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| दस्ता क्रमांक २०४२९/२०१९ |
| ३ / १०                   |

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 21<sup>st</sup> day of Dec, 2019

BETWEEN:

**MACROTECH DEVELOPERS LIMITED**, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Rd, Horniman 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

**Aditya Rajiwade** residing / having its address at 9, Prithvi Vandan Society, Delisle Road, Near N.M.Joshi Marg Police Station, Lower Parel (East), Mumbai-400013 India and assessed to income tax under permanent account number (PAN) **BMWPR9854C**, 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**.

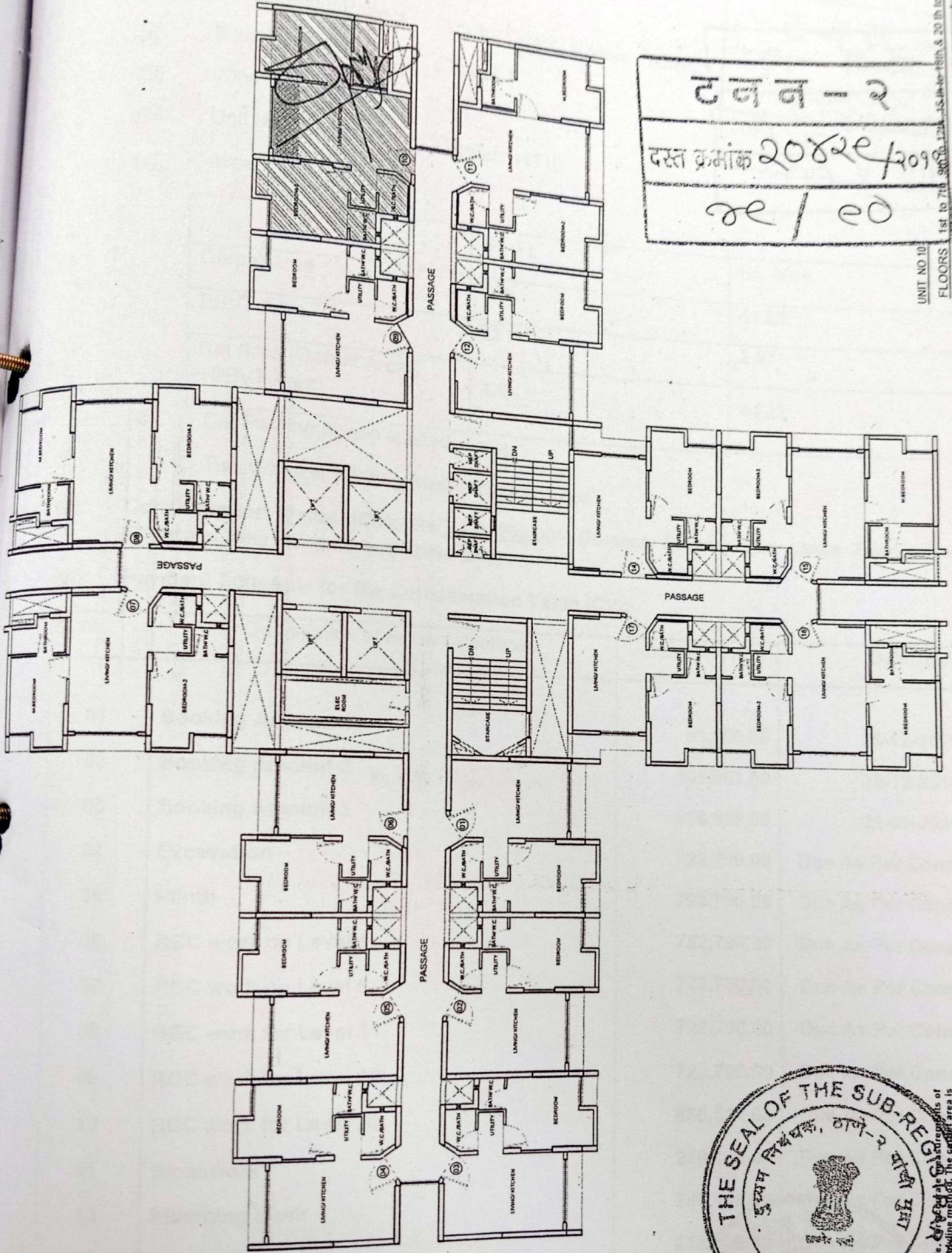
The Company and the Purchaser are hereinafter individually referred to as the **Parties** and collectively referred to as the "**Parties**".

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 दस्त क्रमांक २०४२९/२०१  
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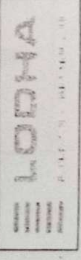
UNIT NO 10  
 FLOORS 1st to 7th 8th to 17th 18th to 20th 21st to 23rd  
 CROWN - THANE TOWER : 1 FLOOR 17<sup>th</sup> FLAT NO. 1710  
 ARCHITECT  
 KARADIA ASSOCIATES DESIGN LLP  
 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

*Chaitanya*



NOTE: "Plan not to the scale. Dimensions of carpet area, please follow the method of calculation as per the bye-laws. The carpet area is calculated assuming unfinished surface. Carpet area may vary by +/- 3% on account of construction or design tolerances."

DEVELOPERS  
 MACROTECH DEVELOPERS LIMITED  
 411, Plot # 176, Vardaan Chandra, Cresent Park Road  
 Nonamahal, Fort, Mumbai - 400021





## Annexure 6

(Unit and Project Details)

- (i) CUSTOMER ID : 0001297404
- (ii) Correspondence Address of Purchaser: 9, Prithvi Vandan Society, Delisle Road, Near N.M.Joshi Marg Police Station, Lower Parel (East), Mumbai-400013 India
- (iii) Email ID of Purchaser: adi.rajjwade@gmail.com

## (IV) Unit Details:

- (i) Development/Project : Lodha Quality Homes - Tower 1
- (ii) Building Name : Tower 1
- (iii) Wing : --
- (iv) Unit No. : Tower 1-1710
- (v) Area :

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|                                   | Sq. Ft. | Sq. Mtrs. |
|-----------------------------------|---------|-----------|
| Carpet Area                       | 444     | 41.25     |
| EBVT Area                         | 32      | 2.97      |
| Net Area (Carpet Area +EBVT Area) | 476     | 44.22     |

- (vi) Car Parking Space allotted: 1 nos.

Two Wheeler Parking Space allotted: 1 nos.

- (V) Consideration Value (CV): Rs.7,227,903.00/- (Rupees Seventy Two Lakhs Twenty Seven Thousand Nine Hundred and Three only)

- (VI) Payment Schedule for the Consideration Value (CV):

| Sr. no. | On Initiation of below milestones | Amount (In Rs.) | Due Date                |
|---------|-----------------------------------|-----------------|-------------------------|
| 01      | Booking Amount-1                  | 81,000.00       | 25-12-2019              |
| 02      | Booking Amount-2                  | 505,953.00      | 25-12-2019              |
| 03      | Booking Amount-3                  | 858,628.00      | 22-01-2020              |
| 04      | Excavation                        | 722,790.00      | Due As Per Construction |
| 05      | Plinth                            | 722,790.00      | Due As Per Construction |
| 06      | RCC work on Level 1               | 722,790.00      | Due As Per Construction |
| 07      | RCC work on Level 6               | 722,790.00      | Due As Per Construction |
| 08      | RCC work for Level 11             | 722,790.00      | Due As Per Construction |
| 09      | RCC work for Level 16             | 722,790.00      | Due As Per Construction |
| 10      | RCC work for Level 20             | 650,511.00      | Due As Per Construction |
| 11      | Blockwork                         | 289,116.00      | Due As Per Construction |
| 12      | Plumbing Work                     | 289,116.00      | Due As Per Construction |
| 13      | Possession                        | 216,839.00      | Due As Per Construction |



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The aforesaid schedule is not chronological and payment for any of the aforesaid milestones shall become due before or after the other milestones, depending on the date of initiation of the related milestone.

2022/2023

52 (VII)

- Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of 18 months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession.
- 1) BCAM Charges: Rs.35,129.00/- ( Rupees Thirty Five Thousand One Hundred and Twenty Nine only) covering period of 18 months from DOP.
  - 2) FCAM Charges (if applicable): Rs.92,820.00/- (Rupees Ninety Two Thousand Eight Hundred and Twenty only) covering period of 60 months from DOP.
  - 3) Property Tax (Estimated): Rs.19,535.00/-(Rupees Nineteen Thousand Five Hundred and Thirty Five only) covering period of 12 months from DOP.

The number of family members eligible for club membership are:

| Configuration of Unit | No. of members |
|-----------------------|----------------|
| 1 BHK                 | 4              |
| 2 BHK                 | 5              |
| 3 BHK                 | 5              |
| 4 BHK OR LARGER       | 6              |

**Building Protection Deposit:** Undated cheque of Rs.0.00/- ( ) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

**Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.**

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(VIII) **Date of Offer of Possession:** 31.05.2022, subject to additional grace period of 18 (Eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details:**

- 1) Project Name: Lodha Quality Homes - Tower 1
- 2) RERA Registration Number: P51700022250
- 3) No. of Buildings: 1



Handwritten signature in blue ink.

**Crown Majiwade Thane**  
**Project Amenities (share)**

1. Temple
2. Clubhouse with
  - a. gym
  - b. Indo
  - c. Kid
  - d. Ci
  - e. H
  - f. C
  - g.
  - h.
3. Outdo
  - a
  - b
4. Ou
5. Or
- o
- v
- 6.

Ame