 410206

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Aadhaar-Aam Admi ka Adhikar

Pritam