

(2) मोवदला 0
(3) वाजारभाव(भाडेपट्टयाच्या 1

Receipt (pavti)

351/6437
Monday, May 15, 2023
10:32 AM

पावती

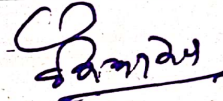
Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 7284 दिनांक: 15/05/2023

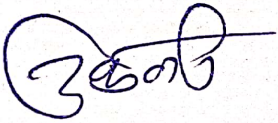
गावाचे नाव: सुरई
दस्तऐवजाचा अनुक्रमांक: बवड2-6437-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अरुण रघुनाथ केणी

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 2200.00
पृष्ठांची संख्या: 110
एकूण: रु. 2300.00

बाजार मुल्य: रु. 1/-
मोवदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 500/-


BVD2
(इंद्रबदन अ. सोलवणे)
सह दुय्यम निबंधक (वर्ज-२)
भिवंडी क्र. २, जि. ठाणे

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0205202309923 दिनांक: 15/05/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1005202315635 दिनांक: 15/05/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001921224202324E दिनांक: 15/05/2023
बँकेचे नाव व पत्ता:





15/05/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. भिवंडी 2

दस्त क्रमांक : 6437/2023

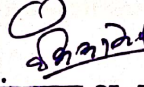
नोंदणी :

Regn:63m

गावाचे नाव : सुरई

(1) विलेखाचा प्रकार:	करारनामा
(2) भोंवदला	0
(3) वाजारभाव (भाडेपट्ट्याच्या प्रतिपट्टाकार आकारणी देणे की पट्टेदार नेद करावे)	1
भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मदनिका नं-106, माळा नं-1ना मजला, इमारतीचे नाव- ट्रीटोम्स, व्हाग-एफ, प्रोजेक्टचे नाव-अप्पर ठाणे, ट्रीटोम्स ए-सी, सी 1, सी 2, डी - एफ प्रोजेक्ट चा पत्ता-अप्पर ठाणे, लोहा धाम जवळ, मुंबई नाशिक हायवे, भिवंडी, ठाणे (विकसन करारनामा दस्त क्र ववड-1-6970/2021 दि 20/05/2021 अन्वये मुळ मालकाच्या हिश्याम आलेली मदनिका मु.शु सवलत) ((Survey Number : 55/14pt, 57pt, 58pt Mankoli & 26pt - Surai व दस्तान नमूद केल्याप्रमाणे ;))
क्षेत्रफळ	1) 45.24 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तावेज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा ननामा किंवा आदेश अमल्याम, प्रतिवादिचे व पत्ता.	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि तर्फे डायरेक्टर रौनिका मल्होत्रा तर्फे कु.मु. पॅट्रिक मोनिम तर्फे कु. मु. शैलेश मोरे - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412, 4था मजला, 17वी वर्धमान चेंबर, कावमजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAACL1490J
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुण रघुनाथ केणी वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नं. 433 दत्त मंदिर जवळ माणकोली गाव, भिवंडी अंजूर ठाणे, इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:- BDYPK9938H
) दस्तावेज करून दिल्याचा दिनांक	12/05/2023
0) दस्त नोंदणी केल्याचा दिनांक	15/05/2023
1) अनुक्रमांक, खंड व पृष्ठ	6437/2023
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुळ दस्तासोबतची प्रत.


(इंद्रजित अ. सोनवणे)
मह. दुय्यम निबंधक (वर्ग-२)
भिवंडी क्र. २, जि. ठाणे

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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.



ब्लॉक - २	
व. क्र. ६४३७	२०२३
घाणे ५७	११०

(VI) 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

(VII) Date of Offer of Possession: 30-06-2023, subject to additional grace period of 6 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(VIII) Project Details:

- 1) Project Name: Upper Thane Treetops A - C, C1, C2, D - F.
- 2) RERA Registration Number: P51700008449
- 3) No. of Buildings: 8

Annexure 6

(Unit and Project Details)



ख व ड - २	
द. क्र. ६४३७	२०२३
पाने ५४११०	

- (I) **CUSTOMER ID** :2231602
- (II) **Correspondence Address of Purchaser:** House No 433 Near Datta Mandir Mankoli Gaon Bhiwandi Anjur Thane 421302 Maharashtra India

(III) **Email ID of Purchaser:** arunkeni9@gmail.com

(IV) **Unit Details:**

- (i) **Development/Project** : Upper Thane Treetops A - C, C1, C2, D - F
- (ii) **Building Name** : TreeTops
- (iii) **Wing** : F
- (iv) **Unit No.** : F-106
- (v) **Area** :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	445	41.34
EBVT Area	42	3.90
Net Area (Carpet Area +EBVT Area)	487	45.24

No. of two wheeler parking space - 1

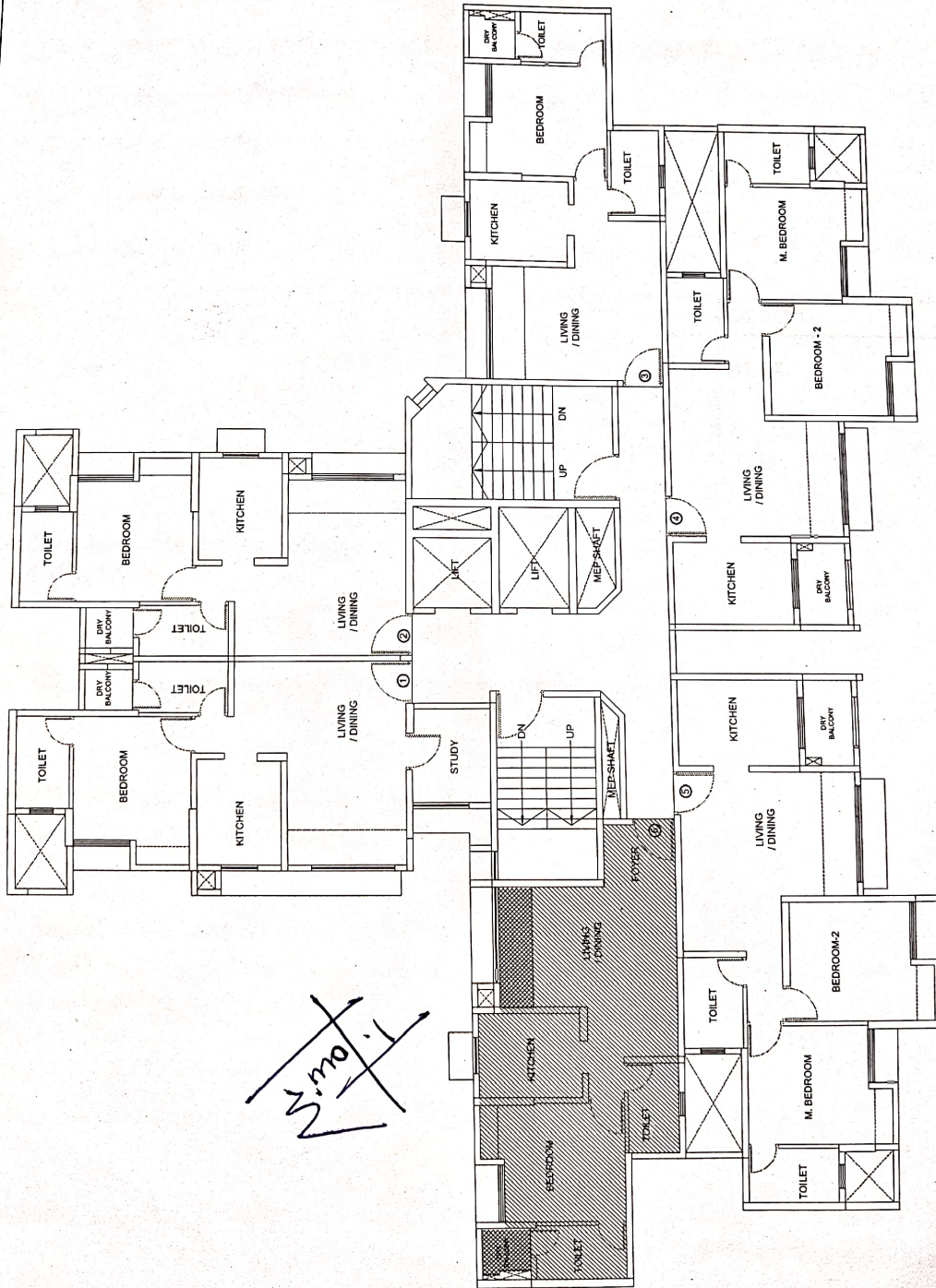
(V) **Consideration Value (CV):** Rs. 0/- (Rupees Zero Only)

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.



ANNEXURE - 5



UNIT - 6

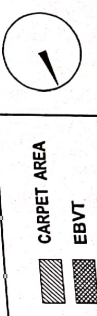
FLOORS : 1st to 7th, 9th to 12 th, 15th to 18 th & 20th

FLAT NO. 106	FLOOR 01st	ARCHITECT
WING: F	FLOOR	ARCHITECT HAFEEZ CONTRACTOR
CASA TREETOPS	NORTH	FIRST FLOOR, 29, SONAWALA BUILDING, BANK STREET, FORT, MUMBAI, 400023. TEL: 91-22-26061263
UPPER THANE	LEGEND	ARCHITECT

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





ब. व. उ. - २	
द. क्र. ६४३०	२०२१
पाने ५४/११०	

Annexure 4
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Amended Commencement Certificate	30 August 2019	SROT/BSNA/2501/B P/Amended/ ITP – Anjur, Mankoli & Surai/ 1668/ 2019	Mumbai Metropolitan Region Development Authority
2.	Occupation Certificate	31 st March 2021	SROT/BSNA/2501/B P/OC/ ITP – Anjur, Mankoli & Surai/ 347/ 2021	Mumbai Metropolitan Region Development Authority



ब्लॉक - २	
द. क्र. ६४३०	२०२१
पन्ने १५०/११०	

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 :
P51700008449

Project: **Upper Thane Treetops A - C, C1, C2, D - F Plot Bearing / CTS / Survey / Final Plot No.: 55/14pt, 57pt, 58pt - Mankoli & 26pt - Surai at Surai, Bhiwandi, Thane, 421302;**

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 **19/08/2017** and ending with **30/12/2021** 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: 19-04-2020 08:07:51

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

Dated: 19/08/2017
Place: Mumbai

Date: 21-Jul-23

To
Arun Raghunath Keni
CRN NO.2231602

Handover of Possession

Ref: Agreement to sell dated 15-May-23 registered at **BVD2-6437-2023**, before the Sub-Registrar at Bhiwandi ('Agreement'), in respect of Residential Unit No. **106** of **Treetops** in Wing **F** situated at **UTIP Thane ('Unit')**

Dear **Arun Raghunath Keni**,

We refer to the Agreement. As informed to you earlier, your Unit is ready for occupation. As confirmed by you, we have scheduled your possession and key handover on 21-Jul-23 at the site.

At time of possession, in case of any defects/issues, we request you to inform our Hospitality & Property Management (HPM) representative about the same within 48 hours of your scheduled possession. The defects (if any) shall be rectified as per the Company's policies within 30 days of receiving such information. You may thereafter collect the keys for your unit from the HPM representative at the site.

We request you to inspect the unit before accepting its keys. Upon collection of the keys as above, it will be deemed that you confirm and undertake that:

- (i) You are aware that the common areas, including club facility (ies), swimming pool(s), garden(s), playground(s) etc. are for use by all owners/residents of the larger property and no individual / group shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the society (ies).
- (ii) You are aware that the School will be entitled to use the sports related amenities of the Project upon payment of agreed consideration to the Ultimate Organisation during such school hours, as may be agreed between the Ultimate Organisation/Company and the School. The Purchaser undertakes to and cause the Ultimate Organisation to continue to allow the School to use the sports related amenities of the Project and hereby waives its rights to raise any objection, claim, interest, etc. in this regard.
- (iii) You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property,

building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.

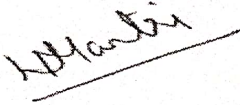
- (iv) You are aware that there are other structures/buildings to be constructed / under construction in the larger property, in compliance with the relevant provisions of the applicable Development Control Regulations (as may be amended from time to time), and you do not have any objection in relation to the same and waive any right to raise any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) maybe isolated by means of barricading/equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation etc. in such areas, as it may deem fit.
- (v) The Unit has been delivered in accordance with the Agreement and you have no outstanding issues, claims or grievances against the company. In the event of any payment identified at a later stage as incorrectly posted in your account shall be reversed and you are requested/liable to make a payment of the same.
- (vi) After the expiry of the initial period for which Common Area Maintenance (CAM) Charges have been collected by the Company, you shall be obliged to pay the CAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization or the Company, as the case maybe. The Ultimate Organization shall be responsible for collections of both, Building CAM charges and Federation CAM charges from its members. The Ultimate Organization shall ensure that the Federation CAM charges are collected and deposited with the Federation on or before the 1st day of each quarter.
- (vii) You are aware that any sale/transfer/lease etc. of the Unit shall require written approval/ no-objection letter ("**NOC**") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger property respectively, of the Company. You further agree that in the event of any breach of any conditions, covenants or obligations under your registered Agreement, including but not limited to, breach of any conditions pertaining to fit-out and maintenance of the Unit, you shall be required to rectify and cure such breach prior to obtaining such NOC. You are aware that at the time of issuance of such NOC, you (or party acquiring the interest, as you may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC.

Please note that all the facility charges in respect of the said Residence (including CAM Charges, electricity and water charges, security and Taxes) are payable with effect from 21-Jul-23. Also note that the CAM charges being collected are at provisional rates and incremental charges, if any, will be payable by you within 15 days of demand and in case of delay, shall carry interest as per terms of the Agreement to Sell. Accounts in respect of the CAM charges shall be provided at the time of society handover.

We request you to sign this letter confirming your acceptance of the terms and conditions mentioned above.

Yours sincerely

For Macrotech Developers Limited



(Associate Vice President - Customer Experience)

We confirm and accept

Signature of the Applicant

Signature of the Co-Applicant



Arun Raghunath Keni