



Certificate No.:- 2031

## THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

*Part*

### Occupancy Certificate

विक्री इमारत प्लॅटिनो विंग डी (Riverview) - तळ (पार्ट) (सदनिका क्र. १, २, ३, ७ व ८) + १ ते ७ मजले + ८ (पार्ट) मजला  
(सदनिका क्र. ६, ७ व ८) + ९ ते १४ मजले, २५ ते ३२ + ३३ पार्ट मजल्याकरीता पार्ट वापर परवाना  
V.P. No. S०६/००३२/०९ TMC/TDD/OCC/1134/23 Date 23/03/2023

To, मे. प्रदिप एम. कांबळे अॅण्ड असो. (वा.वि.)  
श्री. हेंदर माटया भोईर व इतर (मालक)  
मे. मॅक्रोटोक डेव्हलपर्स लि. (विकासक)

Sub - चरील प्रमाणे इमारती करीता वापर परवाना मिळणेबाबत.

Ref. V. P. No. S०६/००३२/०९

Your Letter No.: १०२८५, दि. १७.०३.२०२३

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

चरील प्रमाणे situated at टाणे Road / Street ४०.० मी. रुंद Ward No. Sector

No. VI S. No./C.T.S. No./F.P. No. As below Village भाईदरपाडा under the

supervision of मे. प्रदिप एम. कांबळे अॅण्ड असो. Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. C.A./८७/१०४७१ may be occupied on the following conditions.

जुना स.नं. २०८/पे, नविन स.नं. ४/६/२अ, ४/६/२ब, ४/६/२क, ४/६/२ड, जुना स.नं. २१७/१४,  
नविन स.नं. १०९/१४व

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Municipal Corporation of  
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

P-7.0

- 1) पाणी, झुनेज व स्ट्रॉम वॉटर झुनेज विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी विकासकांवर बंधनकारक राहिल.
- 2) रेन वॉटर हार्वेस्टिंग व सोलार वॉटर हिटिंग यंत्रणा कार्यान्वित ठेवण्याची सर्वस्वी जबाबदारी विकासक व तदनंतर संबंधित सोसायटीची राहिल.
- 3) सी.सी. टिक्की यंत्रणा कार्यान्वित ठेवण्याची सर्वस्वी जबाबदारी विकासक व तदनंतर संबंधित सोसायटीची राहिल.
- 4) अग्निशमन विभागाकडील अंतिम नाहरकत दाखल्यामधील सर्व संबंधित अटी विकासक यांच्यावर बंधनकारक राहिल.
- 5) छाणे महानगरपालिकेमार्फत पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- 6) दि.०४.०१.२०२३ रोजी विकासक यांनी पार्किंग व्यवस्थेबाबत दिलेले हमीपत्र विकासक यांच्यावर बंधनकारक राहिल.
- 7) दि.१५.०७.२०२१ रोजीच्या Consent to Operate दाखल्यातील अटी विकासक यांच्यावर बंधनकारक राहिल.
- 8) तळ मजल्यावरील सदनिका क्र. ४ च्या वापर परवान्यापूर्वी Valid Consent to operate सादर करणे आवश्यक आहे.

### सावधान

"मंजूर नसताना बंधनकारक न करणे तसेच विद्यमान नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बंधनकारक वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५३ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे दंड व रु. ५०००/- दंड होऊ शकतो"

Yours faithfully,

*(Signature)*

Executive Engineer,  
Town Development Department,  
Municipal Corporation of  
the city Of Thane

*(Signature)*



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

08/07/2022

दम्न क्रमांक : 15649/2022

नोंदणी :

Regn:63m

गावाचे नाव : भाईदरपाडा

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	8736445
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते तमूद करावे)	6357701.395
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: गिळहर व्हिव,नोडा मलेन्डोरा, ब्लॉक नं: ठाणे, रोड नं: घोडबंदर रोड, इतर माहिती: सोबत एक कार पाचिंग(( Survey Number : 4/6/2 व दस्तात तमूद केल्याप्रमाणे ; ) )
(5) क्षेत्रफळ	1) 65.13 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगोवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना.	1) नाव:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कवुनीजवावामाठी कु. सु. श्रीकांत कांबळे - - वय:-44; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावमजी पटेल रोड, इनिमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दम्नगोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना	1) नाव:-सैदा लुवीस रेवेल्लो - - वय:-39; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-विंग / 104 नर्मिथा सोमायटी पी के रोड, केशवपाडा मुलुंड (वेस्ट) मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई पिन कोड:-400080 पॅन नं:-AXSPR4730K
(9) दम्नगोवज करून दिल्याचा दिनांक	08/07/2022
(10)दम्न नोंदणी केल्याचा दिनांक	08/07/2022
(11)अनुक्रमांक.खंड व पृष्ठ	15649/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	612000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेग	

*Bachmull*  
08/06  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद

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



Number  
0002342864202223  
08/07/20  
07202200001D  
08/07/20  
864202223  
08/07/2022



टनन - २  
दस्तावेज क्रमांक १५४४९ / २०२२  
१ / ९०

CHALLAN  
MTR Form Number-6



GRN	MH004647602202223E	BARCODE	Date 07/07/2022-11:05:55		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	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AXSPR4730K		
Location	THANE			Full Name	Sandra Luis Rebello		
Year	2022-2023 One Time			Flat/Block No.	Flat No. 602 Riverview		
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	612000.00	Road/Street	Lodha Splendora Ghodbunder Road			
0030063301	Registration Fee	30000.00	Area/Locality	Thane			
			Town/City/District				
			PIN	4 0 0 6 0 1			
			Remarks (If Any)	PAN2=AAACL1490J-SecondPartyName=Macrotech Developers Limited-CA=8736445			
			Amount In Words	Six Lakh Forty Two Thousand Rupees Only			
Total	6,42,000.00						
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK							
Cheque-DD Details			Bank CIN	Ref. No.	6910333202070713097	713514339	
Cheque/DD No.			Bank Date	RBI Date	07/07/2022-15:53:55	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9152916082  
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलान लागू नाही.

*Handwritten signature*



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दस्तावेज क्रमांक १५६४९ / २०२२
३ / १०

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 8<sup>th</sup> day of July 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

**Sandra Luis Rebello** residing / having its address at B-Wing / 104 Samishra Society P.K.Road, Keshavpada Mulund (W) Mumbai 400080 Maharashtra India and assessed to income tax under permanent account number (PAN) AXSPR4730K 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"



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दस्तावेज क्रमांक १५६४९ / २०२२
५ / १०

WHEREAS:

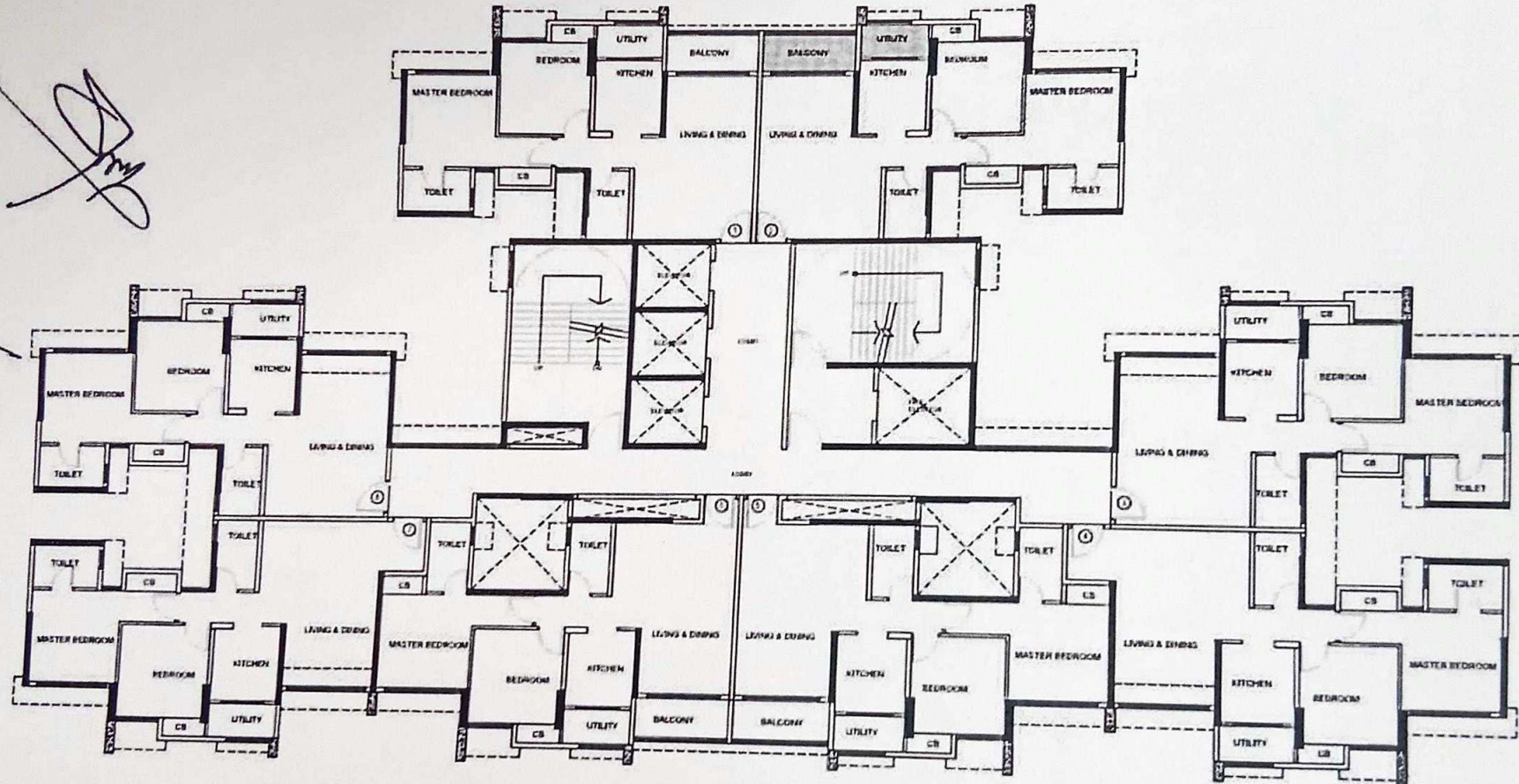
- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2 (Chain of Title)**.
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3 (Report on Title)**.
- D. The Company 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 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.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **DEFINITIONS**

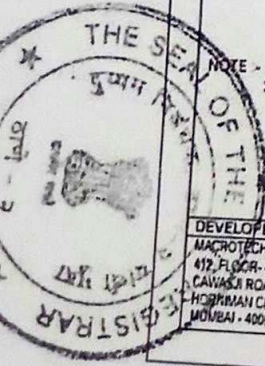
- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, 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 BCAM Charges.





NOTE - 1) PLAN NOT TO SCALE  
 2) FOR ACCURATE MEASUREMENTS OF CARPET AREA, PLEASE FOLLOW POLYLINE METHOD. THE CARPET AREA CALCULATE 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.  
 TYPICAL FLOOR IN APPROVAL PLAN: 15T TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOORS.

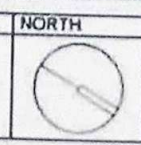
TYPICAL FLOOR PLAN: 15T TO 7TH, 9TH TO 12TH, 15TH TO 18TH, 20TH TO 23RD, 25TH TO 28TH, 30TH TO 33RD FLOORS.



DEVELOPERS  
 MACROTECH DEVELOPERS LIMITED  
 412, FLOOR-4 17G VARDHAMAN CHAMBER  
 CAWASJI ROAD  
 HOBRIMAN CIRCLE FORT,  
 MUMBAI - 400001

PROPOSED BUILDING ON FREE SALE PLOT - F2 (M/MRDA SCHEME)  
 PLOT BEARING OUT OF OLD S NO 197/1 197/9 200/1 200/2 200/3A 200/3B 200/4 200/5 200/6A 200/6B  
 200/7 201/1 201/2 201/3 202/2 203/3 203/4A 203/4B 203/5 203/6 203/7 203/8 203/9A 203/9B  
 203/10A 203/10B 204/1P 204/1P 204/2 204/3 204/5 205/1 205/2 207/1 207/3 207/5 207/6 207/7 207/8 207/9  
 207/10 207/11 207/12 209/4 209/1P 217/14 AT VILGEGE BHAYANDERPADA, THANE (W)

LODHA SPLENDORA, THANE	RIVERVIEW	FLOOR 6 <sup>th</sup>	FLAT NO. 602
------------------------	-----------	-----------------------	--------------



ARCHITECT  
 KAPADIA ASSOCIATES PVT LTD  
 112-114 PENINSULA CENTER, DR. D.S. ROAD ROAD,  
 OFF AMBEDKAR ROAD, PAREL EAST, MUMBAI - 400012  
 TEL: 91-22-58602336-38 FAX: 91-22-58602344  
 EMAIL: kaaj@hathway.com

Handwritten notes and signatures on the right margin, including a large signature and some illegible text.

Annexure 6

(Unit and Project Details)

- (i) **CUSTOMER ID** :2219771
- (ii) **Correspondence Address of Purchaser:** B-Wing / 104 Samishra Society P.K. Road, Keshavpada Mulund (W) Mumbai 400080 Maharashtra India
- (iii) **Email ID of Purchaser:** rebsan209@gmail.com
- (iv) **Unit Details:**
- (i) **Development/Project** : Lodha Splendora - River View
- (ii) **Building Name** : River View
- (iii) **Wing** :
- (iv) **Unit No.** : 602
- (v) **Area** :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	636	59.09
EBVT Area	65	6.04
Net Area (Carpet Area +EBVT Area)	701	65.13

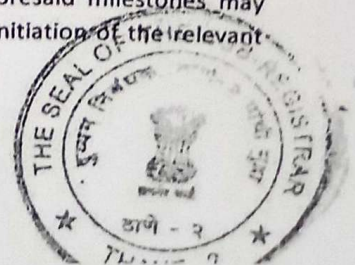
(vi) **Car Parking Space Allotted:** 1

(V) **Consideration Value (CV):** Rs. 87,36,445/- (Rupees Eighty-Seven Lakh Thirty-Six Thousand Four Hundred Forty-Five 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	1,08,000	20-06-2022
2	Booking Amount II	3,28,822	20-06-2022
3	Booking Amount III	17,47,289	17-07-2022
4	Within 50 days	26,20,934	05-08-2022
5	Within 75 days	21,84,111	31-08-2022
6	Within 100 Days	14,85,196	25-09-2022
7	On offer of possession - I	2,62,093	25-10-2022

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.





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कल नमं १५६४९ / २०२२
४४ / ९०

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:** 31-12-2022, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details:**

- 1) Project Name: Lodha Splendora - River View
- 2) RERA Registration Number: P51700016375
- 3) No. of Buildings: 1

ट न न - २  
दस्तावेज क्रमांक १५४४९/२०  
४५ / ९०  
ट न न - १  
दस्तावेज क्रमांक १५४४९/२०  
४६ / ९०

**Annexure 6A**

*(Other Amount Payable before DOP)*

- (i) **Reimbursements: Payable on/before the Date of Offer of Possession\*(If Any):**
1. Land Under Construction (LUC) Reimbursement: Rs. 9,400/- (Rupees Nine Thousand Four Hundred Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
  2. Electricity Deposit Reimbursement: Rs. 5,000/- (Rupees Five Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
  3. Connection and related expenses: Rs. 93,000/- (Rupees Ninety-Three Thousand Only).
  4. Share Money: Rs.600/- (Rupees Six Hundred Only).
- (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. **BCAM Charges:**  
Rs. 91,355/- (Rupees Ninety-One Thousand Three Hundred Fifty-Five Only) covering period of 18 months from DOP and (b)
  2. **FCAM Charges (if applicable):** Rs. 1,66,137.00/- (Rupees One Lakh Sixty-Six Thousand One Hundred Thirty-Seven Only) covering period of 60 months from DOP.
  3. **Property Tax (Estimated):** Rs. 35,961/- (Rupees Thirty-Five Thousand Nine Hundred Sixty-One Only) covering period of 18 months from DOP.
  4. **Building Protection Deposit:** Undated Cheque of 60,000.00/- (Rupees Sixty Thousand Only) toward Building Protection deposit which shall be encased only if there is violation of guidelines in respect of excitation of fit out/interior work.

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 initials and signature.





**THANE MUNICIPAL CORPORATION**  
**(Regulation No.3 & 24)**  
**SANCTION OF DEVELOPMENT**  
**PERMISSION CERTIFICATE**

VP No : S06/0032/09  
 Revised

No : TMC/TDD/3420/20

Date : 9/3/2020

**Building Details**

Building Name : MLCP (RETAIL)	Building Use : Utility/services
Name of PWork : MLCP-1 (RETAIL)	
Floor Name : LOWER BASEMENT FLOOR, UPPER BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR	
Building Name : D (RIVERVIEW)	Building Use : Residential
Name of PWork : D-1 (RIVERVIEW)	
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, FIRE CHECK FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR	

To,

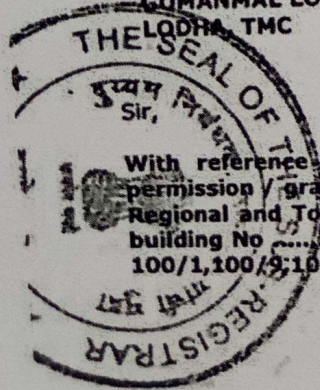
Pradeep Mahipat Kamble ( CA/87/10471 )

(Architect)

LODHA NOVEL BUILD FARMS PVT LTD, TMC, TMC, LODHA  
 NOVEL BUILD FARMS PVT. LTD., MANGALPRABHAT  
 GUMANMAL LODHA, MANGALPRABHAT GUMANMAL

(Owner)

(Power of Attorney Holder)



With reference to your application No S06/0032/09 dated 7/2/2020 development permission / grant of commencement certificate under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 6, Village :- BHAYANDERPADA, Survey No / H No. :- 100/1,100/2,105/1,105/2,105/3A,105/3B,105/4,105/5,105/6A,105/6B,105/7,106/1,1

99	99	2
60	99	2
	99	2

06/2,106/3,101/2,108/3,108/4A,108/4B,108/5,108/6,108/7,108/7,108/8,108/9A,108/9B,108/10A,108/10B,107/1/2A,107/1/1,107/1/2B,, development permission/the Commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.



THANE MUNICIPAL CORPORATION  
(Regulation No.3 & 24)  
SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE

टनन-२
दस्तावेज क्रमांक १५६४६/२०२२
५३/२०

VP No : S06/0032/09  
Revised

No : TMC/TDD/3526/20

Date : 21/12/2020

Building Details

Building Name	: D (RIVERVIEW)	Building Use	: Residential
Name of PWork	: D-1 (RIVERVIEW)		
Floor Name	: TWENTYTHIRD FLOOR, FIRE CHECK FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR		

To,

Pradeep Mahipat Kamble ( CA/87/10471 )  
Macrotech developer Ltd., , , , ,

(Architect)  
(Owner)  
(Power of Attorney Holder)

Sir,

With reference to your application No. S06/0032/09 dated 7/2/2020 and development Permission No. TMC/TDD/3420/20 dated 9/3/2020 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 6, Village :- BHAYANDERPADA, Survey No / H No. :- 100/1,100/9,105/1,105/2,105/3A,105/3B,105/4,105/5,105/6A,105/6B,105/7,106/1,106/2,106/3,101/2,108/3,108/4A,108/4B,108/5,108/6,108/7,108/7,108/8,108/9A,108/9B,108/10A,108/10B,107/1/2A,107/1/1,107/1/2B,, the Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.





Certificate No. 4212

**THANE MUNICIPAL CORPORATION, THANE**

Regulation  
(Registration No. 3 & 24)  
**SANCTION OF DEVELOPMENT  
PERMISSION/ COMMENCEMENT CERTIFICATE**

प्लॉट एफ - २ (MMRDA Free sale) सी.सी. - इमारत प्लॉटीनो विम  
उर्वरित १० (पार्ट) + २२ मजले

ट न न - २
१५६४९ / २०२२
५५ / १०

S06/0032/09

V. P. No. \_\_\_\_\_ TMC / TDD / 3000 / 19 Date : 26/2/2019  
To, Shri / Smt. मेशशि देशमुख अण्ड असो. (Architect)

Shri श्री.हेंदर माटया मोईर व इतर (Owners)  
मं.लोढा डेव्हलपर्स प्रा.लि., (विकासक)

With reference to your application No. 1221 (dated 23/1/2019 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village मोईरपाडा Sector No. ६ Situated at Road / Street घोडबंदर रोड S. No. / G.S.T. No. / F.P. No. ज.स.नं.२०८/ पै.ज.स.नं.४/६/२ व ज.स.नं.२१७/२४ न.स.नं.१०९/२४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- १) सदर इमारत प्लॉटीनो ही ज्या ७० मी. उंचीवरील बांधकामाची HRC कमिटीची मंजूरी सादर करणे आवश्यक आहे.
- २) सुधारीत परवानगी/सी.सी./वि.प्र.क्र. S06/0032/09 ठामपा/शिविनि/२६१/२८ दि.२३/५/२०१८ मधील अटी बंधनकारक राहतील.

**सावधान**

"मंजूर नकाशानुसार बांधकाम न करणे नसेच  
नियंत्रण नियमावलीनुसार आवश्यक त्या

**WARNING PLEASE NOTE THAT THE DEVELOPMENT IN  
CONTRAVENTION OF THE APPROVED PLANS  
AMOUNTS TO COGNISIBLE OFFENCE PUNISHABLE  
UNDER THE MAHARASHTRA REGIONAL AND TOWN  
PLANNING ACT, 1966**



Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully  
Executive Engineer  
Town Development Department  
Municipal Corporation of  
the city of Thane.

**PERSONAL ASSETS AND LIABILITIES STATEMENT**  
(For Loans up to 25 Lacs)

Please note the following before compiling Opinion Report.

- Copies of Documentary evidence in respect of assets of Borrowers/ Guarantors to be obtained and kept on record.
- Bank account statement for the past one year to be obtained.
- Self certification will be the basis for the Opinion Report.
- Other assets to include cars etc.

Name: Shri/ Smt/ Kum. Sandra Rebello  
 S/o, W/o, D/o Luis Rebello  
 Aadhar Number: 832682468632  
 Resident of Mulund (W) Mobile No. 9152916082  
 Landline or Alternate Mobile No. .... PAN No. AXSPR4730K  
 DOB 20-09-82 Age 40 Date of Retirement.....  
 Profession IT-Software Net Annual Income/ NMI... 27 L

**Description of immovable property**

House / Flat No (Area of land and House)	Address/ Location	Owned / Leased	Value, Encumbrance, if any, for loan availed and amount.
<u>6th Floor, 602</u>	<u>River View Lodha Splendora, Godhunder Rd, Thane - 400601</u>	<u>Owned</u> ✓	

**Other assets-Description and value**

Description	Value	Description	Value	Description	Value
NSCs		PF PPF		Gold ornaments	
Mutual Funds		Shares/ Debentures		Others (please specify)	
<b>Total Assets Rs.</b>					

**Liabilities**

Description	Amount	Description	Amount
Home Loan		Personal Loan	
Car Loan		PF Loans	
Other Loans		Other liabilities	
<b>Total Liabilities Rs.</b>			

I hereby declare that the particulars furnished by me are correct. I enclose photocopies of relevant documents on support of my statement. I undertake to furnish original documents, if needed by Bank, for verification.

AP.  
Signature of the applicant/ Guarantor

RLMS-YL AP HL 2023 1000 44 92712

Saving A/c. No. 41498358269	Branch FILE NO.
CIF No. 91093861282	Tie up on (If applicable)
LOS Reference No.	PAL/Take Over/NEW/Resale/Topup Take Over 89 Lacs

Applicant Name SANDRA LUVIS REBELLO

Co-Applicant Name

Contact (Resi) 9152916082 Mobile No. 9152916082

Loan Amount	Tenure
Interest Rate	EMI
Loan Type	SBI LIFE
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location

Property Cost

Name of Developer / Vendor

RBO -                      ZONE -                      Branch                      (Code No.)

Contact Person RITIKA SUSAN Kujur Mobile No. 6200227359

Name of RACPC Co-ordinator along with Mob. No.

	DATE		DATE
SEARCH - 1	23/10/23 L.G. Navik	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	23/10/23 Narutikodda	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No. RITIKA SUSAN Kujur - 6200227359



HL TO BE PARKED AT 18407 - P K Road BRANCH