



18/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 9414/2021

नोंदणी :

Regn:63m

गावाचे नाव : भांेपर

(1) विलेखाचा प्रकार	करारनामा
(2) गोंवदला	5783465
(3) बाजारभाव(भाडेपट्टयाच्या यावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3571000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: मोजे गोपर येथील स. न. 53/1, 53/2,54/1, 54/2,54/3, 55,56/4 अ, 56/4व, 231/3,231/4 अ, 231/4 व,231/4 क, 231/4 ड, 231/5,232/1, 232/8,240/5अ, 240/5व,240/6, 240/7,240/8, 240/3अ/2, 240/3अ/4, 240/3अ/5, 240/3अ/6, 240/3अ/7, 240/3अ/9 व नवीन स. न. 240/3अ/10 यावरील लोढा पॅनेशिया मधील सदनिका न.104,पहिला मजला,डी - विंग,क्षेत्र 612 चौ फूट कार्पेट,(56.86. चौ. मी. कार्पेट)गोवत एक ओपन कार पार्किंग((Survey Number : 53 ; HISSA NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 612 चौ.फूट
(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:-मॅक्रोटिक डेव्हलपर्स लिमिटेड तर्फे अधिकृत स्वाक्षरीदार श्री दीपक एन लोढा यांचे तर्फे कु. सु. म्हणून लोकेश जोशी - - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 412, फ्लोर 4, 17 जी, वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्तिमन सरकल, फोर्ट, मुंबई, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयश्र् वालकृष्णन नायर - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ६, दत्तप्रसाद दर्शन, आर वी एल कुआर्टर्स च्या समोर ओल्ड डोंविवली, डोंविवली वेस्ट, ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AKYPN3544L 2): नाव:-संध्या शशिधरन - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ६, दत्तप्रसाद दर्शन, आर वी एल कुआर्टर्स च्या समोर ओल्ड डोंविवली, डोंविवली वेस्ट, ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-FVTPS5025L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2021
(11) अनुक्रमांक,खंड व पृष्ठ	9414/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	347100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



क.ल.न. - ५	
दस्तावे. क्र. २०२४	२०२१
८	३२०

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Kohin this 18 day of Aug, 2021

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 Road, 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

Mr. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan residing having its address at **6, Dattaprasad Darshan, Opposite R B I Qtrs, Old Dombivli, Dombivli West, Thane-421202** and assessed to income tax under permanent account number (PAN) **AKYPN3544L & FVTRSS025L** 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**".

Doodly

Jay



File No.34-21013/5/2021-SRO THANE

No. SROT/27 Villages/2401/BP/Bhopar-10/Vol-XI/384/2021.

एमएमआरडीए
MMRDA

Date: 12 APR 2021

APPROVAL TO THE LAYOUT AND BUILDING PERMISSION & AMENDED
COMMENCEMENT CERTIFICATE.

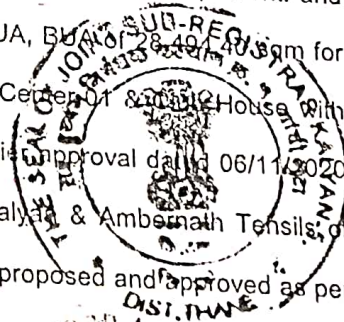
To,

Shri. Rajendra Lodha,
Director, M/s. Lodha Developers Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

क.ल.न.-५	
दस्तक. २०१८	२०२१
५०८	५२०

Sir,

With reference to your application for the grant of sanction of Revised Layout Approval, Amended C.C. as per UDCPR under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of Residential & Commercial Buildings on land bearing Survey Nos. 53/1, 53/2, 54/1, 54/2, 54/3, 55, 56/4A, 56/4B, 231/3, 231/4A, 231/4B, 231/4C, 231/4D, 231/5, 232/1, 232/8, 240/5A, 240/5B, 240/6, 240/7, 240/8, 240/3A/2, 240/3A/4, 240/3A/5, 240/3A/6, 240/3A/7, 240/3A/9 and New S.No. 240/3A/10 (Old S.No. 240/3/1Pt) of Village Bhopar, Taluka Kalyan, Dist. Thane on 77,515.85 Sqm. plot area and net plot area excluding Amenity space area admeasuring 32,924.42 Sqm. with permissible Base BUA of 36,216.86 Sqm. (Base FSI-1.1 on net plot) with permissible BUA based on 60% ancillary FSI is 21,730.12 Sqm (60% of 36,216.86 Sqm) out of which applicant has availed 11,903.66 Sqm of BUA based on Ancillary FSI. Total permissible BUA potential i.e. Based on Base FSI & Ancillary FSI is 57,946.98 Sqm (i.e. 36,216.86 Sqm + 21,730.12 Sqm) at present. and total now proposed BUA is 48,120.42 Sqm [Out of this BUA, BUA of 28,491.40 Sqm for earlier approved 5 nos. Residential Buildings, Shopping Center & Multi House with Swimming Pool (including toilets) are retained as per earlier approval dated 06/11/2020 as per erstwhile DCR of 27 villages Notified area of Kalyan & Ambernath Tensils of Thane District] and BUA of 19,626.12 Sqm is now newly proposed and approved as per provisions of UDCPR as mentioned in following table and as depicted on the drawing nos. 1/3 to 3/3 (total 03 nos.)



Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

Table-1: Indicating the details of buildings for which applicant has retained the BUA as per earlier approval dated 06/11/2020 as per erstwhile DCR of 27 villages Notified area of Kalyan & Ambernath Tehsils of Thane District.

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total BUA in sq.m.	No. of Tenements
1.01	A	Still + 15 Upper Floor	45.75	1	5426.05	88
	B	Still + 15 Upper Floor	45.75	1	5426.05	88
	C	Still + 15 Upper Floor	45.75	1	5426.05	88
	D	Still + 15 Upper Floor	45.75	1	5426.05	88
	E	Still + 15 Upper Floor	45.75	1	5426.05	88
	Shops	Ground + 02 Upper Floors	11.40	1	707.84	-
	Club House with Swimming Pool (including toilets)	Ground + 01 st Floor	7.75	-	656.33	-
Sub-Total.....(A)					28,494.40	440

Table-2 : Indicating the details of buildings for which Building Permission & Amended CC is hereby issued as per UDCPR

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total BUA in sq.m.	No. of Tenements
1.01	F	Still + 18 Upper Floor	54.60	1	8068.75	106
	G	Still + 18 Upper Floor	54.60	1	8068.75	106
	H	Still + 07 Floors	23.25	1	3249.62	42
	I	Still Floor Only	3.30	1	119.50	0
	J	Still Floor Only	3.30	1	119.50	0
Sub-Total.....(B)					19,626.12	254
Total BUA =(C)=(A)+(B)					48,120.52	694

Approval to the Layout and Building Permission & Amended Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

Viz:

1. This Approval to the Layout and Building Permission & Amended Commencement Certificate supersedes MMRDA's earlier approvals. However, conditions mentioned therein other than following conditions shall be binding on the applicant;
2. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way;
3. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 1. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans,
 2. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'

[See rule 7(2)]

क.ल.न.-५	
सं.क. २४१४	२०२९
११६	१२०

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Lodha Panacea I, Plot Bearing / CTS / Survey / Final Plot No.: 55pt, 54/1pt, 231/5pt, 232/8pt at Bhopar, Kalyan, Thane, 421204*; registered with the regulatory authority vide project registration certificate bearing No P51700017078 of

1. **Macrotech Developers Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*

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

o 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 (2) 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;

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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **30/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

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

o 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
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 7/15/2019 11:21:11 AM
Maharashtra Real Estate Regulatory Authority

Dated: 15/07/2019

Place: Mumbai



FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

If Yes, CIF No/ Account No.



Jay
Please sign here

Name: First Name Middle Name Last Name

Name: JAYESH BALAKRISHNAN NAIR

Date of Birth: 13/10/1988 PAN: AKYPN3544L

Mobile: 9819160356

e-mail: Jb.nair288@gmail.com

Name of Spouse: SANDYA

Name of Father: BALAKRISHNAN

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 8391178518956

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT NO 6 1ST FLOOR DATTA PRASAD DARSHAN

Address 2: SHASTRI NAGAR OLD DOMBIVLI

Address 3: OPP R. BI. QUARTERS DOMBIVLI WEST

Village: City: MUMBAI

District: State: MAHARASHTRA

Country: INDIA Pin Code: 421202

Current address same as the permanent address Yes No

Current Address:

Address 1: FLAT NO 6 1ST FLOOR

Address 2:

Address 3:

Village: City:

District: State:

Country: Pin Code:

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned *Parents.*

Years residing in current address: 30 Months residing in current address:

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify _____

No. of existing house/plot owned individually or jointly by the customer: