

ELIGIBILITY CRITERIA

Date: 28 January 2026

To,
Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Dear Sir,

We, M/s. Satyam Urban Spaces LLP hereby states that we are eligible bidder as per the eligibility criteria mentioned in the Bid Documents at PART 2: Appendix to the BID Documents. For the purpose of verification, we shall provide necessary explanation and documentation to the society:

1. The Bidder should have his office in Navi Mumbai (NMMC and CIDCO Areas) for last 15 years.

We have maintained a fully functional office in Navi Mumbai (NMMC and CIDCO areas) for the past 15 years at Shop No. 1 & 2, Plot No- 9, Sector 29, Koparkhairne, Navi Mumbai 400709.

2. The Bidder must have experience of construction of buildings of similar scale in the past in NMMC Jurisdiction and/or Kharghar Node.

We have a prior experience in the construction of buildings of similar scale within the NMMC jurisdiction, including ongoing projects in the Kharghar Node such as Satyam Surya Manhattan, Satyam Valencia, and Satyam Palacio, which are currently under execution.



3. The Bidder must have a completed projects (Obtained O.C) at least before Twelve years in NMMC Jurisdiction and/or Kharghar Node.

We have completed projects within the NMMC jurisdiction or Kharghar Node and has obtained the Occupancy Certificate (O.C.), Satyam Imperial Heights (Our Benchmark Project), for which the O.C. has been duly obtained.

4. The Bidder must have completed at least one project of plot size 6000 sq. m. and above.

We have also completed projects on plot sizes of 6,000 sq. m. and above, including:

- Satyam Imperial Heights.
- Satyam Pride.

5. The Bidder should have at least One Redevelopment Project in Navi Mumbai.

Yes, we have successfully undertaken redevelopment projects in Navi Mumbai, including the following five projects:

- Dwarka Co-Operative Housing Society, Koparkhairne.
- Ashtavinayak Co-Operative Housing Society, Vashi.
- Kalparatna Co-Operative Housing Society, Airoli.
- Brahmand Phase-I Co-Operative Housing Society, Thane.
- Panchsheel Co-Operative Housing Society, CBD Belapur.

6. Net worth of the Developer must be above Rs.150 Cr.

The net worth of the Satyam Group is INR 299.09 Crore. The net worth details of the companies and individuals are provided below, as per the latest audited financial statements / net worth certificates issued by a Chartered Accountant:



- Ganesh Valji Vaid- 64.12 Crores.
- Mukesh Ganesh Vaid- 5.94 Crores.
- Pramod Hanumanprasad Garg- 36.46 Crores
- Ramji Valji Vaid- 33.85 Crores.
- Surya Homes & Lifestyles LLP- 22.90 Crores
- Satyam Lifescapes LLP- 52.15 Crores.
- Satyam Realty (Panvel)- 6.63 Crores.
- Satyam Realty (Vashi)- 4.17 Crores.
- Arham Developers- 72.87 Crores.

7. The Bidder must have at least one ongoing project of similar scale as mentioned above.

Yes, we also have multiple upcoming projects on plot sizes of 6,000 sq. m. and above, including:

- Satyam Palacio in Kharghar Node
- Satyam Surya Manhattan in Kharghar Node
- The Elements in Ghansoli.
- Downtown Avenue in Vashi.
- Upcoming Project in Sector 14, Ghansoli.
- Upcoming Project in Sector 18, Sanpada.
- Upcoming Project in Nerul MIDC.

8. The Bidder should disclose if there is any ongoing litigation against him.

There is no litigation history or any ongoing litigation against us as on the date of submission of the bid.

9. The Bidder should have minimum average turnover of Rs. 170 Cr. for last three financial years in a Group or a Brand or Subsidiary through which the Bid is submitted.





SATYAM URBAN SPACES LLP
Shop.No.-1, Satyam Harmony, Plot-29, Sector-9, Koparkhairne, Thane- 400709
Email id :- satyamurbanspacesllp@gmail.com
LLPIN - ACR-0473

The average turnover of the Satyam Group is of INR 188.63 Crore for the last three financial years. The average turnover details of the Group / Brand / Subsidiary through which the bid is submitted are as follows, as per the audited financial statements:

- Arham Developers- 54.15 Crores.
- Satyam Lifescapes LLP- 61.75 Crores.
- Satyam Realty- 72.73 Crores

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Partner



Mr. Mukesh Ganesh Vaid
(Partner)

Date: 28 January 2026
Place: Navi Mumbai.

Date: 27 January 2026

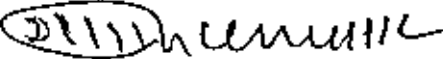
To,
Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Sub: Letter of Authority to authorise Mr. Mukesh Ganesh Vaid as an authorised representative of the Satyam Urban Spaces LLP (the "Firm") for the proposed redevelopment work of Five Gardens Co- Operative Housing Society Ltd.


Dear Sir/Ma'am,

We, Satyam Urban Spaces LLP, hereby authorize Mr. Mukesh Ganesh Vaid, Partner of the Firm, to act on behalf of the Firm and represent it in all matters pertaining to the tender process of proposed redevelopment of Five Gardens Co-Operative Housing Society Ltd. He is also authorized to submit all necessary documentation, including but not limited to tender proposals, financial statements, project plans, and any other relevant documents related to the proposed redevelopment of Five Gardens Co-Operative Housing Society Ltd.


For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Mr. Ganesh Valji Vaid Partner
(Partner)
Place: Navi Mumbai

For Satyam Urban Spaces LLP


Mr. Pramod Hanumanprasad Garg Partner
(Partner)
Place: Navi Mumbai

For Satyam Urban Spaces LLP

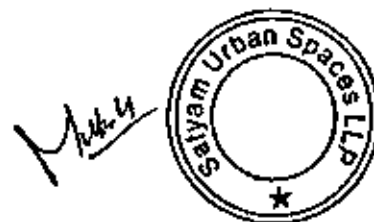

Mr. Mukesh Ganesh Vaid Partner
(Partner)
Place: Navi Mumbai

Annexure 1

Details of the partners are as follows:

Name of the Partner	Ganesh Valji Vaid
Personal address	F-1, C-3, Sector-10, Vashi, Navi Mumbai, 400703.
Educational Qualifications	SSC
Experience in the business or employment	Chairman and Managing Director of the Group. <ul style="list-style-type: none"> - He handles the procurements, contracts, supply chain management. - He brings on board a unique vision, leadership style and expertise that has built a strong clientele, brand reputation, an experienced management team. - Prolific experience in various facets of the construction industry over 24 years. - Responsible for all Construction site related activities, and liaison matters of the group. - Responsible for obtaining permissions from various Government offices such as CIDCO, NMMC etc.
Experience in the business	Director/ Promoter of Satyam Group
Contact	8879253088

Name of the Partner	Mukesh Ganesh Vaid
Personal address	F-1, C-3, Sector-10, Vashi, Navi Mumbai, 400703
Educational Qualifications	MBA in Marketing
Experience in the business or employment	Co-founder of the Group. <ul style="list-style-type: none"> - Prolific experience in various facets of the construction industry over 12 years. - Leads the Sales and Business Development function with keen focus on operational excellence and growth.
Experience in the business	Director/ Promoter of Satyam Group
Contact	9920855001



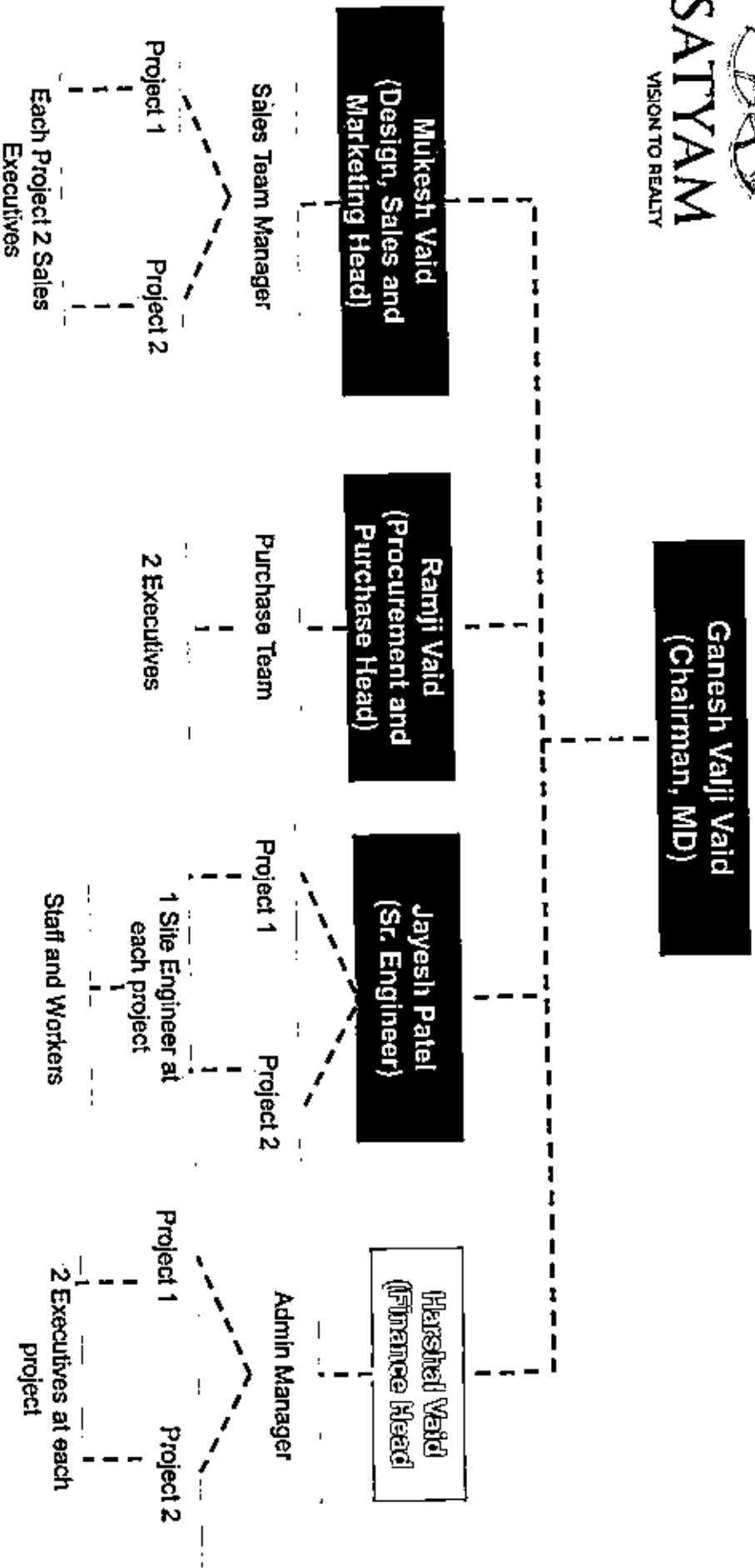
Name of the Partner	Pramod Hanumanprasad Garg
Personal address	B-2305, Palm Beach Residency, Amey Chs LTD, Sector 4, Nerul, Navi Mumbai 400705
Educational Qualifications	
Experience in the business or employment	Co-founder of the Group. <ul style="list-style-type: none">- Experience in managing all the finance related activities.- Prolific experience in various facets of the construction industry over 10 years.- Good relations with regulatory authorities- Responsible for all legal and liaison matters of the group.
Contact	996796654

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP

Mr. Mukesh Ganesh Vaid
(Partner)
Date: 28 January 2026
Place: Navi Mumbai


Partner





PART '3' - SUBMISSION OF OFFER

Date: 28th January 2026

To,


Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Sub: Redevelopment work of Five Gardens Co - Operative Housing Society Ltd.,
Condominium No. - 10, Sector - 09, Plot No. 10, Building No. 14 - 20, Nerul, Navi
Mumbai - 400706.

Sir,

We have visited the site for Redevelopment of the above mentioned Society and examined the Bid Documents, General Conditions of Bid, Special Conditions of Bid, Technical Specifications and other documents forming part of the Bid documents by virtue of their specific and implied meanings mentioned in these documents for the works named above, We the undersigned hereby offer to construct, execute, complete and maintain the whole work in conformity with the said Bid Documents, General Conditions of Contract, Special Conditions of Contract and Technical specifications and other documents as mentioned above for the offer as given herewith as may be ascertained in accordance with the said conditions of Contract. We hereby confirm that we have read the entire Tender Document and agree to all the terms and conditions contained in the Bid, document. We Further undertake/confirm/agree that:

- We will abide by this Bid for the period specified in the Bid Notice. It shall remain binding on us and the Bid may be accepted at any time before the expiry of that period and/or before the expiry of any further period extended

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by mutual consent. In case of any default by us in our obligations above, we acknowledge, that the Earnest Money of Rs.1,00,00,000/- (Rupees One Crore Only) deposited herewith shall be forfeited by you.

- b. Until a formal agreement is executed, acceptance of this Bid offer shall be binding on us, subject to modifications as may be mutually agreed between us and indicated in the letter of acceptance of our offer for this work.
- c. We have inspected thoroughly the site of works, and have satisfied ourselves before filling this Bid.
- d. We agree to keep this Bid open for acceptance for a period of 90 days from the date of submission of the Bid and in default thereof We shall be liable for forfeiture of full amount of our "Earnest Money" Rs.1,00,00,000/- (Rupees One Crore Only).
- e. We agree to pay the professional fees of PMC/Architect/Legal Advisor/Civil engineer and other consultants as stipulated in the BID.
- f. On failure to complete the whole or part of the work within the specified period (36 months) as mentioned in the Appendix or any other extended period as may be mutually agreed, we shall be liable to pay "Liquidated Damages at the rate of as per clause Per week of delay or part thereof for the period of default, without prejudice to the Society's rights to recover the damages. we acknowledge and agree that such Liquidated Damages are not be by way of a penalty, but are a genuine pre-estimate of the losses that the Society would be likely to suffer as a result of the failure on our part to complete the work within the specified period.
- g. In the event of our failure to execute the contract documents and to commence the work within the prescribed period after issue of letter of acceptance of the BID, the Society may be entitled to determine that We have abandoned the contract and thereupon our Bid and acceptance thereof shall be treated as cancelled and the Society shall be entitled to forfeit the full amount of earnest money deposit of Rs.1,00,00,000/- (Rupees One Crore Only).
- h. It is clearly understood that the Society is not bound to accept the lowest/highest or any other Bid received.

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- i. We acknowledge that any forfeiture of the Earnest Money Deposit by the Society as contemplated above would be a fair and reasonable compensation of the damages that the Society will suffer on account of defaults on our part and shall not be treated as a penalty.
- j. In the event of our aforesaid offer being accepted by the Society, we agree and undertake to execute the Development Agreement in the form decided upon by the Society.

We hereby certify that the statements made herein and the information furnished in the document are true in all respects and that in the event of any such statement or information being found to be a misinterpretation it will entitle the Society to void any resultant contract. We further confirm that the submission of this duly filled tender on our part is to be treated as an offer on my/our part and implies acceptance by us of all the terms and conditions of the Bid Documents.

A Pay order/ DD No. 004784 dated 27/01/2026 issued by HDFC Bank for Rs. One Crore Only in favour of the Five Gardens Co - Operative Housing Society Ltd., Towards Earnest money is attached herewith.

Yours Truly,

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Partner

Mr. Mukesh Ganesh Vaid
(Partner)
Date: 28 January 2026
Place: Navi Mumbai



Date: 28 January 2026

To,
Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Subject: Submission of Bid Documents for the proposed redevelopment of Five Gardens Co-Operative Housing Society Ltd

Reference: Tender document issued to Satyam Urban Spaces LLP.

Dear Sir/ Madam,

We, M/s. Satyam Urban Spaces LLP have submitted the bid along with necessary documents for the proposed redevelopment of Five Gardens Co- Operative Housing Society Ltd in two envelopes:

1. Technical Bid along with documents.
2. Financial Bid along with documents.
3. Copy of Demand draft as EMD having the following details:
DD No. 004784 (Rs. 1,00,00,000/- dated 27 January 2026 issued by HDFC Bank for Rupees One Crore only).

We request you to kindly acknowledge the same.

Yours Truly,

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP



Partner



Mr. Mukesh Ganesh Vaid
(Partner)
Date: 28 January 2026
Place: Navi Mumbai



SATYAM
VISION TO REALTY

SATYAM URBAN SPACES LLP
Shop.No.-1, Satyam Harmony, Plot-29, Sector-9, Koparkhairne, Thane- 400709
Email id :- satyamurbanspacesllp@gmail.com
LLPIN - ACR-0473

PROFORMA 'A' - PARTICULARS OF BIDDER

Sr. No.	Description	Details
1.	Name of the Organization/ Company/ Bidder with year of Establishment & Commencement of Business.	Satyam Group (Since 2002) through its company Satyam Urban Spaces LLP.
2.	Full Address of the place of Business with other offices, if any	Shop No. 1, Satyam Harmony, Plot No. 29, Sector-9, Koparkhairne, Navi Mumbai-400709.
3.	Whether the Bidder is an Individual, Joint Stock Company, Undivided Hindu Family, Limited Company, partnership Company or Proprietary Firm	It is a Partnership Firm
4.	Name of Sole Proprietor/ Partners/ Directors with brief Bio-Data incorporating past experience.	Details of partners are provided in the Annexure 1
5.	Name of Person holding Power of Attorney	-
6.	No. of Years' experience	25 Years of experience in the field of real estate industry.
7.	Telephone Numbers a. Office b. Mobile of individuals c. Residence d. Fax Number e. E-mail Address	- 9920855001 - - satyamurbanspacesllp@gmail.com
8.	Website address	www.satyamrealtygroup.com
9.	Name of Bankers with full addresses and telephone numbers	HDFC Bank Address: Ground Floor, Shubham Palace, Sector 15, Koperkhairne, Navi Mumbai, Maharashtra 400709. Phone - 7021416090
10.	Amount of Solvency Certificate which the applicant holds with Nationalized/Scheduled Bank	The Solvency of Satyam Group partner and other Satyam group entities are as follows:



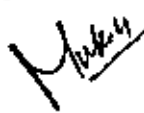


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		<ol style="list-style-type: none">1. Ganesh Valji Vaid - INR 42.47 Crores2. Ranji Valji Vaid - INR 18.77 Crores3. Arham Developers - INR 62.51 Crores4. Satyam Lifescapes LLP - INR 24.50 Crores <p>Aggregate amount of solvency certificate issued by the bank is INR 148.25 crores.</p> <p>We have attached separately the Solvency certificate from the HDFC Bank for your reference.</p>
11.	Present arrangement/ Organization setup and facilities Available in the office.	All necessary arrangement is available at office.
12.	Description of company	Satyam Group is a trusted real estate construction company specializing in residential and commercial projects. With a focus on quality, innovation, and timely delivery, we develop modern, sustainable properties designed to meet the diverse needs of our clients. Our expert team manages every aspect of construction, from planning to completion, ensuring exceptional results for both residential and commercial developments. At Satyam Group, we are dedicated to building spaces that enhance communities and drive growth.
13.	Registration and Classification	Satyam Group Trademark Number: 4826566 Involved Real Estate Activities.

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Mr. Mukesh Ganesh Vaid
(Partner)

Date: 28 January 2026
Place: Navi Mumbai.

Partner



Sr. No.	Name & address of the work	Typology (RDP, Professional, Residential, Commercial)	User Residential / Commercial / Educational	Total Built Up Area in Sq.M	Total Construction Cost of the Project in Lakhs	Time to be completed with start of project	Date of Commencement of the project	Date of handing over the plot to the buyer	Area of Plot in Sq.M	Total Construction Area	No. of Floors	No. of Flats/Shop	MUDA Area Registration No.
1	Satyam Imperial Heights, Plot No. 11, Sector - 11, Chandra, Navi Mumbai, Pin Code-404 701	CRDO Tender Plot	User Residential & Commercial	26687	11900	4.1 Years	7/8/2012	4/8/2018	13027.775	42180.86	B-49	144 Flats 81 Shops	P1170004287
2	Satyam Pride Plot No. 14(B), Sector 15, New Prasad 410205 East	CRDO Tender Plot	User Residential & Commercial	18318	8700	4.5 Years	22/12/18	7/2/2023	8900.89	22911.47	G-18	132 Flats 12 Shops 12 Offices	P1200000013
3	Satyam Harmony, Plot No. 29, Sector 9, Kopeshwar, Navi Mumbai 401070.	CRDO Tender Plot	User Residential & Commercial	15583	4804	3.5 Years	15/11/2018	7/27/2022	3794	7728.44	G-21	88 Flats 17 Shops	P11700028187
4	SATYAM TOWER PLOT NO. 101/A, SECTOR 20, KOPESHWAR, NAVI MUMBAI.	CRDO Tender Plot	User Residential & Commercial	9836	3174.3	1 Year 9 Months	2006	2009	2409	17152.88	G-28	40 Flats 21 Shops	N.A.
5	SATYAM ORCHARD PLOT NO.10, SECTOR 20D, CHANDRA, RAJALIE CHANDRAJI	CRDO 11.2% Scheme Plot	User Residential	2448	440	2.8 Years	10/2/2019	9/10/2021	419.84	3087.73	D-7	28 Flats	P11700074006
6	SATYAM ORCHARD PLOT NO. 117, SECTOR 4A, AIRTEL, NAVI MUMBAI.	CRDO 12.5% Scheme Plot	User Residential	2174	442	1.8 Years	2012	2013	880	2400.1	G-18	20 Flats	N.A.
7	SATYAM HEIGHTS, KOPESHWAR, NAVI MUMBAI.	CRDO Tender Plot	User Residential	2947	836	1 Year 9 Months	2007	2009	1100	3283.89	G-12	23 Flats	N.A.
8	RAMESH TOWER, KOPESHWAR, NAVI MUMBAI.	CRDO 11.1% Scheme Plot	User Residential	1735	472	1 Year 9 Months	2007	2008	800	3020.75	G-18	18 Flats	N.A.
9	SATYAM ORCHARD PLOT NO. 23, SECTOR 20D, RAJALIE, NAVI MUMBAI.	CRDO 11.1% Scheme Plot	User Residential	1782	346	1 Year 9 Months	10/12	2013	230	2058.85	G-4	18 Flats	N.A.
10	SATYAM HEIGHTS, KALYAN, NAVI MUMBAI.	CRDO Tender Plot	User Residential	8136	6030	1 Year 9 Months	2007	2008	2200	16000.4	G-12	88 Flats	N.A.
11	SATYAM VALLEY, CHANDRA, NAVI MUMBAI.	CRDO 11.1% Scheme Plot	User Residential	420	182	1 Year 9 Months	2011	2012	300	1038	G-4	16 Flats	N.A.
12	SATYAM VALLEY, SECTOR 28 VASAH, NAVI MUMBAI.	CRDO 11.1% Scheme Plot	User Residential	2673	717	3 Years	2019	2019	1150	4200.23	G-18	14 Flats	N.A.
13	SHREY HOME TOWER, PLOT NO. 7, SHREY HOME CHS, SECTOR 20, KALYAN, NAVI MUMBAI. MAHARASHTRA. 410216	CRDO Tender Plot	User Residential	10023	340	1 Year 9 Months	2005	2007	3500	19827.85	G-15	23 Flats	N.A.
14	SAFAL YOG, KOPESHWAR, NAVI MUMBAI.	CRDO 11.2% Scheme Plot	User Residential	1819	282	1 Year 9 Months	2009	2011	500	2114.86	G-7	28 Flats	N.A.
15	SHANDAZI APARTMENT, AIRTEL, NAVI MUMBAI.	CRDO 12.1% Scheme Plot	User Residential	1505	282	1 Year 9 Months	2009	2011	450	9750.73	G-4	10 Flats	N.A.
16	SIRIYAM HEIGHTS, AIRTEL, NAVI MUMBAI.	CRDO 12.1% Scheme Plot	User Residential	1078	216	1 Year 9 Months	2010	2011	200	1200.3	G-4	16 Flats	N.A.
17	SATYAM VIEW, AIRTEL, NAVI MUMBAI.	CRDO 12.1% Scheme Plot	User Residential	1171	278	2 Years	2010	2012	300	1540.55	G-4	16 Flats	N.A.
18	PARTN ENCLAVE, CHANDRA, NAVI MUMBAI.	CRDO 12.5% Scheme Plot	User Residential	1230	220	1 Year 9 Months	2012	2013	310	1800.7	G-4	16 Flats	N.A.

performed B

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP

Mr. Magesh Ganesh Vaid
(Partner)



SATYAM
VISION TO REALITY

Date: 28 January 2026
Place: Navi Mumbai

Sr. No.	Name & address of project	Type/Category (Open/Predefined/Reserved/ITDA)	User Residential/Commercial/Industrial	Area of Plot in Sq.m.	Total Built Up area in Sq.m.	Total Construction Cost (Rs. Lakhs)	Cost of completed construction in Rs. Lakhs	Cost of remaining work in Rs. Lakhs	Date of start of Project	Anticipated date of completion	SALES/RENTAL Registration No.	Total Construction Area	No. of Flats/Plots	No. of Flats/Shops	Date of I.O.T.
1	SATYAM ALTIORA - PLOT NO. 1A, SECTOR 1A, SANSAPDA, NAVI MUMBAI	CIDCO 12.5% Scheme Fm	User Residential	2016.09	18,41.51	6290	2388	3120	9/12/2022	31-12-2025 (Expected)	751709071645	21219.23	C-27	24 Flats	8/1/2022
2	SATYAM VALENCIA PLOT NO. 02, SECTOR 12, KHARGHAR, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	2731.96	21,215.62	9504	4580	4120	11/1/2021	31-12-2026 (Expected)	752800015097	24,377.07	G-31	80 Flats 17 Shops	7/7/2023
3	SATYAM SEASONS PLOT NO. 2, SECTOR 15A, SANFADA, NAVI MUMBAI	CIDCO 12.5% Scheme Fm	User Residential	1799	14,431.18	5300	1871	3429	3/1/2023	31-12-2024 (Expected)	751709072733	17,531.01	G-35	54 Flats	30/12/2023
4	SATYAM BUSINESS AVENUE - PLOT NO.20, SECTOR 15, CBD BELAPUR, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	4872.22	66,195.43	18900	4420	14062	7/19/2023	31-12-2026 (Expected)	751709072756	63,589.74	G-14	302 Offices 9 Shops	12/1/2022
5	SATYAM PALACIO - PLOT NO.1, SECTOR 4, KHARGHAR, NAVI MUMBAI-10210	CIDCO Tender Fm	User Residential & Commercial	3140.3	64,659.93	16370	4810	11550	4/2/2024	31-12-2028 (Expected)	752000016185	74,568.97	G+15	300 Flats 21 Shops 4 Offices 2 Commercial 101	10/1/2023
6	SATYAM STELLA - PLOT NO. 17, SECTOR 03, KOPARRIARNE, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	1391.5	10,683.70	3490	552	2858	7/2/2024	31-03-2027 (Expected)	751709077821	12,266.52	G+23	65 Flats 13 Shops	4/2/2024
7	SATYAM SICILIA - PLOT NO. 08, SECTOR 20, KOPARRIARNE, NAVI MUMBAI	CIDCO 12.5% Scheme Fm	User Residential	1933.76	11,612.78	3590	1564	2915	9/6/2024	31-03-2027 (Expected)	751709078388	13,354.70	G+23	98 Flats	3/6/2024
8	SATYAM MANJATTAN PLOT NO. 03, SECTOR 04, KHARGHAR, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	5061.02	38,554.44	13750	1729	14023	12/18/2024	31-12-2028 (Expected)	752000079306	44,337.61	G+26	310 Flats 27 Shops	8/7/2024
9	SATYAM SWEETIE, GIANSOLI, PLOT NO.31, SECTOR 9, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	2989.88	27,870.68	8588	2878	6578	10/1/2024	31-12-2028 (Expected)	751709078229	32,051.26	G+15	76 Flats 12 Shops 10 Offices	12/7/2023
10	DOWNTOWN AVENUE, PLOT NO.20, PLOT 21 AND 23, SECTOR 17, VASIH, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	7400	50,306.19	21110	5803	15367	8/24/2023	31-12-2027 (Expected)	751709053225	65,384.62	G+21	157 Flats 28 Shops	1/27/2023
11	THE ELEMENTS, GIANSOLI, PLOT NO.8, SECTOR 11, NAVI MUMBAI	CIDCO Tender Fm	User Residential & Commercial	12500	109,333.33	40763	5065	35698	12/27/2024	31-12-2028 (Expected)	751709079613	126,308.33	G+15	321 Flats 51 Shops	1/6/2024

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP

M.M.V.

Partner



Mr. Mukesh Ganesh Vaid
(Partner)

Date: 28 January 2026
Place: Navi Mumbai



SATYAM
VISION TO REALTY

PROFORMA 'C' (II) : DETAIL S.O.F WORKS IN HAND
NAME OF THE BIDDER: M/s. SATYAM URBAN SPACES LLP

Sr. No.	Name & address of project	Typology (Open Plot/Society/Cas/Tenant/STRAMHADA)	User Residential/ Commercial/Educational	Area of Plot in Sq.mt	Total FSI Built Up area in Sq.Mt	Total Construction Cost of Project (Rs. in Lakhs)	Date of start of Project	Anticipated date of completion	Maha Rera Registration No.
1	DWARAKA CO-OPERATIVE HOUSING SOCIETY, KOPARKHARNE	Redevelopment	User Residential & Commercial	2399.019	20896	8600	We are in process obtaining Commencement Certificate	31-03-2027 (Expected)	NA
2	ASHTAVINAYAK CO-OPERATIVE HOUSING SOCIETY, YASHI	Redevelopment	User Residential & Commercial	3039.68	20903	7900	We are in process obtaining Environment Clearance	31-03-2027 (Expected)	NA
3	KALPARATNA CO-OPERATIVE HOUSING SOCIETY, AIROLI	Redevelopment	User Residential & Commercial	1998	15565	6200	We are in process obtaining Commencement Certificate	31-12-2027 (Expected)	NA
4	BRAHMAND PHASE 1 CHSL, THANE	Redevelopment	User Residential & Commercial	5609.12	238109	12000	We are in process of entering DA with the Society	31-12-2027 (Expected)	NA
5	PANCHSHEEL CO-OPERATIVE HOUSING SOCIETY LIMITED, CBD BELAPUR	Redevelopment	User Residential & Commercial	4171.27	30402	35000	We are in process obtaining Environment Clearance	31-12-2027 (Expected)	NA
6	UPCOMING PROJECT IN GHANSOLI, PLOT NO.2+3+4, SECTOR NO. 14, GHANSOLI, NAVI MUMBAI.	CIDCO Tender Plot	User Residential & Commercial	16285.79	1142147	15000	We are in process obtaining Environment Clearance	31-12-2031 (Expected)	NA
7	UPCOMING PROJECT IN SANPADA, PLOT NO.8+9+10, SECTOR NO. 18, SANPADA, NAVI MUMBAI	CIDCO Tender Plot	User Residential & Commercial	7082.36	498123	70000	We are in process obtaining Commencement Certificate	31-12-2031 (Expected)	NA
8	UPCOMING PROJECT IN D-105, NERUL MIDC, NAVI MUMBAI	Joint Development	User Residential & Commercial	16200	171869	90000	We are in process obtaining Environment Clearance	31-12-2030 (Expected)	NA

For and behalf of M/s. Satyam Urban Spaces LLP

For Satyam Urban Spaces LLP

Partner



Mr. Mukesh Ganesh Vaid
(Partner)

Date: 28 January 2026

Place: Navi Mumbai



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PROFORMA 'D' - FINANCIAL STATUS OF THE DEVELOPER

1. Name of the Developer: M/s. Satyam Urban Spaces LLP (Entity of Satyam Group)

2. Actual value of Construction Works, undertaken for each of The Last three years, and projected for current year: (Rupees Lakhs)

Year	Value of Constructions undertaken
2025-26	70000 (Estimated)
2024-25	65969.56
2023-24	138131.62

3. Net Profit of the Group

Net Profit	Before Tax (in Lakhs)	After Tax (Rs. in Lakhs)
a) Current Period - FY 2025-26 (Projected)	3,300.13	2,150.57
b) During the last year - FY 2024-25	2,413.08	1,572.16
c) During each of the two previous financial year		
i) FY 2023-24	1,181.84	768.85
ii) FY 2022-23	3,095.60	1,969.14

The profit and Loss & turnover Statements of last three years have been certified Through/by Chartered Accountants M/s H. M Shah & Associates

4. Net Worth statement duly certified by CA shall be submitted - Attached

5. Developer's financial arrangements (Mention amount in Rupees in lakhs)

- a) Own Resource - Rs. 5000 lakhs.
- b) Bank - NIL.
- c) Others (Specify) - Rs.. 5000 lakhs.

6. Certificate of financial soundness from bankers of Developers

Name of bank providing Solvency certificate - HDFC Bank





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SATYAM URBAN SPACES LLP
Shop.No.-1, Satyam Harmony, Plot-29, Sector-9, Koparkhairne, Thane- 400709
Email id :- satyamurbanspacesllp@gmail.com
LLPIN - ACR-0473

- a) Total amount of credit line (Attach certificate from the Bank)
- b) Solvency certificate from Nationalized bank - Attached
- 7. Approximate value of works in hand - Rs. 634960 Lakhs.

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP

Mukesh

Partner



Mr. Mukesh Ganesh Vaid
(Partner)

Date: 28 January 2026
Place: Navi Mumbai.



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Email id :- satyamurbanspacesllp@gmail.com
LLPIN - ACR-0473

PROFORMA 'E' - LITIGATION HISTORY

Name of the Bidder: Ms/. Satyam Urban Spaces LLP

Award for/ Against the Bidder	Name of the Client, cause of litigation and matter in Dispute.	Dispute amount (current value)	Actual amount awarded or decision or dispute	All pending litigations.
There is no litigation with Government authorities pending as on date.				

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Mr. Mukesh Ganesh Vaid
(Partner)

Partner



Date: 28 January 2026

Place: Navi Mumbai.

PROFORMA 'F' -DECLARATION FOR SITE VISIT AND REGULATIONS

To,
Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Name of work: - Redevelopment of your society buildings.

We hereby solemnly declare that We have visited the site of work personally and have made ourselves fully conversant of the conditions therein and in particular the following:

- a. Topography of the area.
- b. Soil strata at Site of Work.
- c. Sources and availability of construction materials.
- d. Rates for construction materials, water, electricity including all local taxes, royalties, GST etc.
- e. Availability of local labour (both skilled and unskilled) and relevant labour rates and labour laws.
- f. Existing roads, approaches, pathways to the site of work.
- g. Trees, shrubs, bushes, debris etc. required to be removed for site clearance
- h. Need of dewatering/pumping etc.
- i. Climatic conditions and availability of working days and working hours Law and order situation and availability of working days and working hours with respect to vicinity dwellers.
- j. Any other condition, which may affect the offer.
- k. Space for stacking of material, stores, offices, labour camp, maneuverings of men, material and equipment.
- l. Rules and regulations of CIDCO, NMMC and other authorities regarding redevelopment project.
- m. Draft D.P. published by NMMC.

We have quoted our Bid for various items in the Bid schedule considering all the above factors likely to be encountered during execution of the work. We shall not be entitled for any claim against the Society for above or any other factors.

For and behalf of M/s. Satyam Urban Spaces LLP
For Satyam Urban Spaces LLP


Mr. Mukesh Ganesh Vaid
(Partner)

Partner



Date: 28 January 2026
Place: Navi Mumbai