

507/5961

Thursday, April 27, 2023

12:27 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6217

दिनांक: 27/04/2023

गावाचे नाव: खोणी

दस्तऐवजाचा अनुक्रमांक: कलन5-5961-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: महेश्वर नारायण प्रसाद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:46 PM ह्या वेळेस मिळेल.

J. Subh
Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

बाजार मूल्य: रु. 6628318 /-

मोबदला रु. 11946251/-

भरलेले मुद्रांक शुल्क : रु. 418500/-

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2604202316612 दिनांक: 27/04/2023

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000871007202324E दिनांक: 27/04/2023

विक्रेते नाव व पत्ता:

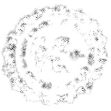
मुद्रांक शुल्क माफी असल्यास तपशिल :-

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

मुळ दस्तऐवज परत मिळवून

J. Subh
सहायकी सही

J. Subh
सह दुय्यम निबंधक वर्ग-२



CHALLAN
MTR Form Number-6



GRN	MH000871007202324E	BARCODE			Date	19/04/2023-17:18:30	Form ID	25.2
-----	--------------------	---------	--	--	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details	
------------	-----------------------------------	---------------	--

Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
	Registration Fee	PAN No.(If Applicable)	AIZPP9242N

Office Name	KLNS_KALYAN 5 JOINT SUB REGISTRAR	Full Name	Maheshwar Narain Prasad
Location	THANE	Flat/Block No.	Fiat No. 1604 Wing B Lodha Trinity

Year	2023-2024 One Time	Premises/Building	
------	--------------------	-------------------	--

Account Head Details	Amount In Rs.	Road/Street	Palava 2 Road Dombivli East
0030046401 Stamp Duty	418500.00	Area/Locality	Thane
0030063301 Registration Fee	30000.00	Town/City/District	

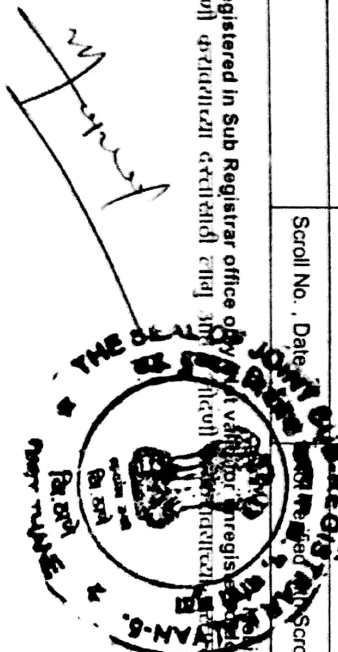
Remarks (If Any)	क.न.न. २१९ २ ० ४
PAN2=AAACL149	रत्न क. प्र. २०२३
Limited-CA=11948251	२ १००

Amount In Words	Four Lakh Forty Eight Thousand Five Hundred Rupees
Total	4,48,500.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332023042014997 725730401

Name of Bank	IDBI BANK	Bank Date	20/04/2023-18:03:29	Not Verified with RBI
Name of Branch		RBI Date		
Scroll No. , Date		Bank-Branch	IDBI BANK	

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office of Thane.
 रत्न क. प्र. २०२३



8591051508

क.स.न.-७	
रकम रु. ५६६७	2023
५	२००

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this th 27 day of April-2023
B E T W E E N:

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-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

Maheshwar Narain Prasad residing / having its address at Flat No 402, Tower NO 2, Vascon Windermere Apartment, Main Road, Opposite Indus Ind Bank, Koregaon Park, Mumbai - 411001 Maharashtra India and assessed to income tax under permanent account No. 420-0242N hereinafter referred to as the "PURCHASER" (which expression shall, unless the context or meaning thereof, be deemed to mean and include (a) the purchase of the individual's heirs, executors, administrators and assigns; (b) in case of a partnership, 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 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"

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED

By the Company within named
Macrotech Developers Limited
through the hands of Constituted Attorney

Mr. Surendran Nair



[Handwritten Signature]

authorised vide Power of Attorney

dated _____

In the presence of:

- 1. *Wale*
- 2. *At*

क.न.न.-१९	
सम.क्र.५४६९	२०२३
३९१	५००

SIGNED AND DELIVERED

By the within named Purchaser
Maheshwar Narain Prasad

[Handwritten Signature]



In the presence of:

- 1. *Sanjay*
- 2. *Prady*



Annexure 6

(Unit and Project Details)

- (i) **CUSTOMER ID** : 2228777
- (iii) **Correspondence Address of Purchaser:** Flat No 402, Tower NO 2, Vascon Windermere Apartment, Main Road, Opposite Indus Ind Bank, Koregaon Park, Pune - 411001 Maharashtra India
- (iii) **Email ID of Purchaser:** mn.pd43@gmail.com
- (iv) **Unit Details:**
- (i) **Development/Project** : PALAVA TRINITY A TO C
- (ii) **Building Name** : TRINITY
- (iii) **Wing** : B
- (iv) **Unit No.** : B-1604
- (v) **Area** :

क.स.न.-५	
रसक.येस	२०२३
७३	१००

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1,048	97.36
EBVT Area	112	10.41
Net Area (Carpet Area + EBVT Area)	1,160	107.77

(vi) **Car Parking Space Allotted:** 2

(v) **Consideration Value (CV):** Rs. 119,46,251/- (Rupees One Crore Ninety Six Thousand Two 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	99,000	18-06-2022
2	Booking Amount II	22,90,250	18-06-2022
3	Booking Amount III	94,97,270	31-03-2023
4	On date of offer of Possession	59,731	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.

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	5
4 BHK or larger	6

(VIII) Date of Offer of Possession: 30-04-2023, subject to additional grace period of 6 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) Project Details:

Project Name		PALAVA TRINITY A TO C	
क.ल.न.७		RERA Registration Number: P51700014396	
दस्तावेज No.	२०११२	फ्लॉर्स:	3
	१००		



Annexure 6A

(Other Amount Payable before DOP)

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

1. Electricity Deposit Reimbursement: Rs. 8,400/- (Rupees Eight Thousand Four Hundred Only) towards provisional amount of reimbursement of deposit to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when transferred to the Purchaser's name.
2. Connection and related expenses: Rs. 90,750/- (Rupees Ninety Seven Hundred Fifty Only).
3. Share Money: Rs.600/- (Rupees Six Hundred Only).

₹ 8,400/-	₹ 90,750/-	₹ 600/-
₹ 99,750/-	₹ 90,750/-	₹ 600/-
₹ 9,150/-	₹ 90,750/-	₹ 600/-
₹ 9,150/-	₹ 90,750/-	₹ 600/-

(ii) 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. CAM Charges:
Rs. 93,960/- (Rupees Ninety-Three Thousand Nine Hundred Sixty Only) covering period of 18 months from DOP and (b) City Linked Utility Charges: Rs. 16,704.00/- (Rupees Sixteen Thousand Seven Hundred Four Only) covering period of 18 months from DOP.
2. Property Tax (Estimated): Rs. 11,484/- (Rupees Eleven Thousand Four Hundred Eighty-Four Only) covering period of 18 months from DOP.

(iii) User Based Fees:

1. Internal Bus Services Fee: Rs.21,000/- (Rupees Twenty-One Thousand Only) for a covering period of 60 months from DOP.
2. Parking Area Maintenance Fee: Rs.9,000/- (Rupees Nine Thousand Only) covering period of 60 months from DOP.
3. Club Usage Charges: Rs.24,000/- (Rupees Twenty-Four Thousand Only) for a membership period of 60 months from DOP.
4. Sport Complex Charges: Rs.21,000/- (Rupees Twenty-One Thousand Only) for a covering period of 60 months from DOP.
- (iv) City Infrastructure Charges: Rs.1,46,160/- (Rupees One Lakh Forty-Six Thousand Sixty Only) covering period of 60 month.



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.



Handwritten text in the top right margin.

Handwritten text in the top right margin, possibly a date or reference.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a date or reference.

Handwritten text in the top right margin.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.



Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.

Handwritten text in the top right margin, possibly a name or title.



CLAS (TRINITY) (TRINITY)	H	TR	K 8%	304 89	TRINITY
CLAS (TRINITY) (TRINITY)	C	TR + 21	K 10%	302 79	TRINITY
CLAS (TRINITY) (TRINITY)	C	TR	K 10%	304 89	TRINITY
TRINITY (TRINITY)				302 79	TRINITY
TRINITY (TRINITY)				304 89	TRINITY
TRINITY (TRINITY)				302 79	TRINITY
TRINITY (TRINITY)				304 89	TRINITY

TRINITY E

TRINITY (TRINITY)	D	TR + 10	K 8%	302 79	TRINITY
TRINITY (TRINITY)	E	TR + 10	K 8% <td>302 79</td> <td>TRINITY</td>	302 79	TRINITY
TRINITY (TRINITY)	F	TR + 10	K 8% <td>304 89</td> <td>TRINITY</td>	304 89	TRINITY
TRINITY (TRINITY)	G	TR + 10	K 8% <td>302 79</td> <td>TRINITY</td>	302 79	TRINITY
TRINITY (TRINITY)				304 89	TRINITY

TABLE F					
पत्रिका / पत्रिका क्रमांक	दिनांक	विषयक विवरण	पत्रिकातील विवरण (व. मं.)	अंशिक किंमत	एकूण किंमत
CL-5.02 (MATHURAN) (पत्रिका)				₹ 20.32	₹ 00
CL-5.02 (MARVELLA) (पत्रिका)				₹ 20.32	₹ 00
CL-5.02 (MARVELLA) (पत्रिका)				₹ 20.32	₹ 00
CL-5.02 (MARVELLA) (पत्रिका)	II	Paroda Dropt marks		₹ 20.32	₹ 00
एकूण पत्रिका क्रमांक				₹ 20.32	₹ 00

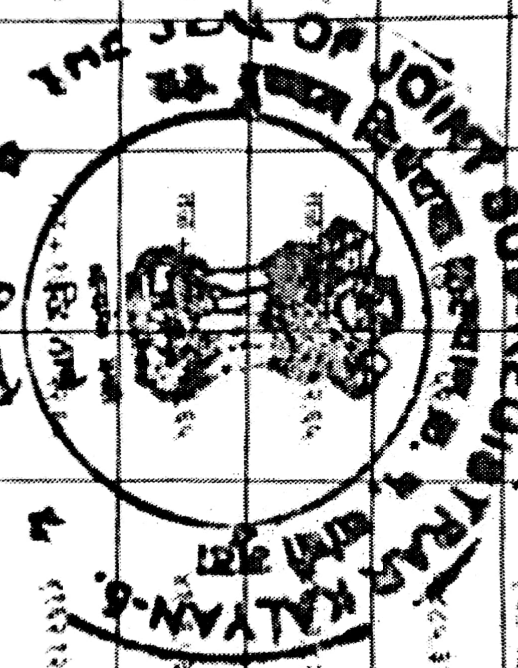


TABLE I						
क्र.सं.	पत्रिका/पत्रिका क्रमांक	दिनांक	विषयक विवरण	पत्रिकातील विवरण (व. मं.)	अंशिक किंमत	एकूण किंमत
	पत्रिका		पत्रिका	पत्रिका	पत्रिका	पत्रिका

क्र.	EWSS No.	1	2	3	4
1	10000001	...	3.94%	3300.33	3%
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

EWSS No. 10000001 का बिल 3.94% पर 3300.33 रुपये का है।
 इसका बिल 3% पर 99.01 रुपये का है।
 कुल बिल 3499.34 रुपये का है।

यदि आप इस बिल का भुगतान करना चाहते हैं तो आप इसे
 बैंक खाते में जमा कर सकते हैं। बैंक खाते का नाम
 'EWSS' है।

- 1. बैंक खाते में जमा करने के लिए आपको बैंक का नाम और खाते संख्या देनी चाहिए।
- 2. बैंक खाते में जमा करने के लिए आपको बैंक का नाम और खाते संख्या देनी चाहिए।
- 3. बैंक खाते में जमा करने के लिए आपको बैंक का नाम और खाते संख्या देनी चाहिए।

दिनांक: 20/05/2023

स्थान:

<p>क.ल.व. - 19</p> <p>क.ल.व. - 19</p>		<p>2023</p>	
		<p>500</p>	<p>500</p>

507/5961

गुरुवार, 27 एप्रिल 2023 12:27 म.नं.

दस्त गोपबारा भाग-1

कलन5

२२/५००

दस्त क्रमांक: 5961/2023

दस्त क्रमांक: कलन5 /5961/2023

वाजार मूल्य: रु. 66,28,318/-

मोबदला: रु. 1,19,46,251/-

भरलेले मुद्रांक शुल्क: रु.4,18,500/-

मुद्रांक शुल्क माफी भ्रमल्याम 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

द. नि. सह. द. नि. कलन5 यांचे कार्यालयात

पावती:6217

पावती दिनांक: 27/04/2023

अ. क्र. 5961 वर दि.27-04-2023

मादरकरणाचे नाव: महेश्वर नारायण प्रसाद - -

गेजी 12:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-२

कल्याण क्र.५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिद्धा क्रं. 1 27 / 04 / 2023 12 : 24 : 55 PM ची वेळ: (मादरीकरण)

शिद्धा क्रं. 2 27 / 04 / 2023 12 : 26 : 44 PM ची वेळ: (फी)

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-1

कल्याण क्र.५

प्राज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०७ नयम १९६२ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधोज संपुर्ण मजकूर, निष्पत्ती व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर दायीपत्ती खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर दस्तांकरण वस्तुामुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

(Signature)
लिहून दणार आहे

(Signature)
लिहून दणार आहे

JOINT SUB-REGISTRAR
कल्याण क्र.५



27/04/2023 12:38:14 PM

दस्त गोपवारा भाग-2

कलन5

500/500

दस्त क्रमांक:5961/2023

दस्त क्रमांक :कलन5/5961/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. पंडरी केसरकर -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावमजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई प्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन संबर:AAACL1490J	निवृत्त देणार वय :-50 स्वाक्षरी:- <i>P.R. K...</i>		
2	नाव:महेश्वर नारायण प्रसाद -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं 402 टॉवर नं 2 वास्कोन वॉर्डहेअर अपार्टमेंट मेन रोड, इंडसट्रिज बँक ममोर कोरगाव पार्क पुणे, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, PUNE. पिन संबर:AIZPP9242N	निवृत्त देणार वय :-54 स्वाक्षरी:- <i>M...</i>		

वरील दस्तऐवज करून देणार नथाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.

शिक्का क्र.3 ची वेळ:27 / 04 / 2023 12 : 29 : 42 PM

ओळख:-

खालील ठसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय पेडणेकर -- वय:25 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावमजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		
2	नाव:रमेश सकट -- वय:40 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावमजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		

शिक्का क्र.4 ची वेळ:27 / 04 / 2023 12 : 32 : 40 PM

शिक्का क्र.5 ची वेळ:27 / 04 / 2023 12 : 37 : 42 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

सह. द्वयम निबंधक वग-२
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Maheshwar Narain Prasad	eChallan	69103332023042014997	MH000871007202324E	418500.00	SD	0000671801202324	27/04/2023
2		DHC		2604202316612	2000	RF	2604202316612D	27/04/2023
3	Maheshwar Narain Prasad	eChallan		MH000871007202324E	30000	RF	0000671801202324	27/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5961/2023



Scanned with OKEN Scanner