



22/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 4417/2021

नोंदणी :

Regn:63m

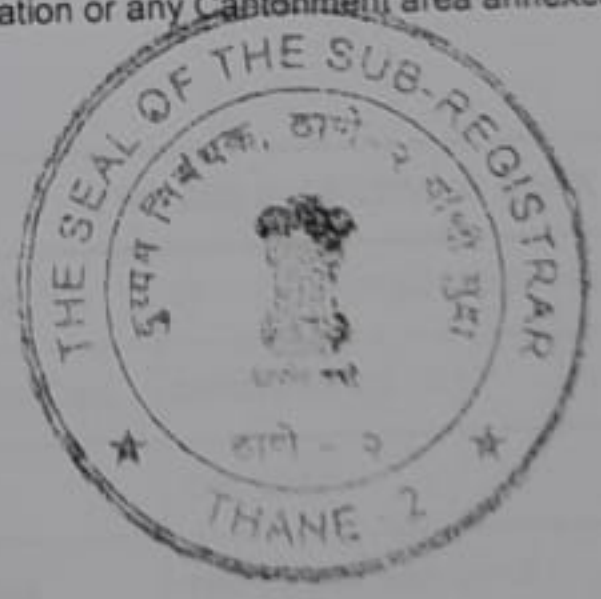
गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4637000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3032080.128
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1814, माळा नं: 18वा मजला, इमारतीचे नाव: टॉवर 3 लोडा इगलिटी होम्स, ब्लॉक नं: माजिवाडा फ्लायओव्हर जवळ, ब्राऊकुम व्हिलेज ठाणे((Survey Number : 30/1 pt,34/7 pt,32/10 pt, 32/15 pt व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 29.54 चौ.मीटर
(6) आकारणी किंवा जुटी 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:-मॅक्रोटोक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु.मु.शैलेश मोरे वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कार्वसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-माया चौगुले - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चंद्र भागा दर्शन वी/302 खारेगाव कळवा ठाणे इंडिया , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFQPC7021Q
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4417/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	185500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Bahmureh
22/02
सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Annexure 6

(Unit and Project Details)

8894
COE
Kharegaon Kalwa

- (I) CUSTOMER ID : 2203992
- (II) Correspondence Address of Purchaser: Chandhra bhaga Darshan B/302 Kharegaon Kalwa Thane 400605 Maharashtra India
- (III) Email ID of Purchaser: asc2497332@gmail.com

(IV) Unit Details:

- (i) Development/Project : Lodha Quality Homes - Tower 3 ✓
- (ii) Building Name : Tower 3 ✓
- (iii) Wing :
- (iv) Unit No. : Tower 3-1814 ✓
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	293	27.22
EBVT Area	25	2.32
Net Area (Carpet Area +EBVT Area)	318	29.54

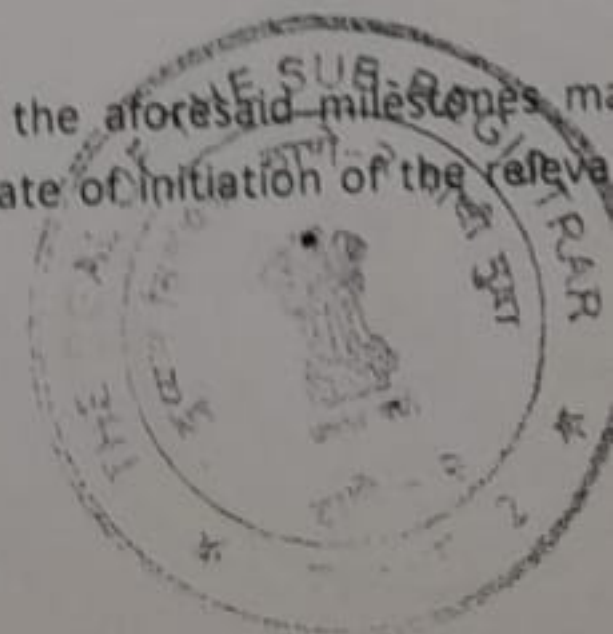
(vi) Two Wheeler Parking Space allotted: 1 nos

(V) Consideration Value (CV): Rs. 46,37,000/- (Rupees Forty-Six Lakh Thirty-Seven Thousand Only)

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

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Within 50 days	8,34,660	18-01-2021
2	Booking Amount II	1,39,110	20-12-2020
3	Booking Amount I	54,000	20-12-2020
4	Booking Amount III	1,31,480	28-12-2020
5	On initiation of RCC works for Level 01	6,49,180	Due As Per Construction
6	On initiation of RCC works for Level 06	5,79,625	Due As Per Construction
7	On initiation of RCC works for Level 11	5,79,625	Due As Per Construction
8	On initiation of RCC works for Level 16	5,79,625	Due As Per Construction
9	On initiation of RCC works for Level 20	5,79,625	Due As Per Construction
10	On initiation of Blockwork	1,85,480	Due As Per Construction
11	On initiation of Internal Plumbing Works	1,85,480	Due As Per Construction
12	On date of offer of Possession	1,39,110	Due As Per Construction

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



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 22nd day of February

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, Mumbai Fort -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

Maya Chougule residing / having its address at Chandhra bhaga Darshan B/302 Kharegaon kaiwa Thane 400605 Maharashtra India and assessed to income tax under permanent account number (PAN) AFQPC7021Q, 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"

K

Chougule



Certificate No.:- 2033

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Part Occupancy Certificate

For Sub Plot B-2- Tower No.3 (Pt.) (1st to 23rd Floors), & MLCP (Pt.) (P5, P6 & P7 Floors)

V.P. No. S05/0104/16 TMC/TDD/OCC/1136/23 Date 24/03/2023

To, M/s. Pradip M. Kamble & Associates (Architect)
Shri. Kisan Waman Bhoir & Others
M/s. Macrotech Developer Ltd. (Developer)

Sub - Occupation Certificate for Building as mentioned above

Ref. V. P. No. S05/0104/16

Your Letter No.: 9862, 18/08/03/2023

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at Majiwade Road / Street Ward No. _____ Sector _____
No. 5 S.No./C.T.S. No./F.P.No. As below Village Majiwade under the
supervision of M/s. Pradip Kamble & Assoc. Licensed Survey or / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. CA/87/10A may be occupied on the following conditions.

S.No: 29/1, 29/3, 29/4, 29/6, 29/7C, 30/1, 30/4A, 30/4B, 30/4C, 30/5, 30/6, 30/8, 31/1B, 31/4C, 32/5C, 32/7B, 32/8, 32/9, 32/10, 32/11, 32/12, 32/13, 32/14, 32/15, 33/4C, 33/6/2C, 33/9C, 33/10, 33/11A, 33/11B, 33/13B, 33/15B, 33/16, 33/17, 33/18B, 33/19, 33/20, 33/21, 34/1, 34/2, 34/3, 34/4, 34/5, 34/6A, 34/6B, 34/7A, 34/7B, 34/8, 34/9 at Village Majiwade, Taluka and District Thane.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp:

Date:

Yours faithfully

Municipal Corporation of
the city of Thane.

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

Signature