

507/9008

Saturday, June 24, 2023

4:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9394 दिनांक: 24/06/2023

गावाचे नाव: मानगाव

दस्तऐवजाचा अनुक्रमांक: कलन5-9008-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शमशाद अहमद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:05 PM ह्या वेळेस मिळेल.

Kalappa
Joint Sub Registrar Kalyan 5

पु.सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

बाजार मूल्य: रु. 1704500/-

मोबदला रु. 3154566/-

भरलेले मुद्रांक शुल्क : रु. 142000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2406202300229 दिनांक: 24/06/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003908133202324E दिनांक: 24/06/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1 Dated 15.01.2008. and
Mudrank 2012/R.R. 36/C.R. 22/M1 dated 06.01.2015

Shamshad Ahmed





24/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 9008/2023

नोंदणी :

Regn:63m

गावाचे नाव : मानगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3154566
(3)	1704500
बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं: 602, माळा नं: 6वा मजला, इमारतीचे नाव: रुबी ए विंग क्राऊन डोंबिवली 2, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक 2 व्हीलर पार्कींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सबलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/नवि-12((Survey Number : 65/7,65/8B,65/9,65/5E,65/5EE,65/5F,65/5G,65/5H,60/7,60/12,62/2,62/3,63/1,63/2,65/3C,65/5B,65/5C,64/2,65/6C,65/6D,65/14,65/22व दस्तगत नमुद केल्याप्रमाणे ;)
(5) क्षेत्रफळ	1) 29.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटेक डेव्हलपर्स लि.तर्फे कु.सु. सुरेन्द्र नायर तर्फे कु.सु. पंढरी केसरकर -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4या मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, कोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शमशाद अहमद -- वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप 6, ग्राउंड फ्लोर मोनार्च चेंबूर विल्डींग मरोळ नाका अंधेरी (ईस्ट),मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AQRPA4051G 2): नाव:-नाजीया बानो शमशाद अहमद -- वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप 6, ग्राउंड फ्लोर मोनार्च चेंबूर विल्डींग मरोळ नाका अंधेरी (ईस्ट),मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-DHBPB8935G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9008/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	142000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



क.ल.न.-५	
दस्तक्र. ८००८	२०२३
५	५

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 24th day of June-2023

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

Shamshad Ahmad and Naziya Bano Shamshad Ahmad residing / having its address at Shop 6, Ground Floor, Monarch Chembur Building, Marol Naka, Andheri (East), Mumbai - 400059 Maharashtra India and assessed to income tax under permanent account number (PAN) AQRPA4051G , DHBPB8935G 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 their 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"

Shamshad Ahmad

नाज़िया बानो

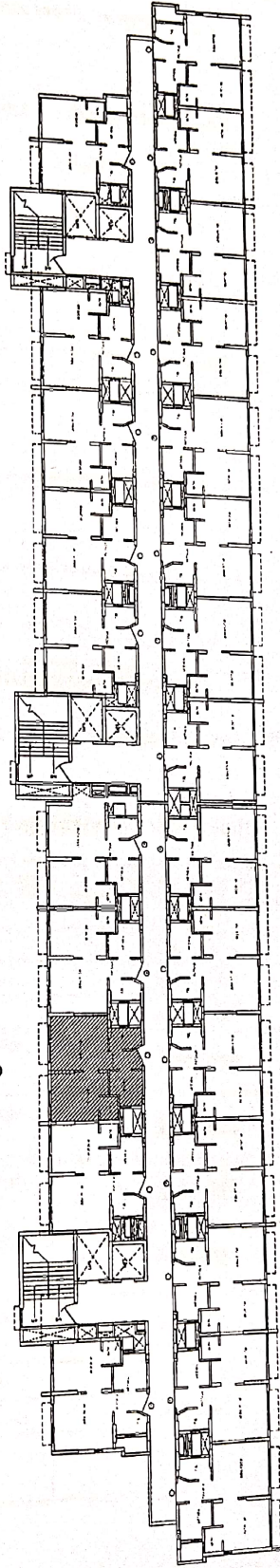
ANNEXURE - 5

Shamshad Ahmed
 शमशद अहमद

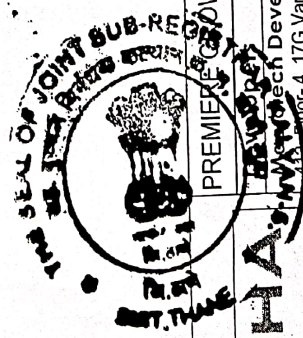
WING - A

WING - B

WING - C



TYPICAL FLOOR PLAN (LEVELS 2 TO 7, 9 TO 12 & 15TH)



PREMIERE GARDEN, DOMBIVALI RUBY

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 and any finishes Carpet area may be reduced by 4% on account of construction or design tolerances.

LOHANA TECH Developers Limited
 Floor-4, 17G Vardhaman Chamber,
 Cawasji Patel Road, Horniman Circle,
 Fort, Mumbai-400001

LOHANA
 BUILDING A BETTER LIFE



LEGEND



WING - A

WING - B

WING - C

FLAT NO. 602

दस्तक	काल	व. - ५
०८	०८	२०२३
ARCHITECT	Lohana Tech Developers Limited 12, Vasundhara Bldg, SS Rao road, Parel East, Mumbai, Maharashtra 400012 TEL: 22 669 288	

Shamshad Ahmed
 शमशद अहमद

Annexure 6

(Unit and Project Details)

CUSTOMER ID :2231733

- (i) Correspondence Address of Purchaser: Shop 6, Ground Floor, Monarch Chembur Building,
Marol Naka, Andheri (East), Mumbai - 400059 Maharashtra India
- (ii) Email ID of Purchaser: shamshad911@gmail.com

(iii) Unit Details:

- (iv) (i) Development/Project : Crown Dombivli 2
(ii) Building Name : Ruby
(iii) Wing : A
(iv) Unit No. : A-602
(v) Area :

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दस्तक्र. ६०८	२०२३
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	Sq. Ft.	Sq. Mtrs.
Carpet Area	322	29.91
EBVT Area	0	0.00
Net Area (Carpet Area +EBVT Area)	322	29.91

(vi) Two-Wheeler Parking Space Allotted: 1

- (v) Consideration Value (CV): Rs. 31,54,566/- (Rupees Thirty-One Lakh Fifty-Four Thousand Five Hundred Sixty-Six 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	36,000	01-06-2023
2	Booking Amount II	1,41,955	01-06-2023
3	Booking Amount III	4,52,958	25-07-2023
4	On initiation of Plinth	3,31,229	Due As Per Construction
5	On initiation of RCC works for Level 01	2,68,138	Due As Per Construction
6	On initiation of RCC works for Level 04	3,94,321	Due As Per Construction
7	On initiation of RCC works for Level 07	3,94,321	Due As Per Construction
8	On initiation of RCC works for Level 10	3,94,321	Due As Per Construction
9	On initiation of RCC works for Level 13	3,94,321	Due As Per Construction
10	On initiation of Brick work	1,26,183	Due As Per Construction
11	On date of offer of Possession	94,636	Due As Per Construction
12	On initiation of Internal Plumbing Works	1,26,183	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.

Shamshad Ahmed

शमशिया अहमद





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

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दस्तावेज क्र. २००८	२०२३
५५	८५

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700049154

Project: *Crown Dombivli 2 Plot Bearing / CTS / Survey / Final Plot No. : 65/7, 65/8B, 65/9, 65/5E, 65/5EE, 65/5F, 65/5G, 65/5H, 60/7, 60/12, 62/2, 62/3, 63/1, 63/2, 65/3C, 65/5B, 65/5C, 64/2, 65/6C, 65/6D, 65/14, 65/22 at Mangaon, Kalyan, Thane, 421203;*

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

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

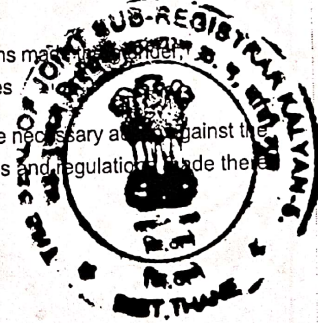
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (I) 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 01/02/2023 and ending with 31/12/2028 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 thereunder.
- 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 thereunder.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:06-03-2023 12:38:16

Dated: 06/03/2023
Place: Mumbai

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

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.

(VII) Club Eligibility:

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	0
4 BHK or larger	0

(VIII) Date of Offer of Possession: 31-07-2025, subject to additional grace period of 18 Months and an extension as may be applicable on account of the provisions of Clause 10.4.

(IX) Project Details:

क.ल.न. - ७	
दस्तक्र. २००७	२०२२
५९	७

Project Name: Crown Dombivli 2

RENA Registration Number: P51700049154

3) No. of Buildings: 6



Annexure 6A

(Other Amount Payable before DOP)

(i) Charges towards Utility/Infrastructure/Other charges (collectively referred to as ("Other Charges") to be paid on/before the Date of Offer of Possession: Rs. 1,05,199/- (Rupees One lakh Five Thousand One Hundred Ninety-Nine Only)

(ii) Maintenance Related Amounts: Provisional amounts (subject to actuals) covering period of _____ months from Date of Offer of Possession on/before the Date of Offer of Possession:

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दस्तावेज	२००८ २०२३
५२	८५

1. BCAM Charges: Rs. 31,878/- (Rupees Thirty-One Thousand Eight Hundred Seventy-Eight Only) covering period of 18 months from DOP.

2. FCAM Charges (if applicable): Rs. 1,15,920/- (Rupees One Lakh Fifteen Thousand Nine Hundred Twenty Only) covering period of 60 months from DOP.

3. Property Tax (Estimated): Rs. 579/- (Rupees Five Hundred Seventy-Nine Only) covering period of 18 months from DOP.

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.

