

01/08/2022

दस्तावेज क्र. 11112/2022

दस्तावेज क्र. 11112/2022

नोदणी

Regn.63m

गावाचे नाव : मानगाव

(1)चिन्हेवाचा प्रकार	करारनामा
(2)मोबदला	7116565
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतनापट्टाकार आकारणी देणे ही परदेशीचे नाव नमूद करावे)	4123683.08
(4) भू-मापन,मोडहिम्मा व भू-प्रमाण(अमल्यास)	1) पालिकेचे नाव:कल्याण-डोंडिवली इतर वर्णन:सदरनिवा नं. 1406, माळा नं. 14 या मजला, इमारतीचे नाव: निआना वी-बिंग, ब्लॉक नं. प्रमाणन कार्यालय वाडेट,डोंडिवली ईस्ट, रोड - ज्ञान कल्याण श्रील रोड, 247 माहिती: विभाग नं. 52/165/1 मोबदल एका बाबत पार्षीत दिनांक 05/09/2019 च्या अधिनियमनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम चित्रीकरणनाम्यास म्. अ. मध्ये 50% मूळनियमनाम -1218/3587/ प्र.क्र.93/19/नवि-12((Survey Number : 65/15A (pl) of Mangaon व दस्तावेज नमूद केलेल्याप्रमाण:))
(5) क्षेत्रफळ	1) 70.52 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणाऱ्या/निहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि. नॉर्से कु.मु. सुरेन्द्र नाथर नॉर्से कु. मु. पंढरी केसरकर - - वय:-50; पत्ता:ज्वॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4था मजला 17वी वर्षमान सेंटर कायमजी पॅटेल रोड हॉर्निमंग मॉबेल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400001 पं न:-AAACL1490J
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिर्वन जाना - - वय:-44; पत्ता:ज्वॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 602, चिन्हेवा 3ए, शंकर पाल्म, खंडोवा मंदिर जवळ, सुभाष रोड, शिवाजी नगर, डोंडिवली वेस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421202 पं न:-AEMPJ8596E 2): नाव:-मुनमुन जाना - - वय:-36; पत्ता:ज्वॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं 602, चिन्हेवा 3ए, शंकर पाल्म, खंडोवा मंदिर जवळ, सुभाष रोड, शिवाजी नगर, डोंडिवली वेस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421202 पं न:-AYLPJ8806G
(9) दस्तावेज करून दिल्याचा दिनांक	10/08/2022
(10)दस्तावेज नोदणी केल्याचा दिनांक	10/08/2022
(11)अनुप्रमाण,खंड व पृष्ठ	11112/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	320500
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-
कल्याण क्र. ५

मुल्यावजामाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाचा नियमनेला अनुच्छेद

(ii) within the limits of any Municipal Corporation or City Cantonment area annexed to it





CHALLAN
MTR Form Number-6



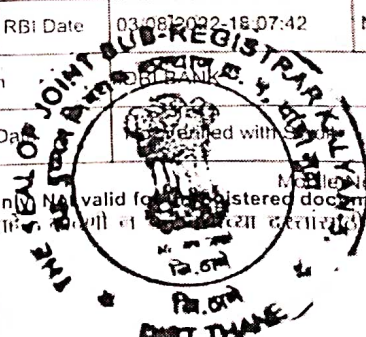
GRN	MH005964054202223E	BARCODE			Date	03/08/2022-14 35:29	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR		PAN No. (If Applicable)	AEMPJ8596E				
Location	THANE		Full Name	Anirban Jana				
Year	2022-2023 One Time		Flat/Block No.	Flat No 1405 Wing B Liana Locha Codename				
			Premises/Building	Premier				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			320500.00	Road/Street	Premiere colony ground, On Kalyan Shil road, Dombivali E, Taluka Kalyan			
0030063301 Registration Fee			30000.00	Area/Locality	Thane			
				Town/City/District				
				PIN	क.ल.न. 4 - ५१ २ ० ३			
				Remarks (If Any)	दस्त क्र. ११११२ २०२२			
				PAN2=AAAC11490J-SecondPartyName=Macrotech Limited-CA=7816565	Developers			
				Amount In	Three Lakh Fifty Thousand Five Hundred Rupees Only			
Total			3,50,500.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref No	69103332022080314469	714640175		
Cheque/DD No.			Bank Date	RBI Date	03/08/2022-18:07:42	Not Verified with RBI		
Name of Bank			Bank-Branch					
Name of Branch			Scroll No. , Date					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे. नोंदणी न करता या दस्तारास सदर चलन लागू नाही.

8291895839



क.ल.न.-५	
दस्त क्र.११११२	२०२२
६	७

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 10th day of Aug-2022

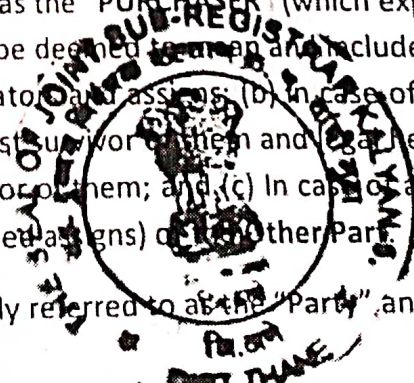
BETWEEN:

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, 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

ANIRBAN JANA AND MUNMUN JANA residing / having its address at **FLAT NO-602, BUILDING NO-3A, SHANKESHWAR PALMS, NEAR KHANDOBA MANDIR, SUBHASH ROAD, SHIVAJI NAGAR, DOMBIVLI WEST, 421202 MAHARASHTRA INDIA** and assessed to income tax under permanent account number (PAN) **AEMPJ8596E , AYLPI8806G** 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**"





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

क.ल.न.-५	
प्लॉट नं. ११११२	२०२२
७	७

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700033964

Project: **Liana B**, Plot Bearing / CTS / Survey / Final Plot No.: **65/15A (pt) 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 **14/03/2022** and ending with **28/02/2026** 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: 14-03-2022 17:28:38

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

dated: 14/03/2022
Office: Mumbai

