

Date: 08.06.2022

To,
IDFC FIRST Bank Limited,

Dear Sirs,

Re: Permission to Mortgage Unit No. B-3303 of Ishita Bikashkumar Roy & Bikashkumar M Roy in the building called **Tower 1** situated at Lodha Mulund Project Tower 1, Mumbai.

1. This is to confirm that we have allotted / sold unit no. B-3303 admeasuring 977 sq. ft. (Net Area) on the 33rd floor of the building known as **Tower 1** situated at **Lodha Mulund Project Tower 1, Mumbai** constructed by us to the Borrower for a total consideration value of Rs. 24495537/- (Rupees Two Crores Forty Four Lakhs Ninety Five Thousand Five Hundred Thirty Seven Only) under an Agreement to sell dated **31.03.2022**.
2. We confirm that we have obtained necessary permissions/approvals/sanctions for construction of the Building from all the concerned competent statutory authorities and the construction of the Building as well as the Unit is in accordance with the approved plans. We assure that the said Unit as well as the Building and the land appurtenant thereto can be freely transferred / registered and is not subject to any encumbrance of any kind whatsoever. We have a clear and marketable title to the said property and every part thereof.
3. The Borrower has paid an amount of Rs. 5180798/- (Rupees Fifty One Lakhs Eighty Thousand Seven Hundred Ninety Eight Only) and a sum of Rs. 19314739/- (Rupees One Crore Ninety Three Lakhs Fourteen Thousand Seven Hundred Thirty Nine Only) remains to be paid towards the cost of the Unit along with society and other charges and applicable taxes.
4. We are aware that the Borrower has approached IDFC FIRST Bank Limited (the "Bank") for a home loan of Rs. 1,18,00,000/- and the Bank has agreed to sanction/grant the loan to the Borrower, to purchase the Unit and the Borrower has agreed to mortgage the Unit in favour of the Bank as security for the said loan. We hereby confirm that we have no objection to the Borrower mortgaging the Unit in favour of the Bank as security for repayment of the aforesaid loan. We agree to ensure that the Borrower will not be permitted to transfer, assign, sell off/cancel or in any other way/manner deal with the Unit without the prior written consent of Bank.

COST SHEET

LODHA MULUND PROJECT TOWER I TOWER I B-3303

ISHITA BIKASHKUMAR ROY, BIKASHKUMAR MI ROY

TYPES OF CHARGES

Typology	3 BHK
Net Area (Sq. Ft.)	977
TOTAL CONSIDERATION VALUE	24,495,537.00
Stamp Duty^	1,225,000.00
Registration^	30,000.00
Share Money	600.00
Provisional Building Common Area Maintenance (CAM) Charges for 18 months*	82,830.00
Provisional Federation Common Area Maintenance (CAM) Charges for 60 months*	236,825.00
Utility Connection & Related Expenses*	203,000.00
Electricity Deposit Reimbursement*	6,900.00
Land Under Construction (LUC) Reimbursement Charges*	3,14,000.00
Building protection deposit*	48,850.00
Provisional Property Tax for 18 months*	43,086.00
GST on Consideration Value	1,224,838.00
GST on Other Charges	83,734.00

Shall be payable at the time of possession; these are estimates and may be revised at the time of offer of possession
 Stamp duty and Registration charges are payable on ready reckoner value or Consideration value whichever is higher
 For customers availing Budget Bonanza offer, Stamp Duty and/or Registration charges will be payable by Lodha #All
 government taxes/levies, as may be applicable, shall be borne separately by the purchase

A Regards,
 MACROTECH DEVELOPERS LIMITED

This is electronically generated document and hence does not require signature.



11/04/2022

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 6738/2022

नोंदणी :

Regn 63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24495537
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	17638101.25
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 3303, माळा नं: 33वा मजला,लोढा मुलुंड प्रोजेक्ट टॉवर 1, इमारतीचे नाव: टॉवर 1,बी-ब्लॉक नं: हनुमान चौक मुलुंड(ईस्ट)मुंबई, रोड : गोपाळ कृष्ण गोखले रोड, इतर माहिती: सोबत दोन कार पाकिंग((C.T.S. Number : 669, 669/1-669/35, 670 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 90.75 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. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. प्रताप सातवेकर - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला,17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन मर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J 2): नाव:-अरिहंत कन्स्ट्रक्शन कंपनी (मान्यता देणार) तर्फे कु. मु. मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. प्रताप सातवेकर - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203-204, ऑर्बिट प्लाझा न्यू प्रभादेवी रोड प्रभादेवी,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AAAF4082E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इशिता बिकाशकुमार रॉय - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2603 पार्सन टॉवर 3ए, रुणवाल फॉरिस्ट, एलबीएस कांजुरबाग वेस्ट, मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BFTPS9285Q 2): नाव:-बिकाशकुमार एम रॉय - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2603 पार्सन टॉवर 3ए, रुणवाल फॉरिस्ट, एलबीएस कांजुरबाग वेस्ट, मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ANJPR5838H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	11/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	6738/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1225000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी बिचारात घेतलेला तपशील:-

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 11/04/2022) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह दुयम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

करल-२		
६७३८	३	१०६
२०२२		



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 31st day of March 2022

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, Maharashtra - 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

Ishita Bikashkumar Roy and Bikashkumar M Roy residing / having its address at 2603 Pine Bldg Tower 3A, Runwal Forest, LBS Marg, Kanjurmarg West, Mumbai - 400078 Maharashtra India and assessed to income tax under permanent account number (PAN) BFTPS9285Q, ANJPR5838H 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 **Second Part**.

AND

ARIHANT CONSTRUCTION COMPANY, a company incorporated and registered under the Companies Act 1956, having its registered office at 203-204, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai- 400025., hereinafter referred to as "Confirming Party" (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 **Third Part**;

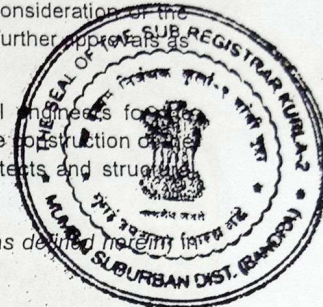
The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties"

Ishita

करल-२		
६७३८	४	१००
२०२२		

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 and the Confirming Party 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 and/or the Confirming Party 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/Confirming Party 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. The Confirming Party has agreed to confirm the Agreement.



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 Authorities 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.

[Handwritten signatures]

[Handwritten mark]

Annexure 1

(Description of Larger Property)

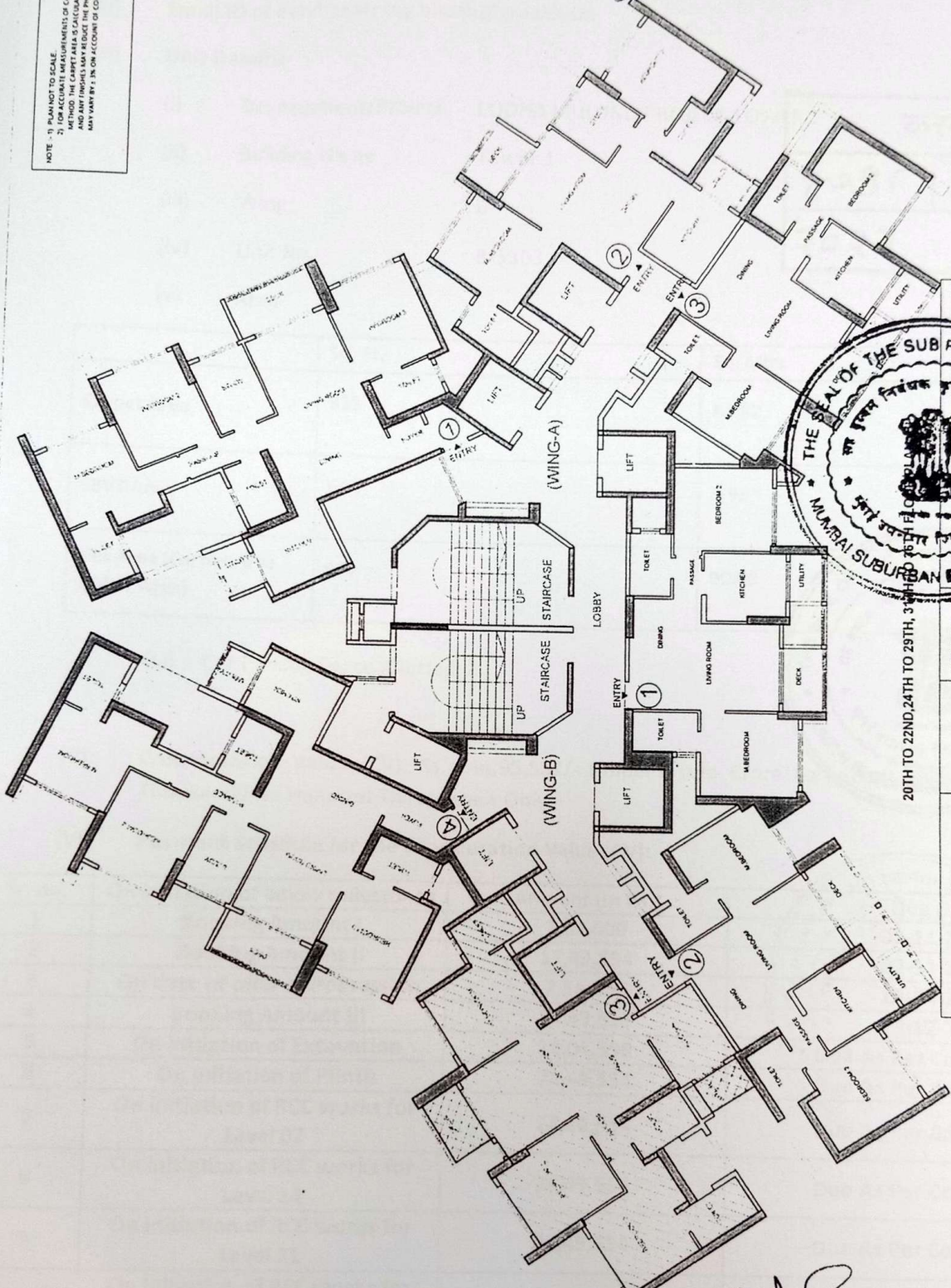
करल-२		
६७३८	३०	१००
२०२२		

The Company and/or Confirming Party are the sole and absolute owner of / is well and sufficiently entitled to and has complete rights, title and interest to develop the contiguous land parcels, totally admeasuring about 9407.9 square meters, bearing distinctive CTS Nos. (i) 610, 610/1 to 26, 666 admeasuring about 2232.5 square meters ("Kesarbaug Land"), (ii) 669, 669/1 to 669/35, 670 admeasuring about 6732.1 square meters ("Shivangan Land") and (iii) 673, 673/1 to 673/7 admeasuring about 443.30 square meters ("Sarthak Land"), along with structure(s) thereon, situate, lying and being at Village Mulund (East), Taluka Kurla, District Mumbai Suburban and in the Registration Sub-District of Kurla, District Mumbai Suburban.



NOTE - 1) PLAN NOT TO SCALE
 2) FOR ACCURATE MEASUREMENTS OF CARPET AREA, PLEASE FOLLOW FOLLOWING METHOD. THE CARPET AREA IS CALCULATED ACCORDING TO THE FOLLOWING METHOD. THE CARPET AREA MAY VARY BY UP TO 1% IN ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCES.

करल-२
 ६७३८ / ३५ / १००
 २०२२



ARCHITECT
 Catalyst Realty Consultants
 203 & 204, 2nd Floor, Chhat Plaza, New Prabhakar Road, Prabhakar
 Mumbai - 400 025
 Tel: +91 22 4816 3898 FAX: +91 22 4915 3813

NORTH
 PLOT BEARING C.T. No. 69, 80, 81 to 86 & 61A, 61B, 61C, 61D, 61E, 61F, 61G, 61H, 61I, 61J, 61K, 61L, 61M, 61N, 61O, 61P, 61Q, 61R, 61S, 61T, 61U, 61V, 61W, 61X, 61Y, 61Z, 61AA, 61AB, 61AC, 61AD, 61AE, 61AF, 61AG, 61AH, 61AI, 61AJ, 61AK, 61AL, 61AM, 61AN, 61AO, 61AP, 61AQ, 61AR, 61AS, 61AT, 61AU, 61AV, 61AW, 61AX, 61AY, 61AZ, 61BA, 61BB, 61BC, 61BD, 61BE, 61BF, 61BG, 61BH, 61BI, 61BJ, 61BK, 61BL, 61BM, 61BN, 61BO, 61BP, 61BQ, 61BR, 61BS, 61BT, 61BU, 61BV, 61BW, 61BX, 61BY, 61BZ, 61CA, 61CB, 61CC, 61CD, 61CE, 61CF, 61CG, 61CH, 61CI, 61CJ, 61CK, 61CL, 61CM, 61CN, 61CO, 61CP, 61CQ, 61CR, 61CS, 61CT, 61CU, 61CV, 61CW, 61CX, 61CY, 61CZ, 61DA, 61DB, 61DC, 61DD, 61DE, 61DF, 61DG, 61DH, 61DI, 61DJ, 61DK, 61DL, 61DM, 61DN, 61DO, 61DP, 61DQ, 61DR, 61DS, 61DT, 61DU, 61DV, 61DW, 61DX, 61DY, 61DZ, 61EA, 61EB, 61EC, 61ED, 61EE, 61EF, 61EG, 61EH, 61EI, 61EJ, 61EK, 61EL, 61EM, 61EN, 61EO, 61EP, 61EQ, 61ER, 61ES, 61ET, 61EU, 61EV, 61EW, 61EX, 61EY, 61EZ, 61FA, 61FB, 61FC, 61FD, 61FE, 61FF, 61FG, 61FH, 61FI, 61FJ, 61FK, 61FL, 61FM, 61FN, 61FO, 61FP, 61FQ, 61FR, 61FS, 61FT, 61FU, 61FV, 61FW, 61FX, 61FY, 61FZ, 61GA, 61GB, 61GC, 61GD, 61GE, 61GF, 61GG, 61GH, 61GI, 61GJ, 61GK, 61GL, 61GM, 61GN, 61GO, 61GP, 61GQ, 61GR, 61GS, 61GT, 61GU, 61GV, 61GW, 61GX, 61GY, 61GZ, 61HA, 61HB, 61HC, 61HD, 61HE, 61HF, 61HG, 61HH, 61HI, 61HJ, 61HK, 61HL, 61HM, 61HN, 61HO, 61HP, 61HQ, 61HR, 61HS, 61HT, 61HU, 61HV, 61HW, 61HX, 61HY, 61HZ, 61IA, 61IB, 61IC, 61ID, 61IE, 61IF, 61IG, 61IH, 61II, 61IJ, 61IK, 61IL, 61IM, 61IN, 61IO, 61IP, 61IQ, 61IR, 61IS, 61IT, 61IU, 61IV, 61IW, 61IX, 61IY, 61IZ, 61JA, 61JB, 61JC, 61JD, 61JE, 61JF, 61JG, 61JH, 61JI, 61JJ, 61JK, 61JL, 61JM, 61JN, 61JO, 61JP, 61JQ, 61JR, 61JS, 61JT, 61JU, 61JV, 61JW, 61JX, 61JY, 61JZ, 61KA, 61KB, 61KC, 61KD, 61KE, 61KF, 61KG, 61KH, 61KI, 61KJ, 61KK, 61KL, 61KM, 61KN, 61KO, 61KP, 61KQ, 61KR, 61KS, 61KT, 61KU, 61KV, 61KW, 61KX, 61KY, 61KZ, 61LA, 61LB, 61LC, 61LD, 61LE, 61LF, 61LG, 61LH, 61LI, 61LJ, 61LK, 61LL, 61LM, 61LN, 61LO, 61LP, 61LQ, 61LR, 61LS, 61LT, 61LU, 61LV, 61LW, 61LX, 61LY, 61LZ, 61MA, 61MB, 61MC, 61MD, 61ME, 61MF, 61MG, 61MH, 61MI, 61MJ, 61MK, 61ML, 61MM, 61MN, 61MO, 61MP, 61MQ, 61MR, 61MS, 61MT, 61MU, 61MV, 61MW, 61MX, 61MY, 61MZ, 61NA, 61NB, 61NC, 61ND, 61NE, 61NF, 61NG, 61NH, 61NI, 61NJ, 61NK, 61NL, 61NM, 61NN, 61NO, 61NP, 61NQ, 61NR, 61NS, 61NT, 61NU, 61NV, 61NW, 61NX, 61NY, 61NZ, 61OA, 61OB, 61OC, 61OD, 61OE, 61OF, 61OG, 61OH, 61OI, 61OJ, 61OK, 61OL, 61OM, 61ON, 61OO, 61OP, 61OQ, 61OR, 61OS, 61OT, 61OU, 61OV, 61OW, 61OX, 61OY, 61OZ, 61PA, 61PB, 61PC, 61PD, 61PE, 61PF, 61PG, 61PH, 61PI, 61PJ, 61PK, 61PL, 61PM, 61PN, 61PO, 61PP, 61PQ, 61PR, 61PS, 61PT, 61PU, 61PV, 61PW, 61PX, 61PY, 61PZ, 61QA, 61QB, 61QC, 61QD, 61QE, 61QF, 61QG, 61QH, 61QI, 61QJ, 61QK, 61QL, 61QM, 61QN, 61QO, 61QP, 61QQ, 61QR, 61QS, 61QT, 61QU, 61QV, 61QW, 61QX, 61QY, 61QZ, 61RA, 61RB, 61RC, 61RD, 61RE, 61RF, 61RG, 61RH, 61RI, 61RJ, 61RK, 61RL, 61RM, 61RN, 61RO, 61RP, 61RQ, 61RR, 61RS, 61RT, 61RU, 61RV, 61RW, 61RX, 61RY, 61RZ, 61SA, 61SB, 61SC, 61SD, 61SE, 61SF, 61SG, 61SH, 61SI, 61SJ, 61SK, 61SL, 61SM, 61SN, 61SO, 61SP, 61SQ, 61SR, 61SS, 61ST, 61SU, 61SV, 61SW, 61SX, 61SY, 61SZ, 61TA, 61TB, 61TC, 61TD, 61TE, 61TF, 61TG, 61TH, 61TI, 61TJ, 61TK, 61TL, 61TM, 61TN, 61TO, 61TP, 61TQ, 61TR, 61TS, 61TT, 61TU, 61TV, 61TW, 61TX, 61TY, 61TZ, 61UA, 61UB, 61UC, 61UD, 61UE, 61UF, 61UG, 61UH, 61UI, 61UJ, 61UK, 61UL, 61UM, 61UN, 61UO, 61UP, 61UQ, 61UR, 61US, 61UT, 61UU, 61UV, 61UW, 61UX, 61UY, 61UZ, 61VA, 61VB, 61VC, 61VD, 61VE, 61VF, 61VG, 61VH, 61VI, 61VJ, 61VK, 61VL, 61VM, 61VN, 61VO, 61VP, 61VQ, 61VR, 61VS, 61VT, 61VU, 61VV, 61VW, 61VX, 61VY, 61VZ, 61WA, 61WB, 61WC, 61WD, 61WE, 61WF, 61WG, 61WH, 61WI, 61WJ, 61WK, 61WL, 61WM, 61WN, 61WO, 61WP, 61WQ, 61WR, 61WS, 61WT, 61WU, 61WV, 61WW, 61WX, 61WY, 61WZ, 61XA, 61XB, 61XC, 61XD, 61XE, 61XF, 61XG, 61XH, 61XI, 61XJ, 61XK, 61XL, 61XM, 61XN, 61XO, 61XP, 61XQ, 61XR, 61XS, 61XT, 61XU, 61XV, 61XW, 61XX, 61XY, 61XZ, 61YA, 61YB, 61YC, 61YD, 61YE, 61YF, 61YG, 61YH, 61YI, 61YJ, 61YK, 61YL, 61YM, 61YN, 61YO, 61YP, 61YQ, 61YR, 61YS, 61YT, 61YU, 61YV, 61YW, 61YX, 61YY, 61YZ, 61ZA, 61ZB, 61ZC, 61ZD, 61ZE, 61ZF, 61ZG, 61ZH, 61ZI, 61ZJ, 61ZK, 61ZL, 61ZM, 61ZN, 61ZO, 61ZP, 61ZQ, 61ZR, 61ZS, 61ZT, 61ZU, 61ZV, 61ZW, 61ZX, 61ZY, 61ZZ

20TH TO 22ND, 24TH TO 29TH, 31ST
 LODHA, MULLUND WING B
 DEVELOPER
 MACROTECH DEVELOPERS LTD
 412 FLOOR- 4, 77C, WARDHAMAN CHAMBER,
 CAWASJI ROAD,
 HORNIMAN CIRCLE FORT,
 MUMBAI - 400001.

ERVT
 THE SEAL OF THE SUBURBAN REGISTRAR'S OFFICE
 MUMBAI SUBURBAN REGISTRAR'S OFFICE
 LODHA
 BUILDING A BETTER LIFE

Handwritten signatures and initials:
 Lodha
 Dilip Lodha
 [Signature]

Annexure 6

(Unit and Project Details)

- (I) CUSTOMER ID : 2211284
- (II) Correspondence Address of Purchaser: 2603 Pine Bldg Tower 3A, Runwal Forest, LBS-Marg, Kanjurmarg West, Mumbai - 400078 Maharashtra India

(III) Email ID of Purchaser: roy.bikash@gmail.com

(IV) Unit Details:

- (i) Development/Project : LODHA MULUND PROJECT TOWER 1
- (ii) Building Name : Tower 1
- (iii) Wing : B
- (iv) Unit No. : B-3303
- (v) Area :

करल-२		
६५३८	३६	९००
२०२२		

	Sq. Ft.	Sq. Mtrs.
Carpet Area	913	84.82
EBVT Area	64	5.95
Net Area (Carpet Area +EBVT Area)	977	90.75

(vi) Car Parking Space Allotted: 2

(V) Consideration Value (CV): Rs. 244,95,537/- (Rupees Two Crore Forty Four Lakh Ninety Five Thousand Five Hundred Thirty-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	7,00,000	02-11-2021
2	Booking Amount II	17,49,554	02-11-2021
3	On date of offer of Possession	7,34,866	15-04-2022
4	Booking Amount III	24,49,553	23-12-2021
5	On initiation of Excavation	22,04,598	Due As Per Construction
6	On initiation of Plinth	24,49,554	Due As Per Construction
7	On initiation of RCC works for Level 07	24,49,554	Due As Per Construction
8	On initiation of RCC works for Level 14	24,49,554	Due As Per Construction
9	On initiation of RCC works for Level 21	24,49,554	Due As Per Construction
10	On initiation of RCC works for Level 28	24,49,554	Due As Per Construction
11	On initiation of RCC works for Level 34	24,49,554	Due As Per Construction
12	On initiation of Brick work	9,79,821	Due As Per Construction
13	On initiation of Internal Plumbing Works	9,79,821	Due As Per Construction

Bikash Roy

R



U

करल-२		
६७३८	२	१००
१०२२		

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800031360

Project: **Lodha Mulund Project Tower 1, Plot Bearing / CTS / Survey / Final Plot No.: 669 669/1 - 669/35 670 at
Kurla, Mumbai Suburban, 400081;**

1. **Macrotech Developers Limited** having its registered office / principal place of business at *Tehsil: Mumb;*
District: Mumbai City, Pin: 400001.
2. 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 **23/10/2021** and ending with **30/09/2027** 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
3. 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:08-03-2022 17:04:29

Dated: **23/10/2021**
Place: **Mumbai**

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



SLM REHABILITATION AUTHORITY

Administrative Building, Anant Kankar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. T/PVI/0040/20040928/S3 **11 JUN 2018**

COMMENCEMENT CERTIFICATE (Sale Bldg No - 3)

TO,
M/s. Arihant Construction Co
203-204, Orbit Plaza, 2nd floor,
New Prabhadevi Marg, Prabhadevi Mum-25.

Sir,

With reference to your application No 3241 dated 29/08/2017 for Development Permission and grant of Commencement Certificate under section 44 & 50 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No

seal C.T.S. No. ~~669/1~~, 669/1 to 35, & 670 of village Mulund (E) 'T' ward of M.C.M. of Gopal Krishna Gokhale, Mulund (E), Mumbai - 400 081

of village Mulund (E) T.P.S. No. -
ward 'T' Situated at Gopal Krishna Gokhale Road

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in L.O.I U/R No. SHA/ENG/959/T/PL/ICI dt 01/07/2017
IDAUR No. T/PVI/0040/20040928/S3 dt 29/04/2017
and on following conditions

- The land vacated in consequence of endorsement of the setback/inroad widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him

The C.E.O. (SRA) has appointed Shri S.D. Mahajan
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth C.C upto 5th floor level
(i.e 6th level podium)

For and on behalf of Local Authority
The Slum Rehabilitation Authority

seal
11-06-18
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

I/PVT/0040/20040928/S3

21 FEB 2020

This C.C is Re-endorsed as per approved amended plan dated 21/01/2020.

[Signature]
21-01-20
Executive Engineer
Slum Rehabilitation Authority

I/PVT/0040/20040928/S3 21 JAN 2022

This C.C is re-endorsed as per approved amended plans dated 21/01/2022

[Signature]
Executive Engineer
Slum Rehabilitation Authority

करल-२		
६७३	१४३	१००
२०२२		

