



22/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

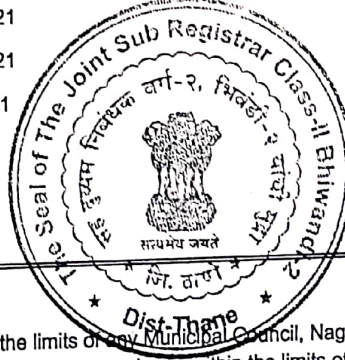
दस्त क्रमांक : 1062/2021

नोदणी :

Regn:63m

गावाचे नाव : सुई

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6197487
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1678190.4
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1703, माळा नं: 17वा मजला, इमारतीचे नाव: सेरेनो ए-विंग,अप्पर ठाणे, ब्लॉक नं: लोढा धाम जवळ,भिवंडी,ठाणे, रोड : मुंबई नाशिक हायवे, इतर माहिती: सदनिका नं: 1703, माळा नं: 17वा मजला, इमारतीचे नाव: सेरेनो ए-विंग,अप्पर ठाणे, ब्लॉक नं: लोढा धाम जवळ,भिवंडी,ठाणे, रोड नं: मुंबई नाशिक हायवे, इतर माहिती: सोबत एक कार पाकिंग((Survey Number : 35/1 pt, 35/2 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 58.25 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:-मॅक्रोटिक डेव्हलपर्स लि. (पूर्वीचे नाव लोढा डेव्हलपर्स लि. आणि अजितनाथ हायटेक बिल्डर्स प्रा.लि.)तर्फे डायरेक्टर अभिषेक लोढा तर्फे कु.मु. म्हणून सुरेन्द्रन नायर तर्फे कु.मु.प्रताप सातवेकर -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड 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:-वैभव धनंजय रायकर -- वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 401 बी25, अश्रुदया कोहीसो, सेक्टर 10, शांती नगर, मिरा रोड ईस्ट, ठाणे, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BVOPR4874H
(9) दस्तऐवज करून दिल्याचा दिनांक	22/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1062/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	186000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह-दुय्यम निबंधक वर्ग-२
भिवंडी-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(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.

AGREEMENT TO SELL

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

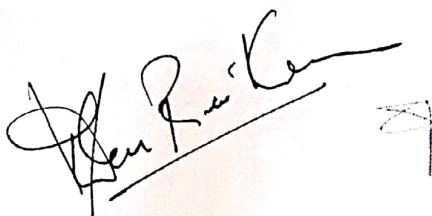
BETWEEN:

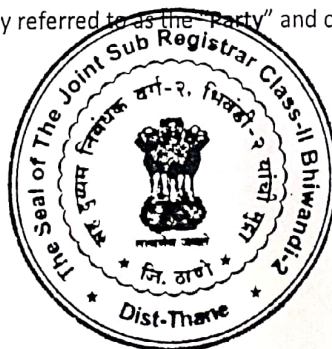
Macrotech Developers Limited (Earlier known as Lodha Developers Limited & Earlier Known As Ajitnath Hi-Tech Builders Private Limited), a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman 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

Vaibhav Dhananjay Raikar residing / having its address at **401 B25, Abdhudaya CHS, Sector 10, Shanti Nagar, Mira Road East, Thane 401107 Maharashtra India** and assessed to income tax under permanent account number (PAN) **BVOPR4874H**, 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"**



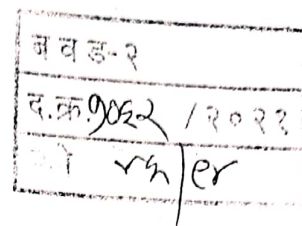


Annexure 6

(Unit and Project Details)

CUSTOMER ID : 2205071
 (i) Correspondence Address of Purchaser: 401 B25, Abdhudaya CHS, Sector 10, Shanti Nagar, Mira Road East, Thane 401107 Maharashtra India
 (ii) Email ID of Purchaser: raikarvaibhav10@gmail.com

Unit Details:
 (i) Development/Project : Upper Thane - Sereno A, B, B1
 (ii) Building Name : Sereno
 (iii) Wing : A
 (iv) Unit No. : A-1703
 (v) Area \$:



	Sq. Ft.	Sq. Mtrs.
Carpet Area	578	53.70
EBVT Area	49	4.55
Net Area (Carpet Area + EBVT Area)	627	58.25

(vi) Car Parking Space Allotted: 1

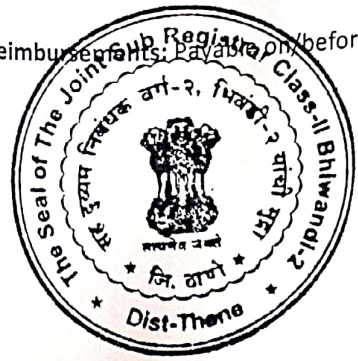
(v) Consideration Value (CV): Rs. 61,97,487/- (Rupees Sixty-One Lakh Ninety-Seven Thousand Four Hundred Eighty-Seven Only)

(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	10-01-2021
2	Booking Amount II	1,65,874	10-01-2021
3	Booking Amount III	12,39,497	07-02-2021
4	On or Before 15-Apr-21	12,39,497	15-04-2021
5	On or Before 15-Jul-21	12,39,497	15-07-2021
6	On or Before 15-Oct-21	12,39,497	15-10-2021
7	On or Before 15-Dec-21	7,43,698	15-12-2021
8	On date of offer of Possession	1,85,927	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) Reimbursement of Rs. Payable on/ before the Date of Offer of Possession* (If Any):



Handwritten signature and initials.

COMMENCEMENT CERTIFICATE ABOVE PLINTH

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Loha (Developers) Ltd., 412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road, Hornikron Circle, Fort, Mumbai - 400 001 for the Proposed Fire Station & Fire Station (Residential Building) [Sector-C], Cluster 3.03 (E) Woodland J [Sector C] and Cluster 1.03 (D) Tiara Wing E & F [Sector A] Above Plinth level of the "Integrated Township Project" (As mentioned in Table - A below) on land bearing S.No. 239 Pt, 253, 254 P, 254 PL, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4Pt, 266, 267/2 269/3, 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, 291, 291/A, 293/1, 293/3 298/3 of Village Anjur, S.No 14/1, 14/2, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 31/7, 31/11, 31/13, 31/14, 36/1, 36/2A, 36/2B, 36/3, 36/7, 37/1, 37/5, 37/6, 38/5A, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/5, 40/6, 41/1, 41/3Pt, 41/4, 41/5, 41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 49/4, 49/5, 51/1, 51/2, 57/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/7, 55/8, 55/9, 55/10, 55/11P, 55/12A, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1C, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 65/1, 66/3, 66/4, 66/5, 67/9, 67/11, 68/2P & 69/7 of Village Mankoli and S.No. 12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/Pt, 17/3, 17/2, 17/3, 18/1Pt, 18/2, 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, 27/1Pt, 27/2, 28/8A, 28/11, 28/12, 28/13, 28/14, 28/14B, 28/15, 28/16Pt, 29/2, 31/1, 31/2, 31/3, 34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10Pt, 36/12, 37/2Pt, 37/3, 37/6, 37/12, 38/8, 39/Pt, 39/Opt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21, 40/23, 40/27 & 40/28 of Village Sural Taluka Bhiwandi Dist. Thane on gross plot admeasuring 544622.82 sq.m with total permissible built up area of 925858.794 sqm. (FSI - 1.70). The details with regards to floors, height of the building, proposed built up area is as mentioned in the Table - A below and as depicted on Drawing Sheet (Total 09 Nos. of Sheet) on the following conditions:

Table-A: Details of the proposed Fire Station, Fire Station (Residential Building), Cluster 3.03 (E) Woodland J Sector C, Cluster 1.03 (D) Tiara Wing E & F Sector A of the "Integrated Township Project" for which the Commencement Certificate Above Plinth Level is hereby granted:

Sector	Building	Wing	Nos. of Floors	Height (In Mt.)	Proposed Built Up Area (In Sq.m)
A	Cluster 1.03 (D) Tiara	E	GR. Floor + 19 Floors	58.45	5604.92
		F	GR. Floor + 19 Floors	58.45	5636.63
C	Cluster 3.03 (F)	J	GR. Floor + 19 Floors	58.45	5420.48



No. SROT/BSNA/2501/BP/Amended/ITP - Anjur, Mankoli & Suraj/1117 /2018.

Date: 10/2

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Ajitnath Hi-tech Builders Pvt. Ltd., 216, 2nd Floor, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in drawing No. SROT/BSNA/2501/BP/Amended/ITP-1117/2018 below) on land bearing S. No 239 Pt, 253 Pt, 254 P, 254 Pt, 754 Pt, 254 Pt, 255/1A, 255/1B, 255/3, 256, 263, 255/2, 265/3, 265/4Pt, 266, 269/3, 270 Pt, 270Pt, 270 Pt, 271, 272 Pt, 272 Pt, 275 Pt, 276 Pt, 276 Pt, 276 Pt, 291 Pt, 293/1, 293/3 298/3 of Village Anjur, S. No 41/1, 41/4, 41/6, 41/7, 41/9, 41/10 P, 45/3, 35/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/A, 54/5A, 54/5B, 54/5C, 54/5D, 55/9Pt, 55/10, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1/D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/3, 66/4, 66/5, 67/11 & 68/2P of Village Mankoli and 12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/7, 15/8, 15/9, 15/11, 15/12, 17/1, 17/2, 17/3, 18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22, 23/1Pt, 23, 24, 25/1/2, 25/2Pt, 25/2Pt, 26/1P, 27/1Pt, 27/2, 28/13, 28/14Pt, 28/14B/Pt, 31/1, 34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 37/3, 39/Pt, 39, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21 & 40/38 of Village Suraj Bhiwandi, Dist-Thane on gross plot admeasuring 517845.00 sq.m with total permissible built up area of 880336.50 sq.m (FSI - 1.70) and proposed built up area of 674645.27 sq.m (FSI - 1.30) as depicted on Drawing Sheet (Total 62 Nos. of Sheet) on the following conditions:

Table - 1 (Indicating the details of New Buildings for which Commencement Certificate is hereby granted up to Plinth Level Only for the Integrated Township Project:

CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	FSI AREA IN SQ.M.	No of TENEMENT
1.02	A	G + 19	58.45	6371.33	80
	B	G + 19	58.45	6371.33	80
	C	G + 19	58.45	6371.33	80
1.04	A	G + 19	58.45	5625.14	60
	B	G + 19	58.45	5625.14	60
	C	G + 19	58.45	5625.14	60
1.05	A	G + 29	87.45	8761.71	147
3.01 (SERENO)	C	G+19	58.45	6615.36	86

Sub Regional Office : Multi Purpose Bldg, 2nd Floor, Near Ocean Park, Park Road No. 2, Marine Drive, Thane (West) Dist. Thane
Tel: (022) 21712191 / 21712192 Fax: (022) 21712197 E-mail: sro.thane@mmrda.maharashtra.gov.in



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

ब व ड-२
द.क्र. १०६२ / २०२१
पाने C/er

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700016243

Project: Upper Thane - Sereno A, B, B1 Plot Bearing / CTS / Survey / Final Plot No.:35/1 pt, 35/2 at Surai, Bhiwandi, Thane, 421302;

- Lodha Developers Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*
- 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 **25/04/2018** and ending with **30/09/2022** 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
- 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:11/1/2018 6:11:48 PM



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

Dated: 25/04/2018
Place: Mumbai