



CHALLAN  
MTR Form Number-6



GRN	MH000975919202324E	BARCODE			Date	21/04/2023-13:10:21	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		PAN No.(If Applicable) ALUPM5710G			
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR		Full Name		POOJA MAHADEV MESTRY			
Location	THANE		Flat/Block No.		FLAT NO. 301/A WING, THIRD FLOOR			
Year	2023-2024 One Time		Premises/Building		PADMANABH DARSHAN CHSL, MIRA BHAYANDAR ROAD, OPP. DEEPAK HOSPITAL			
Account Head Details		Amount In Rs.	Road/Street		MIRA ROAD EAST			
0030046401 Stamp Duty		280000.00	Area/Locality		MIRA ROAD EAST			
0030063301 Registration Fee		30000.00	Town/City/District		MIRA ROAD EAST			
			PIN		4 0 1 1 0 7			
			Remarks (If Any)		दस्तावेज क्र. 6/30/2023			
			Second Party Name		SUPRIYA KISHOR RANE			
			Amount In		Three Lakh Ten Thousand Rupees Only			
Total		3,10,000.00	Words					
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02003942023042100698	1332937853			
Cheque/DD No.		Bank Date	RBI Date	21/04/2023-13:13:33	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF BARODA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9820942266

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CHALLAN  
MTR Form Number-6



GRN	MH000975919202324E	BARCODE			Date	21/04/2023-13:10:21	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
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Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR		Full Name		POOJA MAHADEV MESTRY			
Location	THANE		Flat/Block No.		FLAT NO. 301/A WING, THIRD FLOOR			
Year	2023-2024 One Time		Premises/Building		PADMANABH DARSHAN CHSL, MIRA BHAYANDAR ROAD, OPP. DEEPAK HOSPITAL			
Account Head Details		Amount In Rs.	Road/Street		MIRA ROAD EAST			
0030046401 Stamp Duty		280000.00	Area/Locality		MIRA ROAD EAST			
0030063301 Registration Fee		30000.00	Town/City/District		MIRA ROAD EAST			
			PIN		4 0 1 1 0 7			
			Remarks (If Any)		दस्तावेज क्र. 6			
			Second Party Name		SUPRIYA KISHOR RANE			
			दस्तावेज क्र.		638/2023			
			9		30			
			Amount In		Three Lakh Ten Thousand Rupees Only			
Total		3,10,000.00	Words					
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02003942023042100698	1332937853			
Cheque/DD No.		Bank Date	RBI Date	21/04/2023-13:13:33	Not Verified with RBI			
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Mobile No. : 9820942266

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दस्त क्र. ७८३४/२०२३	
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## AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Mira Road, Thane on this 21<sup>st</sup> day of April 2023

### BETWEEN

**SMT. SUPRIYA KISHOR RANE** An Adult, Indian Inhabitant having addressed at Flat No. 301/A Wing On The Third Floor Of Building Known As Padmanabh Apartments Of Society Known As Padmanabh Darshan Co-Op. Hsg. Soc. Ltd. Situated At Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (E) Dist Thane 401107 called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART

### AND

**1) MRS. POOJA MAHADEV MESTRY 2) MR. MAHADEV LAVU MESTRY** Adults, Indian Inhabitant having address Flat No. D/203, Second Floor, Padmanabh Darshan CHS Ltd., Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (E) Dist. Thane 401107 called the "VENDEES/PURCHASERS" and hereinafter for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

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WHEREAS SHRI. MANGESH V. PAWAR had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale dated 30th Day of April 1991 entered between M/S. SONAM PROPERTIES hereinafter referred to as "THE BUILDERS/PROMOTERS" therein and SHRI. MANGESH V. PAWAR herein referred to as "THE PURCHASER" therein and the said M/S. SONAM PROPERTIES agreed to sell to SHRI. MANGESH V. PAWAR and SHRI. MANGESH V. PAWAR agreed to purchase from M/S. SONAM PROPERTIES the SAID FLAT being **FLAT NO. 301/A WING ON THE THIRD FLOOR OF BUILDING KNOWN AS PADMANABH APARTMENTS OF SOCIETY KNOWN AS PADMANABH DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD. situated at MIRA BHAYANDAR ROAD, OPP. DEEPAK HOSPITAL, MIRA ROAD (E) DIST THANE 401107** at the price and on the terms and conditions mentions therein on the land more particularly described in **SCHEDULE** written hereunder and lodged for registration at the Office of the Sub-Registrar of Assurances at Thane under no. 3261-1991 Dated 06-05-1991

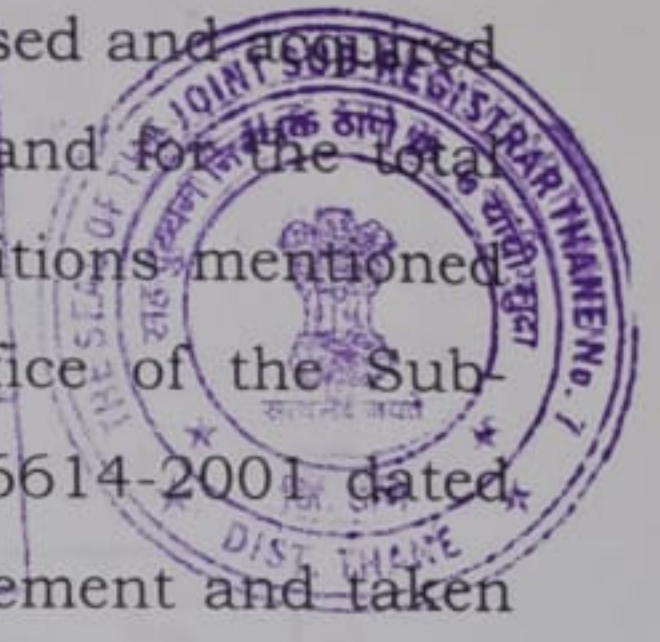
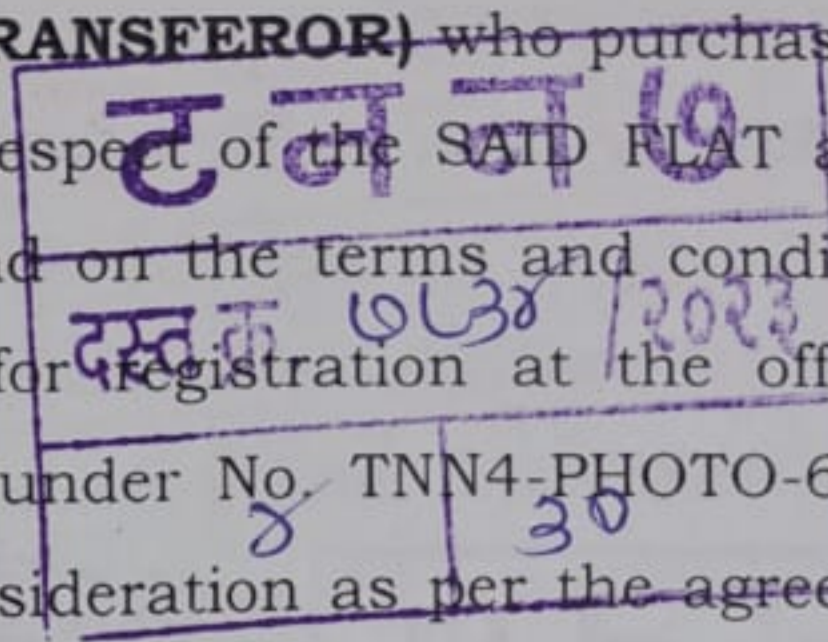
AND, SHRI. MANGESH V. PAWAR herein paid entire purchase price of the SAID FLAT to M/S. SONAM PROPERTIES as per the agreement recited herein before and M/S. SONAM PROPERTIES admitted and confirmed that no amount is due and payable by SHRI. MANGESH V. PAWAR herein in respect of the SAID FLAT and SHRI. MANGESH V. PAWAR herein taken actual possession of the SAID FLAT and until this day in occupation of the SAID FLAT.

By an Agreement for Sale Dated 28<sup>th</sup> Day of October 1998 entered between SHRI. MANGESH V. PAWAR AND SHRI. NAGENDRA GAJANAN SHETTY who purchased and acquired all rights, title and interest in respect of the SAID FLAT and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged the same for registration at the office of the Sub-Registrar of Assurances Thane under No. TNN4-2217-1998 dated 29-10-1998 and paid entire consideration as per the agreement and taken actual possession of the SAID FLAT and till this day her in occupation of the SAID FLAT.

*Signature*

*Signature*

By an Agreement for Sale Dated 13<sup>th</sup> Day of December 2001 entered between SHRI. NAGENDRA GAJANAN SHETTY and SMT. SUPRIYA KISHOR RANE (herein after referred as **TRANSFEROR**) who purchased and acquired all rights, title and interest in respect of the SAID FLAT and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged the same for registration at the office of the Sub-Registrar of Assurances Thane under No. TNN4-PHOTO-6614-2001 dated 14-12-2001 and paid entire consideration as per the agreement and taken actual possession of the SAID FLAT and till this day her in occupation of the SAID FLAT.



WHEREAS the TRANSFEROR is the legal, lawful and absolute owner of the flat being **FLAT NO. 301/A WING ON THE THIRD FLOOR OF BUILDING KNOWN AS PADMANABH APARTMENTS OF SOCIETY KNOWN AS PADMANABH DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.** situated at **MIRA BHAYANDAR ROAD, OPP. DEEPAK HOSPITAL, MIRA ROAD (E) DIST THANE 401107** more particularly described in the **SCHEDULE** hereunder written hereafter referred to as the "**SAID FLAT**".

WHEREAS TRANSFEROR is legal and bonafied member of the **PADMANABH DARSHAN CO-OP. HSG. SOC. LTD.** a registered society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-Operative Societies Act 1960 under No. TNA/(TNA)/HSG/(TC)/**6358/1993-1994 Dated 06-09-1993** with its registered office in the same building and whereas such member is registered shareholder of five fully paid up shares of the total value of Rs. 250/- vide Share Certificate No. **1** for Share No. **1 to 5** (both inclusive) of the said society standing in his/her name and whereas such member and share holder the TRANSFEROR has full right and interest and ownership and possession of the said Flat in the said society's building.

AND, the TRANSFEREES approached to the TRANSFEROR with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT BEING

दस्त गोषवारा भाग-1

टनन 7

दस्त क्रमांक: 7834/2023

337/7834  
शुक्रवार, 21 एप्रिल 2023 6:52 म.नं.

दस्त क्रमांक: टनन 7 /7834/2023

बाजार मूल्य: रु. 37,46,243/-

भरलेले मुद्रांक शुल्क: रु. 2,80,000/-

मोबदला: रु. 40,00,000/-

हु. नि. सह. दु. नि. टनन 7 यांचे कार्यालयात

क्र. क्र. 7834 वर दि. 21-04-2023

वेळी 6:43 म.नं. वा. हजर केला.

पावती: 8479

पावती दिनांक: 21/04/2023

सादरकरणाराचे नाव: पूजा महादेव मेखी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

  
Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 121 / 04 / 2023 06 : 43 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 221 / 04 / 2023 06 : 44 : 44 PM ची वेळ: (फी)

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दस्त क्र. ७८३४/२०२३	
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## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 7834/2023

नोंदणी :

Regn:63m

## गावाचे नाव : गोडदेव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3746243
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गोडदेव, वॉर्ड क्र. एम, विभाग 3/18, सदनिका क्र. 301/ए विंग, तिसरा मजला, पद्मनाभ अपार्टमेंट, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे 401107. एकूण क्षेत्रफळ 39.31 चौ. मी. बिल्टअप आहे. ( Survey Number : Old Survey No. 358 New Survey No. 83 Hissa No. 4 ; )
(5) क्षेत्रफळ	1) 39.31 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:-सुप्रिया किशोर राणे - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 301/ए विंग, तिसरा मजला, पद्मनाभ अपार्टमेंट, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AIGPR4323M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा महादेव मेस्त्री - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. डी/203, दुसरा मजला, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALUPM5710G 2): नाव:-महादेव लवू मेस्त्री - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. डी/203, दुसरा मजला, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABOPM5641A
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7834/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(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  
ठाणे क्र ७



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 7834/2023

नोंदणी :

Regn:63m

## गावाचे नाव : गोडदेव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3746243
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गोडदेव, वॉर्ड क्र. एम, विभाग 3/18, सदनिका क्र. 301/ए विंग, तिसरा मजला, पद्मनाभ अपार्टमेंट, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे 401107. एकूण क्षेत्रफळ 39.31 चौ. मी. बिल्टअप आहे. ( Survey Number : Old Survey No. 358 New Survey No. 83 Hissa No. 4 ; )
(5) क्षेत्रफळ	1) 39.31 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:-सुप्रिया किशोर राणे - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 301/ए विंग, तिसरा मजला, पद्मनाभ अपार्टमेंट, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AIGPR4323M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा महादेव मेस्त्री - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. डी/203, दुसरा मजला, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ALUPM5710G 2): नाव:-महादेव लवू मेस्त्री - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. डी/203, दुसरा मजला, पद्मनाभ दर्शन को. ऑप. हौ. सोसा. लि., मीरा भाईदर रोड, दिपक हॉस्पिटल समोर, मीरा रोड पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABOPM5641A
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7834/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(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  
ठाणे क्र ७



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700014760

Project: **Lodha Amara - Tower 6, 22, Plot Bearing / CTS / Survey / Final Plot No.:70/7,70/9,71/1,71/6,71/5,71/4,72/6 at Thane (M Corp.), Thane, Thane, 400607;**

1. **Macrotech Developers Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from **02/01/2018** and ending with **30/04/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:22-04-2020 17:13:02

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

Dated: **02/01/2018**

Place: **Mumbai**





6, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Rd, Anand Circle, Fort, Mumbai 400001, HEREINAFTER REFERRED to as '**THE COMPANY**' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part

AND

Mr. **VISHAL DATTATRAYA MALI** and Mrs. **POOJA VISHAL MALI** , residing / having its address at **FLAT NO F-1402, F WING, PALACIA, OPPOSITE SWASTIK REGALIA, HIRANANDANI ESTATE, NEAR BHOOMI ACRES, THANE, 400607**; and assessed to income tax under permanent account number (PAN) **BFZPM3223E and EGLPM6557H** HEREINAFTER REFERRED to as '**the PURCHASER**' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the 'Party' and collectively referred to as the '**Parties**'.

#### WHEREAS:

- A. The Company is/shall be constructing the Building (*as defined herein*) as part of the Project (*as defined herein*) on the Larger Property (*as defined herein*).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2** (*Chain of Title*).
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (*Report on Title*).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (*Key Approvals*). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (*as defined herein*) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (*Floor Plan*).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions



Santosh  
Sion  
20/14/20



INDEX II  
( RULE 29 )

Property Location: गावाचे नाव : बाळकुम (ठाणे महानगरपालिका),ठाणे,Thane

Monday , 07 December ,2020 01:53 PM

Office Name: Joint S.R.Thane 2  
Doc Reg No.: THN2-17701-2020

1	Document Title	Agreement for Sale
2	Consideration Amount	Rs. 10571148/-
3	Market Value	Rs. 7862000/-
4	Property Description	<p><b>Corporation:</b>गावाचे नाव : बाळकुम (ठाणे महानगरपालिका) , <b>District:</b>Thane , <b>Village:</b>गावाचे नाव : बाळकुम (ठाणे महानगरपालिका) , <b>Taluka:</b>ठाणे , <b>Survey/CTS/CS No.:</b>64/3,64/7,65/2,65/3,65/4,65/5, 68/3,68/4,68/5,69/2,69/6,70/1,70/2,70/3,70/4,72/2,72/3,73/1,<b>Hissa No.:</b>NA, <b>Project/Scheme Name:</b>LODHA AMARA- Non RTMI New GST ,</p> <p><b>Floor Number:</b> 19th , <b>Wing No:</b> W06 , <b>Unit No:</b> W06-1903 , <b>Building Number:</b> W06 , <b>Car parking space nos:</b> 1 , <b>Net Carpet Area:</b> 68.28 Square Meter</p>
5	Area	68.28 square meter
6	When charge or pair given	
7	Purchaser	<p><b>Mr.VISHAL DATTATRAYA MALI</b> , Address: FLAT NO F-1402, F WING, PALACIA, OPPOSITE SWASTIK REGALIA, HIRANANDANI ESTATE, NEAR BHOOMI ACRES, THANE , Maharashtra, <b>PAN No.:</b> BFZPM3223E <b>Age:</b> 32</p> <p><b>Mrs.POOJA VISHAL MALI</b> , Address: FLAT NO F-1402, F WING, PALACIA, OPPOSITE SWASTIK REGALIA, HIRANANDANI ESTATE, NEAR BHOOMI ACRES, THANE , Maharashtra, <b>PAN No.:</b> EGLPM6557H <b>Age:</b> 23</p>
8	Seller/Developer	MACROTECH DEVELOPERS LIMITED through Patrick Monis, Address: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, <b>PAN No.:</b> AAACL1490J, <b>Age:</b> 36
9	Date Execution	07/12/2020

