



पृथी क्र.2

दुय्यम निवधक मद्र दु.नि भिवडी 2

दम्न क्रमांक 5291/2021

मोदणी

Regn 63m

गावाचे नाव अंजुर

1) विवेकाचा प्रकार	कारनामा
2) मोदणी	6891451
3) कारणाचा/कारणांचा क्रमांक	1923318
4) प्रमाणित/प्रमाणित व पाठविलेला/प्रमाणित	1) पारिकेचे नाव ठाणे इतर वर्णन मदनिका न 1605, माळा न 16या मजला, इमारतीचे नाव वृद्धलपर्म लि. किंग अफर ठाणे ब्लॉक न लोडा धाम जवळ भिवडी ठाणे, रोड न मुंबई नाशिक हायवे, इतर माहिती सोबत कार पारिके (Survey Number : 253/P, 270/P व दस्तात नमूद केल्याप्रमाणे :)
5) क्षेत्रफळ	1) 61.59 चौ मीटर
6) अंजुराची किंवा इतर किंवा अंजुराचे नाव	
7) कारणाचा क्रमांक व कारणाचा/कारणांचा क्रमांक	1) नाव -मंजोदेक इव्हलपर्म लि (पूर्वीचे नाव लोडा इव्हलपर्म लि. आणि अजितनाथ त्रायटेक विल्डर्म या लि.) तर्फे हायरेक्टर अभिषेक लोडा तर्फे कु.मु. सुरेन्द्रन त्रायर तर्फे कु. मु. प्रताप सातवेकर - वय -39, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव 412, 4था मजला, 17वी वर्धमान चेंबर, कावसजी पटेल रोड, वार्निमन मर्केट, पॉस्ट, मुंबई ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई पिन कोड -400001 पॅन नं -AAACL1490J
8) कारणाचा क्रमांक व कारणाचा/कारणांचा क्रमांक	1) नाव -भूमिग चदरीगाम चौधरी - - वय -53; पत्ता:-, - प्लॉट नं -204, ममशुगी विल्डिंग, मा अंजुराची कॉम्प्लेक्स, काल्हेंर भिवडी, ठाणे, इंडिया, - - इडेकावर्दी, MAHARASHTRA, THANE, Non-Government पिन कोड -421302 पॅन नं -AJCPC6365R
9) मजलाबंद करण दिनाचा दिनांक	22/03/2021
10) दम्न मोदणी क्रमांकाचा दिनांक	28/04/2021
11) दम्न क्रमांक खंड व पृष्ठ	5291/2021
12) कारणाचा/कारणांचा मुदत शुल्क	207000
13) कारणाचा/कारणांचा मोदणी शुल्क	30000



सह-दुय्यम निवधक वर्ग-2
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(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

CHALLAN
MTR Form Number-6



GRN	MHD13039283202021E	BARCODE			Date	11/03/2021-17 48 53	Form ID	25 2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
Office Name	BVD1 BHIWANDI NO 1 SUB REGISTRAR	PAN No. (If Applicable)	AAACL1490J					
Location	THANE	Full Name	Macrotech Developers Limited					
Year	2020-2021 One Time	Flat/Block No.	Flat 1605 Wing J Casa Woodlands					
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	207000.00	Road/Street	Upper Thane Near Lodha Dham Mumbai Nashik Highway Bhiwandi				
0030063301	Registration Fee	30000.00	Area/Locality	Thane				
			Town/City/District					
			PIN		4	2	1	3 0 2
			Remarks (If Any)	PAN2-AJPCPC6365R-SecondPartyName=BHUPSINGH CHANDGIRAM CHOUHARY-CA=6891451				
			Amount In	Two Lakh Thirty Seven Thousand Rupees Only				
			Words					
		2,37,000.00						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	69103332021031711261	694443727			
Cheque/DD No		Bank Date	RBI Date	17/03/2021-12:35:34	18/03/2021			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. . Date	100 . 18/03/2021					



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Department ID: 9320071966
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
महाराष्ट्र राजस्व विभागाचे कार्यालय, ठाणे नोंदणी कार्यालयाच्या दरतासाली लागू आहे. नोंदणी न करतावयाच्या दरतासाली रद्द करताना लागू आहे.

Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.04.28
10:47:20 IST

Challan No.:

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(B)-351-5291	0000394766202122	IGR132	30000.00
2	(B)-351-5291	0000394766202122	IGR132	207000.00
Total Defacement Amount				2,37,000.00



Print Date 28-04-2021 10:47:20

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 22nd day of March 2021

BETWEEN:

Macrotech Developers Limited (Earlier known as Lodha Developers Limited & Earlier Known As Ajitnath HI-Tech Builders Private 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

BHUPSINGH CHANDGIRAM CHOUDHARY residing / having its address at **Flat No-204, Shaptshrungi Building, Maa Sherawali Complex Kalher, Bhiwandi Thane 421302 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AJPC6365R**, 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"**



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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 hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authority in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.



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- 1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9. "Building Protection Deposit" shall mean the amounts specified in the **Annexure 6 (Unit and Project Details)**.
- 1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.
- 1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.
- 1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7 (Common Areas and Amenities)**.
- 1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.
- 1.18. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.19. "Consideration Value" shall have the meaning ascribed to it at **Annexure 6 (Unit and Project Details)**.
- "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by its written notification, makes the Unit available to the Purchaser along with the OC in respect of the Unit and the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6 (Unit and Project Details)**.
- "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties thereon.
- "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e.



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on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

- 1.23. "Extended DOP" shall have the meaning ascribed to it in Clause 10 below.
- 1.24. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).
- 1.25. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.
- 1.26. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.27. "FEMA" shall have the meaning ascribed to it in Clause 20(bb) below.
- 1.28. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.29. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals, or any other event (one-off or continuing) beyond the control of the Company affecting the progress of the Project.
- 1.30. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.31. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.32. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.33. "Larger Property" means the land with details as described in Annexure (Description of Larger Property). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and project(s) which will be constructed on the Larger Property.
- 1.34. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the total Consideration.
- 1.35. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.36. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property



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including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6** (Unit and Project Details).

- 1.37. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.38. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.39. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.40. "Project" shall mean the project with RERA registration number as stated in **Annexure 6** (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.41. "Property Tax" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the common areas of the Building.
- 1.42. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1.b below.
- 1.43. "Refund Amount" shall mean:

1.43.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

1.43.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b: an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

1.44. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company providing or procuring services/facilities other than the Unit, including but not limited to, W.C, electricity deposit reimbursement, administrative expenses, utility connections, piped water connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at **Annexure 6** (Unit and Project Details).

"RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.

1.45. "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.



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- 1.47. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.48. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.
- 1.49. "Taxes" shall mean and include Direct Tax and Indirect Tax.
- 1.50. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
- the Unit or any part of the right, title or interest therein; and, or,
 - the benefit of this Agreement; and, or,
 - in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.51. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.
- 1.52. "Ultimate Organization" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.53. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed as Annexure 5 (Floor Plan) hereunder.

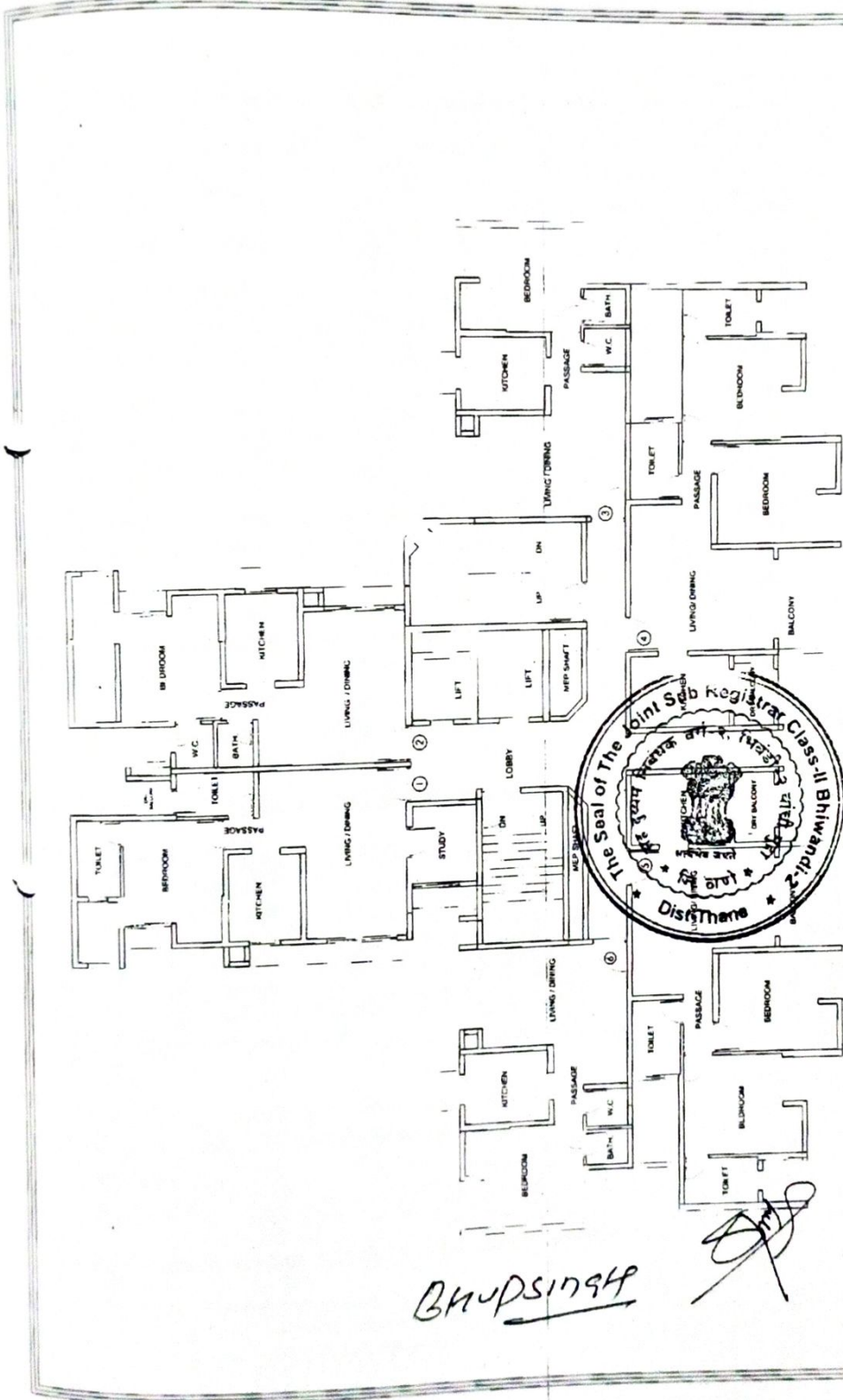
2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision;
 - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.



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ANNEXURE - 5



Bhupsingh

UNIT NO 5
 FLOORS : 1st to 7th, 9th to 12th, 15th to 18th, & 20th
 UPPER THANE, CASA WOODLANDS WING-J, FLOOR 16th FLAT NO. 1605

NOTE: "Plan not to the scale. For accurate measurements of carpet area, please follow polyline method. The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/- 3% on account of construction or design tolerances."

	DEVELOPERS MACROTECH DEVELOPERS LIMITED 412, 4th Floor, 4, 17G, Vardaan Complex, Laxmi Park Road, Hornsea Circle, Fort, Mumbai-400001	LEGEND CARPET AREA EBVT	ARCHITECT ARCHITECT HAFEZ CONTRACTOR FIRST FLOOR, 79, SONAWALA BUILDING, BANK STREET, FORT, MUMBAI 400023 TEL: 91-22-27887800
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Annexure 6

(Unit and Project Details)

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- (i) CUSTOMER ID : 2206319
- (ii) Correspondence Address of Purchaser: Flat No-204, Shaptshrungi Building, Maa Sherawali Complex Kalher, Bhiwandi Thane 421302 Maharashtra India
- (iii) Email ID of Purchaser: sslogisticsb@yahoo.com
- (iv) Unit Details:
- (i) Development/Project : Upper Thane Woodlands A B J
- (ii) Building Name : Woodlands
- (iii) Wing : J
- (iv) Unit No. : J-1605
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	596	55.37
EBVT Area	67	6.22
Net Area (Carpet Area +EBVT Area)	663	61.59

(vi) Car Parking Space Allotted: 1

(V) Consideration Value (CV): Rs. 68,91,451/- (Rupees Sixty-Eight Lakh Ninety-One Thousand Four Hundred Fifty-One Only)

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



Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	1,44,000	07-03-2021
2	Booking Amount II	2,00,573	07-03-2021
3	Booking Amount III	10,33,718	16-03-2021
4	On or Before 15-Jun-21	10,33,718	15-06-2021
5	On or Before 15-Dec-21	17,22,863	15-12-2021
6	On or Before 15-May-22	25,49,837	15-05-2022
7	On date of offer of Possession	2,06,742	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.

(VII) Reimbursements: Payable on/before the Date of Offer of Possession*(If Any):

- Land Under Construction (LUC) Reimbursement: Rs. 10,243/- (Rupees Ten Thousand Two Hundred Forty-Three Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

04

बव ड-२
द.क्र.५२९२/एरि.२०१९
पाने २८/९९

- Deposit Reimbursement: Rs. 7,000/- (Rupees Seven Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
3. Connection and related expenses: Rs. 90,750/- (Rupees Ninety Thousand Seven Hundred Fifty Only).
 4. Share Money: Rs.600/- (Rupees Six Hundred Only).

(VIII) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

1. BCAM Charges: Rs. 63,251/- (Rupees Sixty-Three Thousand Two Hundred Fifty-One Only) covering period of 18 months from DOP.
2. Civic Governance Charges (if applicable): Rs. 1,59,120/- (Rupees One Lakh Fifty-Nine Thousand One Hundred Twenty Only) covering period of 60 months from DOP.
3. Property Tax (Estimated): Rs. 3,222/- (Rupees Three Thousand Two Hundred Twenty-Two Only) covering period of 18 months from DOP.
4. Building Protection Deposit: Undated cheque of Rs. 24,000/- (Rupees Twenty-four thousand Only) 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.

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

(vii) **Date of Offer of Possession:** 31.01.2023, 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.

(viii) **Project Details:**

1) Project Name: Upper Thane Woodlands A B J

2) RERA Registration Number: P51700020104

3) No. of Buildings: 3



ब व ड-२

द.क्र.५२९९ / २०२१

पाने ५/९

CONGRATULATIONS

Dear Customer,

In support of the Prime Minister's mission of 'Housing for All', Lodha Group is proud to pass on the benefits of the incentives extended under Union Budget 2017

Budget Bonanza shall be given to you towards payment of stamp duty at the time of booking (or within 21 days thereafter)

Project : UTIP

Application No : 82616

Date of Application : 14/02/2021

Wishing you all the prosperity and happiness with your new home.

Prashant Bindal

Prashant Bindal
Chief Sales Officer

Bhupsingh

Signature of
Primary Applicant

Signature of
Joint Applicant

BHUPSINGH CHANDGIRAM
CHOUDHARY

Name of
Primary Applicant

Name of
Joint Applicant

Terms & Conditions:

- * After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions for disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) such that total of own contribution
- * 1st HL disbursement will be min. 19.90%; * 0 CAM/FCAM/CGF.

Signature of Primary Applicant



Signature of Sales Manager



28/04/2021 10 49 43 AM

दस्त गोपबाग भाग-2

नंबर 2

दस्त क्रमांक 5291/2021

९४/९४

दस्त क्रमांक क्रमांक 2/5291/2021

दस्तावा प्रकार कगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	<p>नाम मंत्रालय इच्छवपर्म नि (पूर्वीचे नाव मोंडा इच्छवपर्म नि. आणि प्रतिननाथ शास्त्रेक विन्डर्स प्रा.नि.) तर्फे. हायटेक अभियंता मोंडा तर्फे कु. सु. गुण्डन नायर तर्फे कु. सु. प्रताप मानवेंकर.</p> <p>पत्ता प्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: 412, 4वा मजला, 17वी वधमान चेंबर, कावयजी पटेल रोड, इनिमन मर्कल, फोर्ट, मुंबई, लॉक नं. - रोड नं. - , मंत्रागृ. मुंबई.</p> <p>पिन नंबर AAACL 1490J</p>	<p>विहून देणार</p> <p>वय -39</p> <p>स्वाक्षरी -</p>		
2	<p>नाम भूपमिग चटर्गीगम चौधरी - -</p> <p>पत्ता - - , फ्लॅट नं -204, ममभुमी बिल्डिंग, मा शेरावली कॉम्प्लेक्स, कावळर, भिचडी, ठाणे, इंडिया, - - , इडेकाबंदी, MAHARASHTRA, THANE. Non-Government.</p> <p>पिन नंबर AJCPC6365R</p>	<p>विहून देणार</p> <p>वय -53</p> <p>स्वाक्षरी -</p>		

Bhupsingh

वरील दस्तापत्र करून देणार न्यायस्थीत कगनामा चा दस्त एवज करून दिल्याचे कळविले करताना शिक्का क्र.3 ची वेळ 28 / 04 / 2021 10 46 . 08 AM

ओळख -

नील इमाम असे निवेदीत करताना की ते दस्तापत्र करून देणा-यांना व्यक्तीश ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दस्त
1	<p>नाम निजान मित्र नामडा - -</p> <p>वय 46</p> <p>पत्ता कावळर भिचडी</p> <p>पिन कोड 421302</p>	<p><i>Asif</i></p> <p>स्वाक्षरी</p>	
2	<p>नाम गेंद्रनाथ कुमार शर्मा - -</p> <p>वय 33</p> <p>पत्ता कावळर भिचडी</p> <p>पिन कोड 421302</p>	<p><i>Rohesh</i></p> <p>स्वाक्षरी</p>	

शिक्का क्र. 4 ची वेळ 28 / 04 / 2021 10 : 47 : 06 AM

शिक्का क्र 5 ची वेळ 28 / 04 / 2021 10 47 11 AM नोंदणी पुस्तक 1 मध्ये

BVD2

सह दुय्यम निबंधक वर्ग-२

इस्तऐवजासोबत जोडलेली कागदपत्रे कुठे सुखधारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी दस्त निष्पादकची राहिल

sr	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan 69103332021031711261	MH013039283202021E	207000.00	SD	0000394766202122	28/04/2021
2		DHC	2604202107536	1880	RF	2604202107536D	28/04/2021
3	Macrotech Developers Limited	eChallan Sub Registrar	MH013039283202021E	30000	RF	0000394766202122	28/04/2021

(SD Stamp Duty) (Registration Fee) (DHC Document Handling Charges)



प्रमाणित करण्यात येते की या दस्तासहचे पाने असून १४ बुकारे १२९१ मंडी नोंदला

5291 / 2021

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सह दुय्यम निबंधक भिवंडी क्र. २

दि. २८ माहे एप्रिल सन २०२१

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/BP/OC/ITP- Anjur, Mankoli, Surai,
Sarang & Vehele/468 /2023

Date: 20 MAR 2023

To,
M/s. Macrotech Developers Ltd.
412, 4th Floor, 17G, Vardhman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001,

Sub: Occupancy Certificate for the Residential Sale Buildings- Tiara- Wing 'I' [Cluster 1.03 (E)], Woodlands- Wing 'G', 'H', 'I', [Cluster 3.03 (D)], Woodlands- Wing 'J' [Cluster 3.03 (E)] of the proposed Integrated Township Project on land bearing S.No. 232(P), 235, 238/1/1A(P), 239 Pt, 240/1D, 240/3/A Pt, 247/3, 252/1pt, 253P, 253P, 254 P, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 257/2P, 257/2P, 262P, 263, 264(P), 265/2, 265/3, 265/4Pt, 266, 269/3, 270 Pt, 270Pt, 270 Pt, 270/4, 271, 272 Pt, 272 Pt, 272 Pt, 275 Pt, 275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 277/1/1, 277/1/2P, 277/2/2, 277/2/1(P), 277/3(P), 277/2/3, 277/5, 278/1(P), 278/2(P), 278/3, 278/8P, 291P, 291P, 291/A, 292, 293/1, 293/3, 294, 298/3, 299/5P of Village Anjur, S. No 12/2, 14/1, 14/2, 14/4, 14/5, 14/6, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 20/3, 20/4, 21/2(p), 21/3B(p), 21/6A(p), 21/7P, 21/8P, 21/9P, 25/2, 25/4 (P), 25/5, 25/9, 26/3, 27/1P, 27/2, 28/1, 28/2, 31/7, 31/9, 31/10, 31/11, 31/12, 31/13, 31/14, 31/15, 31/16, 32/1, 32/2, 32/4A, 32/5, 32/6, 33/1, 33/2, 32/8P, 33/3, 33/4, 33/7, 33/8, 33/9, 33/10, 33/11, 34/2P, 34/2P, 34/2P, 36/1, 36/2A, 36/2B, 36/3, 36/4, 36/5P, 36/7, 36/9, 37/1, 37/5, 37/6, 38/5A, 38/5B, 38/6P, 38/6P, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/3, 40/6, 40/7A, 40/7C, 40/8A, 40/9, 40/10(p), 41/1, 41/3Pt, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10P, 41/10P, 41/11A(P), 42/2, 43/1, 43/2, 43/4, 43/6, 43/9, 43/10, 44/1, 44/9A, 45/1B(P), 45/1B(P), 45/2P, 45/2(p), 45/3, 45/4, 45/5, 45/7, 45/8, 45/11, 46/1, 47/1, 47/3, 47/4P, 47/4P, 47/5, 47/6, 48/1B(P), 48/1/1P, 48/1/A P, 48/3, 48/4, 48/5, 48/6(p), 48/7, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13, 48/14, 49/1P, 49/1P, 49/1P, 49/2 P, 49/4, 49/5, 50/2, 50/3P, 50/3(P), 50/4/A, 50/4BP, 50/4B(P), 50/5, 50/6, 50/7, 50/8, 50/9/B, 50/10P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/1P, 54/2, 54/3P, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/1, 55/2, 55/3/A, 55/3B, 55/4, 55/5P, 55/5P, 55/7, 55/8, 55/9P, 55/9P, 55/10, 55/11P, 55/11P, 55/12B(P), 55/12A, 55/13, 55/14, 55/15, 55/16, 56/1P, 56/1P, 56/1B, 56/1/D, 57/P, 57/P, 57/P, 58/P, 58/P, 59/1, 60/1(P), 60/1(P), 61/1, 60/2, 62, 63, 63/A(P), 63/A(P), 65/1, 66/1, 66/2, 66/3, 66/4, 66/5, 67/1, 67/2, 67/3, 67/4, 67/5, 67/6, 67/7, 67/8, 67/9, 67/10, 67/11, 67/12, 67/13, 68/2P, 69/3(P), 69/3(P), 69/4, 69/5A(P), 69/5A(P), 69/6, 69/7, 70/1, 70/2P, 70/3(P), 70/5, 70/6, 70/7(P), 71/1, 71/4B, 71/4C, 71/6, 72/1P, 72/1P, 72/2P, 72/2P, 72/3, 72/4A, 72/6P, 72/6P, 72/7, 73/2, 73/4A, 73/4C(P), 73/4C (P), 73/5, 73/6, 73/7, 73/8/A, 73/8/B, 73/9, 73/10, 73/11, 73/12, 73/13, 73/14, 73/15, 73/16, 73/17A, 73/17B, 73/18A, 73/18B, 73/18C, 73/18D, 73/19, 74/14(P), 74/14(P), 74/16, 74/18 & 74/20 of Village Mankoli, S.No. 8/2, 8/3, 8/5A, 8/5B, 9/7, 9/12, 9/13, 9/14, 9/15(p), 9/16, 9/17, 9/18, 9/20, 10/1, 10/4, 10/6, 10/8, 10/9, 10/10, 10/11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 13/1, 13/3, 13/5 P, 14/3, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10P, 14/10 P, 14/11, 14/12, 14/13P, 14/13 P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/5, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/P, 16/P, 17/1, 17/2, 17/3, 18/1P, 18/1P, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt, 22/2, 23, 24, 25/1A, 25/1/2, 25/2Pt, 25/2Pt, 26/1P, 26/2, 27/1P, 27/1P, 27/1P, 27/2, 28/1 P, 28/2, 28/5, 28/3, 28/4, 28/6, 28/7 P, 28/8/B(28/8/2), 28/8B/1P (28/8/2/1 P), 28/8B/1P (28/8/2/1 P), 28/8A, 28/10, 28/11, 28/12, 28/13, 28/14 P, 28/14P, 28/14B P, 28/14B Pt, 28/15, 28/16P, 28/16P, 29/1P, 29/2, 30/1P, 30/4(p), 30/6, 30/8, 30/9P, 31/1, 31/2, 31/3, 32/1(p), 34/1, 34/2P, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/1(P), 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10P, 36/10P, 36/12,

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601
Tel. : (022) 21712196 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

37/2P, 37/2P, 37/3, 37/6, 37/7, 37/8, 37/10, 37/12, 37/13P, 37/13P, 37/14(P), 38/3, 38/4, 38/6, 38/7, 38/8, 38/9, 38/13, 38/16, 38/17, 38/19(p), 38/20, 38/21, 38/29, 38/31(P), 38/39, 38/40, 38/46, 38/47, 38/78, 39/Pt, 39Pt, 39/0Pt, 40/1P, 40/1P, 40/1P, 40/2(p), 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/12P, 40/14, 40/17, 40/19P, 40/20, 40/21, 40/22(p), 40/23, 40/26P, 40/27, 40/38, 41/1(p), 41/2, 41/4, 41/5, 41/6, 42(p), 43/1(p), 43/2(P), 43/3, 44/1P, 44/4(p), 44/5, 44/6, 44/7 of Village Surai and S. No. 32/ 1/B/P, 32/1/B P, 34/1/P, 34/1P, 34/1P, 34/2, 34/2B (34/2/2), 35/3/P, 35/3P, 35/4, 39/1(p), 40/1/A(P, 40/1/A P, 40/1/B, 40/2, 40/3, 40/4, 40/6, 40/7, 40/8, 40/9, 40/10P, 40/10, 40/11, 40/12, 40/13, 40/14P, 40/15, 40/17, 41/1, 41/2P, 41/2P, 41/2 P, 41/3, 41/4, 41/6P, 41/7, 41/8, 41/9, 41/11, 41/12P, 41/15, 41/16, 41/17, 41/18, 41/19, 41/20, 41/21, 41/22, 41/23, 41/24, 41/25, 41/26, 41/27, 41/28, 41/30, 42/1, 42/2, 42/3, 42/2/A, 42/4, 43/1 P, 43/1, 43/2, 43/4, 43/5P, 43/5, 43/6 P, 43/6, 43/8P, 43/9, 43/10, 43/13, 43/15, 43/16, 43/17(p), 43/18, 44/1, 44/2, 45/3, 46/1, 47/1P, 47/1, 47/2, 47/3/A, 47/3/B, 47/3/C, 47/5A, 47/5B, 47/6, 47/7, 47/8B, 47/8C, 47/8, 47/9P, 47/10, 47/11, 47/12A, 47/12B, 47/12C, 47/13, 47/14, 47/15, 47/16, 47/17, 47/18, 47/19, 47/21, 47/22, 47/23, 47/24 P, 47/24, 47/26, 47/27A, 47/27B, 47/28, 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/10, 49/3, 50/3, 50/8, 50/11(P) of Vill. Sarang, S. No. 21/14, 21/16, 21/17(P), 21/18(P), 21/19, 21/22 of Vill. Vehele, Taluka Bhiwandi Dist. Thane.

Ref: Your application for Occupancy Certificate dt. 19.01.2023

Sir,

Development work of the Residential Sale Buildings- Tiara- Wing 'I' [Cluster 1.03 (E)], Woodlands- Wing 'G', 'H', 'I', [Cluster 3.03 (D)], Woodlands- Wing 'J' [Cluster 3.03 (E)] of the proposed Integrated Township Project on land u/r with details as mentioned in Table-A below completed under the supervision of Architect Mr. Pradeep Kamble, Pradeep M Kamble & Associates (Lic. no. CA/87/10471) and Structural Engineer Shri. Shantilal H. Jain, Struct Bombay Consultants (Lic. no. ADTP/ENG/138) and Site Supervisor Shri. Sandeep T. Kakad (Lic. No. K/452/SS-I) as reflected in set of drawings (total drawings 11 nos.) are permitted to be occupied on the following conditions:-

Table: Details of buildings for which Occupancy Certificate is granted					
SECTOR	CLUSTER NO.	WING	NO OF FLOORS	HEIGHT (M)	BUILT-UP AREA (SQ.M.)
Residential Sale Buildings					
A	1.03-E (CASA TIARA)	I	G + 19	58.45	6354.96
C	3.03-D (CASA WOODLANDS)	G	G + 19	58.45	6262.58
	3.03-D (CASA WOODLANDS)	H	G + 19	58.45	6258.33
	3.03-D (CASA WOODLANDS)	I	G + 19	58.45	6259.20
	3.03-E (CASA WOODLANDS)	J	G + 19	58.45	6028.62
Total Built-up Area of Residential Sale Buildings					31163.69

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) 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 complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.



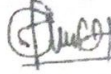
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
9. The applicant shall abide by all the conditions of all the NOC's obtained from the Competent Authorities for the proposed development on the land under reference.
10. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018, 08.10.2018; 11.04.2022 from Water Resources Department shall be binding on the Applicant.
11. The conditions of NOC dated 27.05.2016, 19.01.2018, 11.10.2018 30.04.2019 & 24.02.2022 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant.
12. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Tahsildar, Bhiwandi shall be binding on the Applicant.
13. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant.
14. The applicant shall fully comply with the conditions mentioned in the previous approvals granted by MMRDA for the Integrated Township Project under reference.
15. All conditions of the Consent to establish dt. 09.08.2018 & 07.10.2021 issued by Maharashtra Pollution Control Board shall be binding on the applicant. Further, applicant is required to obtain the Consent to Operate from Maharashtra Pollution Control Board (MPCB) and submit a copy of the same to MMRDA before giving possession to flat owners.
16. All conditions of the Fire NOC from Directorate of Maharashtra Fire services dt. 15.02.2023 are binding on applicant.
17. All conditions of the Environmental Clearance dt. 16.07.2022 issued by State Level Environment Impact Assessment Authority shall be binding on the applicant.
18. Applicant shall make temporary provision on site in order to fulfil the required number of parking spaces until construction of MLCP building is completed and Occupancy Certificate is obtained for the same.



19. Applicant/ Project Proponent/ Society shall be responsible for provision of adequate water supply to the development under reference.
20. Applicant shall develop and maintain required RG areas and shall plant required number of trees as per applicable DCR.
21. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis.

A set of certified completion plans is enclosed herewith.

Yours faithfully,


20/3/2023
(Trupti Sharad Rane)
Planner, MMRDA

Encl: One Set of approved drawings (Drawing No. 1/11 to 11/11)

Copy to:

1. **Mr. Pradeep Kamble (Architect),**
Pradeep M Kamble & Associates,
B 101, Jakh Bautera Complex, Pandit Malviya Path,
Ramnagar, Dombivali (E), Thane.
2. **Copy forwarded to:**
The Collector,
Collector Office, Thane.as required u/s 45 of MR & TP Act, 1966.

