

Mohit
13/11/23

15130

Please Tick

SAC No _____ Branch FILE No _____
CIF NO _____ Tie up no
LOS Reference No _____ PAL/Take Over/NEW/Resale/Top up

Applicant Name Mr. Rishit Suresh Dholakia
Co-Applliant Name Mrs. Hetal Rishit Dholakia
Co-Applliant Name Mrs. Keta Suresh Dholakia
Contract (Resi) _____ Mobile : _____

Loan Amount : ~~₹ 00~~ 2.00 Cr Tenure : _____
Interest Rate : _____ EMI : _____
Loan Type : Housing loan SBI LIFE : _____
Hsg. Loan _____ Maxgain _____
Realty _____ Home Top up _____

Property Location : Matunga (East)
Property Cost : _____
Name of Developer / Vendor : Lodha (Divino - Project)

RBO - ZONE - Branch : (Code No)
Contact Person : ARJUN NARAYANKAR Mobile No.
Name of RACPC Co-ordinator along with Mob No:

	DATE	TR - CURR 13/11	DATE
SEARCH - 1	✓ VS legal		
SEARCH - 2		RESIDENCE VERIFICATION	CURR
VALUATION - 1		OFFICE VERIFICATION	CURR
VALUATION - 2		SITE INSPECTION	Initial

HLST / MPST / BM / FS / along with Mob No. :



RASMECC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

AMT2
Mohit
13/11/23

Please Tick

Saving A/C No	Branch FILE No.
CIF NO	Tie up no <small>* applicable</small>
LOS Reference No	PAL/Take Over/NEW/Resale/Top up

Applicant Name	Mr. Rishit Suresh Dholakia
Co-Applicant Name	Mrs. Hetal Rishit Dholakia
Co-Applicant Name	Mrs. Hetal Suresh Dholakia
Contract (Resi.)	Mobile :

Loan Amount : ₹ 66 Cr 2.00 Cr	Tenure :
Interest Rate :	EMI :
Loan Type : Housing Loan	SBI LIFE :
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : Matunga (East)
Property Cost :
Name of Developer / Vendor : Lodha (Divino - Project)

RBO -	ZONE -	Branch :	(Code No)
-------	--------	----------	-----------

Contact Person : ARJUN NARAYANKAR	Mobile No.
-----------------------------------	------------

Name of RACPC Co-ordinator along with Mob No:

	DATE	ITR - <i>Crux</i> 13/11	DATE
SEARCH - 1	<i>NS hazal</i>	RESIDENCE VERIFICATION	<i>Crux</i> 13/11
SEARCH - 2		OFFICE VERIFICATION	<i>Crux</i> 13/11
VALUATION - 1		SITE INSPECTION	<i>Initiated</i> 13/11
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :
--



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADFPD4982Q

नाम / Name
RISHIT SURESH DHOLAKIA

पिता का नाम / Father's Name
SURESH GIRDHARILAL DHOLAKIA

जन्म की तारीख / Date of Birth
08/11/1980

Rishit Dholakia
हस्ताक्षर / Signature



20062017



भारत सरकार
GOVERNMENT OF INDIA



ऋषित सुरेश धोलकिया
Rishit Suresh Dholakia
जन्म तारीख / DOB : 08/11/1980
पुल्लिंगी / MALE

4087 7016 5079



आधार - सामान्य माणसाचा अधिकार

Rishit Dholakia

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep, Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
वडिलाचे/आईचे नं: सुरेश
गिरधरलाल धोलकिया, सी-27
कृष्णलया 7 फ्लोर, एन.एस. मांकीकर
रोड, चुनभट्टी वेस्ट, मुंबई, मुंबई,
महाराष्ट्र, 400022

Address:
S/O: Suresh Girhartal Dholakia
C-27 Krishnalaya 7th Floor, N.S.
Mankikar Road, Chunabhatti
West, Mumbai, Mumbai,
Maharashtra, 400022



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 00

AMT2

 भारत सरकार
GOVERNMENT OF INDIA


ऋषित सुरेश धोलकिया
Rishit Suresh Dholakia
जन्म तारीख / DOB : 08/11/1980
पुल्लिंगी / MALE

4087 7016 5079



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADFPD4982Q

नाम / Name
RISHIT SURESH DHOLAKIA


पिता का नाम / Father's Name
SURESH GIRDHARILAL DHOLAKIA

जन्म की तारीख / Date of Birth
08/11/1980


हस्ताक्षर / Signature



Rishit Dholakia

 आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
वडिलाचे/आईचे नांव: सुरेश
गिरधरलाल धोलकिया, सी-27
कृष्णलया 7 फ्लोर, एन.एस. मांकीकर
रोड, चुनभट्टी वेस्ट, मुंबई, मुंबई,
महाराष्ट्र, 400022

Address:
S/O: Suresh Giridharlal Dholakia,
C-27 Krishnalaya 7th Floor, N.S.
Mankikar Road, Chunabhatti
West, Mumbai, Mumbai,
Maharashtra, 400022



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मजिल मन्त्री स्टर्लिंग, प्लॉट नं 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

V. S. Legal Associates

Advocates High Court

1A & 5, 5/A, 4th Floor, Kamanwala Chamber,
Premises Co-op. Society Ltd

S. V. Lad

मावडी

18/08/2023

मावडी क्र. 14972 दिनांक 18/08/2023

मावडी नाव सायल

दस्तावेजांचा क्रमांक: 4-13926-2023

दस्तावेजांचा प्रकार: करारनामा

मावडी करारनामा नाव: हेतल रिशित घोलकिया - -

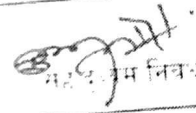
मावडी रक्कम: ₹. 30000.00

दस्तावेजांची रक्कम: ₹. 1600.00

मावडी क्र. 80

एकूण:

₹. 31600.00



सह. दुय्यम निबंधक, मावडी-4

सह. दुय्यम निबंधक वर्ग-२,

मुंबई शहर क्र.-४

मावडी क्र. ₹. 26437201.582/-

मावडी क्र. ₹. 31067324/-

मावडी क्र. ₹. 1864500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹. 1600/-

सीटी/धनादेश/पे ऑर्डर क्रमांक: 0823179305370 दिनांक: 18/08/2023

देयकेचे नाव व पत्ता:

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

सीटी/धनादेश/पे ऑर्डर क्रमांक: MH006689247202324E दिनांक: 18/08/2023

देयकेचे नाव व पत्ता:

H.R. Dholekhi

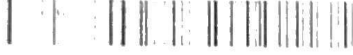
V. S. Legal Associates

Advocates High Court

1A & 5, 5/A 4th Floor Kamanwala Chamber

S. V. Lad

Page 1 of 2



सूची क्र.2

दुय्यम निबंधक - मह. दु. नि. मुंबई शहर 4

दस्त क्रमांक : 13926/2023

नोंदणी -

Regn 63m

राबाचे नाव - मायल

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदणी क्रमांक	31067324
(3) बाजारभाव (घाटेपट्टयाच्या बाबत पट्टाकार आकारणी देणे की पट्टेदार ते तसूद करावे)	26437201 582
(4) घुसपट्टा, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव- मुंबई मनपा इतर वर्णन :- इतर माहिती मदतिका नं-3201 माळा नं- 32वा मजला इमारतीचे नाव - टॉवर 1 विंग ए प्रोजेक्टचे नाव- वेलीस्मिमी मादुंगा प्रोजेक्ट चा पत्ता- विद्याभवारी भाऊ दाजी रोड मायल मुंबई पार्किंग -सोबत एक कार पार्किंग((C T.S. Number : 6(pt) व दस्तात तसूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 76.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटिक डेव्हलपर्स लि.तर्फे कु.मु.सुरेंद्रन नायर तर्फे कु.मु. पंढरी केसरकर -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4वा मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निसन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-व्हेतल रिशित धोलकिया -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AEUPM1340P 2): नाव:-रिशित सुरेश धोलकिया -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ADFPD4982Q
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13926/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1864500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सहायीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

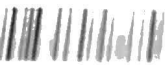
Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 18/08/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

मह. दुय्यम निबंधक वर्ग २
मुंबई शहर ४



सूची क्र. २

दस्तावेज क्र. १३९२६/२०२३

दिनांक १३/०८/२०२३

पृष्ठ-१

Page 01

पदाधिकारीचे नाव मसुदा

करारनामा

31067324

26437201 582

देश

१) पालिकेचे नाव मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं-3201 माळा नं- 32वा मजला इमारतीचे नाव - टॉवर 1 विंग ए प्रोजेक्टचे नाव- बेलीमिमो मादुंगा प्रोजेक्ट चा पत्ता- विश्वामवाडी भाऊ दाजी रोड सायन मुंबई पालिके -सोबत एक कार पार्किंग((C.T.S. Number : 6(pt) व दस्तान नमूद केल्याप्रमाणे ;))

१) 76.18 चौ.मीटर

१): नाव:-मॅकोटेक डेव्हलपर्स लि.तर्फे कु.मु.सुरेंद्रन नायर तर्फे कु.मु. पंडरी केसरकर -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4वा मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J

१): नाव:-हेतल रिशित धोलकिया -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AEUPM1340P

२): नाव:-रिशित सुरेश धोलकिया -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ADFPD4982Q

18/08/2023

18/08/2023

13926/2023

1864500

30000



within the limits of any Municipal Corporation or any Cantonment area annexed to it

V. S. Legal Associates

Advocates High Court

1A & 5, 5/A, 4th Floor, Kamanwala Chamber,

V. Lad

Page 1 of 1



सूची क्र.2

दुय्यम निबंधक - मह. मुंबई नगर 4

दस्त क्रमांक : 13926/2023

नोंदणी

Regn 63m

साबाचे नाव : माघन

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	31067324
(3) बाजारभावाब(भाडेपट्ट्याच्या बाबतीत घटकाकार आकारणी देणे की घटकेदार ते नमूद करावे)	26437201 582
(4) दस्तऐवज घेण्याचा प्रक्रिया व घटकक्रमांक (असल्यास)	1) पालिकेचे नाव-मुंबई नगरपालिका, इतर माहिती सदनिका नं-3201 भाळा नं- 32वा मजला इमारतीचे नाव - टॉवर 1 विंग ए प्रोजेक्टचे नाव- वेलीस्मिमी माटुंगा प्रोजेक्ट चा पत्ता- विद्यामवाडी भाऊ दाजी रोड माघन मुंबई पालिका -सोबत एक कार पार्किंग((C.T.S. Number : 6(pt) व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 76.18 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-मॅक्रोटिक रेन्डलपर्स लि.तर्फे कु.मु.सुरेंद्रन नायर तर्फे कु.मु. पंढरी केसरकर -- वय:-50; पत्ता:-प्लॉट नं. , भाळा नं. , इमारतीचे नाव: 412 4था मजला 17वी बंधमान बँकर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-हेतल रिशित धोलकिया -- वय:-43; पत्ता:-प्लॉट नं. , भाळा नं. , इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AEUPM1340P 2): नाव:-रिशित सुरेश धोलकिया -- वय:-43; पत्ता:-प्लॉट नं. , भाळा नं. , इमारतीचे नाव: सी-27, 7वा मजला कृष्णालय सोसायटी एन एस मानकीकर रोड चुनाभट्टी वेस्ट मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ADFPD4982Q
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13926/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1864500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) बेरा	



मुद्रांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ व्यवहारासाठी नागरिकांचे सहनीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 18/08/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

2024
18/08/2023
Date
Delance

V. Lad

V. S. Legal Associates

Advocates High Court

1 A P E P L L

Using Scan Doc Records and Files

Valuation ID: 20230818034 मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) 18 August 2023 08:17:47 AM

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई (मेन)
मूल्य विभाग 19-सायन डिव्हिजन
उप मूल्य विभाग भुभाग : पूर्वस हार्बर रेल्वे लाईन, पश्चिमेस लक्ष्मीबाई केळकर, द्रुतगती महामार्ग, दक्षिणेस किंग्ज सर्कलकडे जाणारी हार्बर लाईन, विभाग हद्द
सर्व्हे नंबर न भू क्रमांक सि टी एस. नंबर#6

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
102420 242110 278420 302630 242110 चौरस मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)- 83.798 चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 10 2 वर्षे बांधकामाचा दर - Rs.30250/-
उद्ववाहन सुविधा- आहे मजला - 31st floor And Above कार्पेट क्षेत्र- 76.18 चौरस मीटर

प्रकल्पाचे क्षेत्र- Above 2 hector रस्ता सन्मुख -
Sale Type - First Sale
Sale Resale of built up Property constructed after circular dt.02.01.2018

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर ((मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %)
प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर Rs.254215.5/-

मजला निहाय घट/वाढ - 120% apply to rate = Rs.305059/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
(((305059-102420) * (100 - 100)) + 102420)
= Rs.305059/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 305059 * 83.798
= Rs 25563334.082/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.75 चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.75 * (254215.5 * 25 / 100)
= Rs.873867.5 -

Applicable Rules = .5 अ, 10, 4, 16

एकत्रित अंतिम मूल्य
मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + उरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 25563334.082 + 0 + 0 + 0 + 873867.5 + 0 + 0 + 0 + 0 + 0
= Rs.26437201.582/-



CHALLAN
MTR Form Number-6



GRN	MH096689247202324E	BARCODE		Date	16/08/2023-15/17/19	Form ID	252
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Department: Inspector General Of Registration Payer Details

Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
	Registration Fee	PAN No.(If Applicable)	AEUPM1345P
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	HETAL RISHIT DHOLAKIA
Location	MUMBAI	Flat/Block No.	Flat No 3201 Wing A Tower 1 Bellissimo Matunga
Year	2023-2024 One Time	Premises/Building	
Account Head Details		Road/Street	Mishramvadi Bhau Daji Road Sion
003004550*	Stamp Duty	Amount In Rs.	1864500.00
0030063301	Registration Fee	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 1 0 0 2 2
		Remarks (If Any)	PAN2=AAACL1490J-SecondPartyName=Macrotech Developers Limited-CA=31067324
		Amount In	Eighteen Lakh Ninety Four Thousand Five Hundred Rupees Only
		Words	
Total		18,94,500.00	

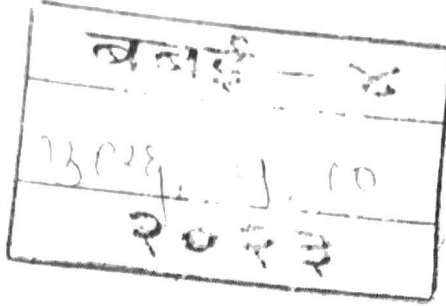
बखर्क - ४
13/08/2023 2:00
२०२३

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332023081713111 730556373
Cheque/DD No.		Bank Date	RBI Date 17/08/2023-14 37 53 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID: 9821520925
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सहायक न्यायाधीश व न्यायाधीश कार्यालय नोंदणी कार्यालय दफ्तारासाठी लागू आहे. नोंदणी व कार्यालय दफ्तारासाठी सहायक न्यायाधीश कार्यालय नाही.



HR Dholakia Hetal Dholakia



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 18th day of AUG-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

HETAL RISHIT DHOLAKIA AND RISHIT SURESH DHOLAKIA residing / having its address at **C-27, 7th Floor, Krishnalaya Society, N S Mankikar Road, Chunabhatti West Mumbai 400022 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AEUPM1340P** , **ADFPD4982Q** 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**"

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:

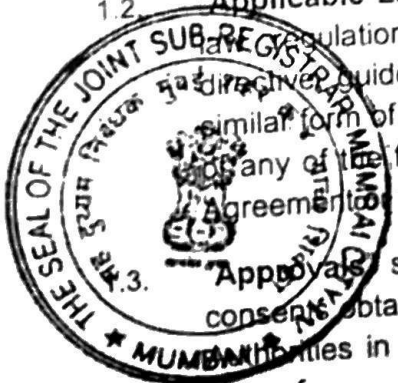
1. DEFINITIONS -

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, regulation, ordinance, rule, judgment, order, decree, clearance, approval, 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.

Stamp: AGREED BY AND
13/02/2025
9073



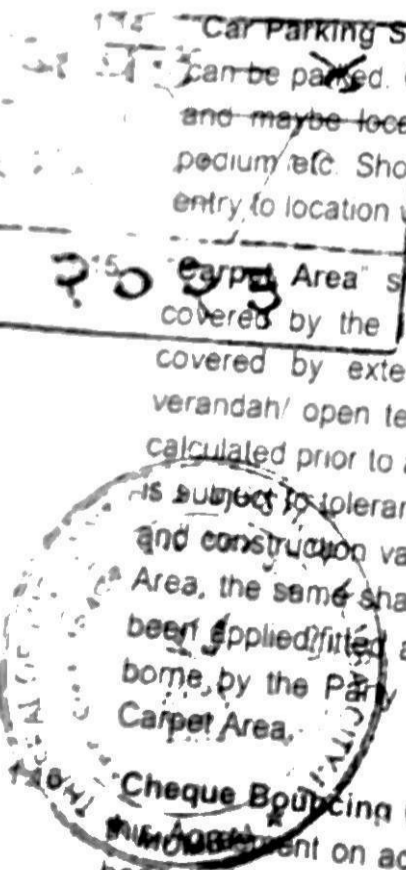
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- 1.4 **Arbitrator** shall have the meaning ascribed to it in Clause 23.2 below
- 1.5 **Attorney** shall have the meaning ascribed to it in Clause 11.4.2(b) below
- 1.6 **Authority** shall mean (i) any nation or government or any province, state or 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
- 1.7 **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 FCAM Charges
- 1.8 **Building** shall mean the single/multi-storied buildings to be/ being constructed as part of the Project
- 1.9 **Building Conveyance** shall have the meaning ascribed to it in Clause 14.3 below
- 1.10 **"Building Protection Deposit"** shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
- 1.11 **CAM Charges** shall have the meaning ascribed to it in Clause 15.5
- 1.12 **"CAM Commencement Date"** shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit
- 1.13 **Cancellation Deed** shall have the meaning ascribed to it in Clause 11.4.2(a) below.

1.14 **"Car Parking Spaces"** shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and may be located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.15 **"Carpet Area"** shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.16 **"Cheque Bouncing Charges"** shall mean the charges payable by either Party to the other Party on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30



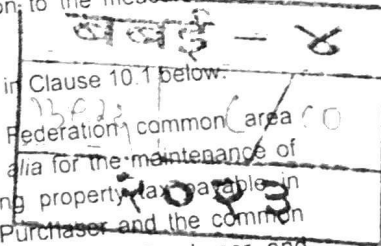
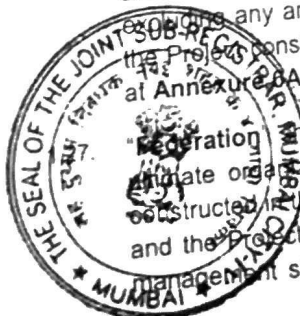
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V. S. Legal Associates

Advocates High Court

S. V. Lad

- (thirty) days from the date the cheque is not cleared in the first instance the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.
- 1.17 **Club** shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property
- 1.18 **Common Areas and Amenities** shall mean the common areas and amenities as are available to and/or in respect of the Building/Larger Property, as the case may be and more particularly described at **Annexure 7 (Common Areas and Amenities)** but shall not include the Demarcated Area
- 1.19 **Confidential Information** shall have the meaning ascribed to it in Clause 27.1 below
- 1.20 **Consideration Value** shall have the meaning ascribed to it at **Annexure 6 (Unit and Project Details)**.
- 1.21 **Date of Offer of Possession or DOP** shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building) The estimated DOP is set out at **Annexure 6 (Unit and Project Details)**.
- 1.22 **Demarcated Area** shall mean the community hall(s); temple(s) (if any) that may have been constructed on the Larger Land and appurtenant land(s) thereto:
- 1.23 **Direct Tax** or **Direct Taxes** shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.24 **Exclusive Balcony/ Veranda/Open Terrace Area** or **EBVT Area** shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.25 **Extended DOP** shall have the meaning ascribed to it in Clause 10.1 below.
- 1.26 **FCAM Charges**, if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at **Annexure 8A (Other Amounts Payable before DOP)**.
- Federation** shall mean the apex body to be formed by and consisting of the Ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the



PA

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V. S. Legal Associates

Advocates High Court

Annexure 1

(Plot A)

Firstly: All that piece and parcel of land bearing Cadastral Survey No. 6 of Sion Division located at Vishram Wadi, Barracks No. T-57, T-58, T-59, Bhau Daji Road, Estate Scheme No. 6, Sion-Matunga Estate, Mumbai 400 022 admeasuring 26,329.97 square metres.

On or towards the North : By Sion Hospital Quarters:
On or towards the South : By slums known as New Sunder Kamla Nagar:
On or towards the East : By various buildings and passage leading to Dr. Ambedkar Road:
On or towards the West : By Sunder Kamlanagar Garden, Barrack Nos. T70, T71 and T72 and Sion Matunga Athletic Club:

(Plot B)

Secondly: All that piece and parcel of land bearing Cadastral Survey No. 6 (part) of Sion Division located at Vishram Wadi, Barracks No. T-70, T-71, T-72, Bhau Daji Road, Estate Scheme No. 6, Sion- Matunga Estate, Mumbai 400 022 admeasuring approximately 6383.85 sq. mtrs. or thereabouts

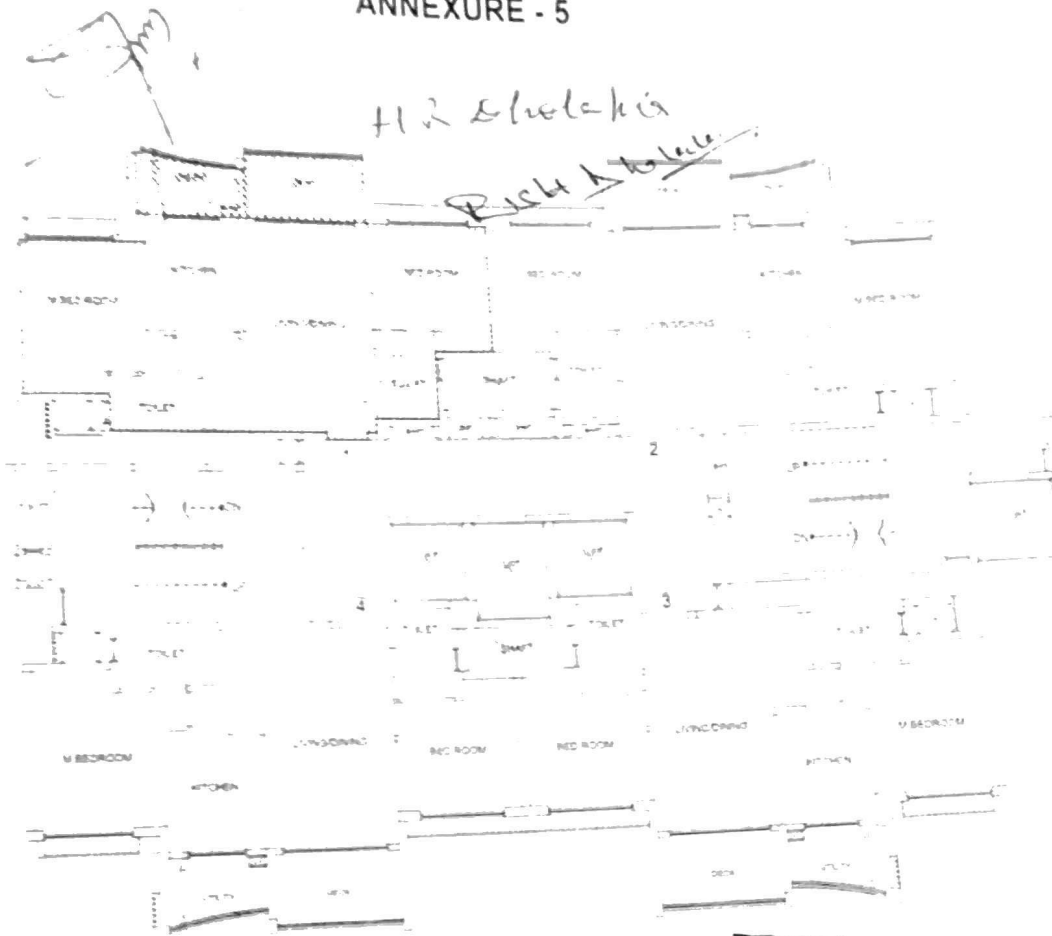
On or towards the North : By Slum Rehabilitation Authority Building and MIDAS Tower:
On or towards the South : By Sunder Kamlanagar Garden:
On or towards the East : By Barrack Nos. T57, T58 and T59; and
On or towards the West : By Bhau Daji Road:

(Plot D)

Thirdly: All that piece and parcel of land bearing Cadastral Survey No. 6 (Pt), 7(Pt), 41(Pt) admeasuring in the aggregate 13477.83 sq. mtrs. located at Vishram Wadi, Bhau Daji Road, Estate Scheme No. 6, Sion- Matunga Estate, Mumbai 400 022

On or towards the North : By Slum Rehabilitation Authority Building and MIDAS Tower:
On or towards the South : By Bhau Daji Road:
On or towards the East : By Dr. Ambedkar Road; and
On or towards the West : By North Indian Association:

ANNEXURE - 5



बखर्डी - ४
 13024/40/10
 २०२३

UNIT NO. 01
 TYPICAL FLOOR PLAN FOR:
 1st - 6th, 8th-14th, 16th-21st, 23rd-28th, 30th to 35th, 37th

MATUNGA LODHA BELLISSIMO TOWER-01 FLOOR 32nd FLAT NO 3201

NOTE: PLAN NOT TO THE SCALE. FOR ACCURATE MEASUREMENTS OF RERA CARPET AREA PLEASE FOLLOW POLYLINE METHOD. THE RERA AREA IS CALCULATED ASSUMING UNFINISHED SURFACES AND ANY FINISHES MAY REDUCE THE PHYSICAL AREA ACCORDINGLY RERA AREA MAY VARY FROM +/- 3% ON ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCES.

DISCLAIMER: STRUCTURAL MEMBERS AND SERVICE SHAFT ARE SUBJECT TO MODIFICATIONS/CHANGES
 PLAN NOT TO SCALE



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

LEGEND
 ■ RERA AREA
 ▨ EBV



ARCHITECT
 M.D. CHANGANI OF
 B.N. SHAH &
 ASSOCIATES
 318 WADA, A L D V D B BHAVAN
 RAJCOIN CROSS RD, WADALA, E
 MUMBAI 400 031
 +91 22 24424661 info@bnsa.com

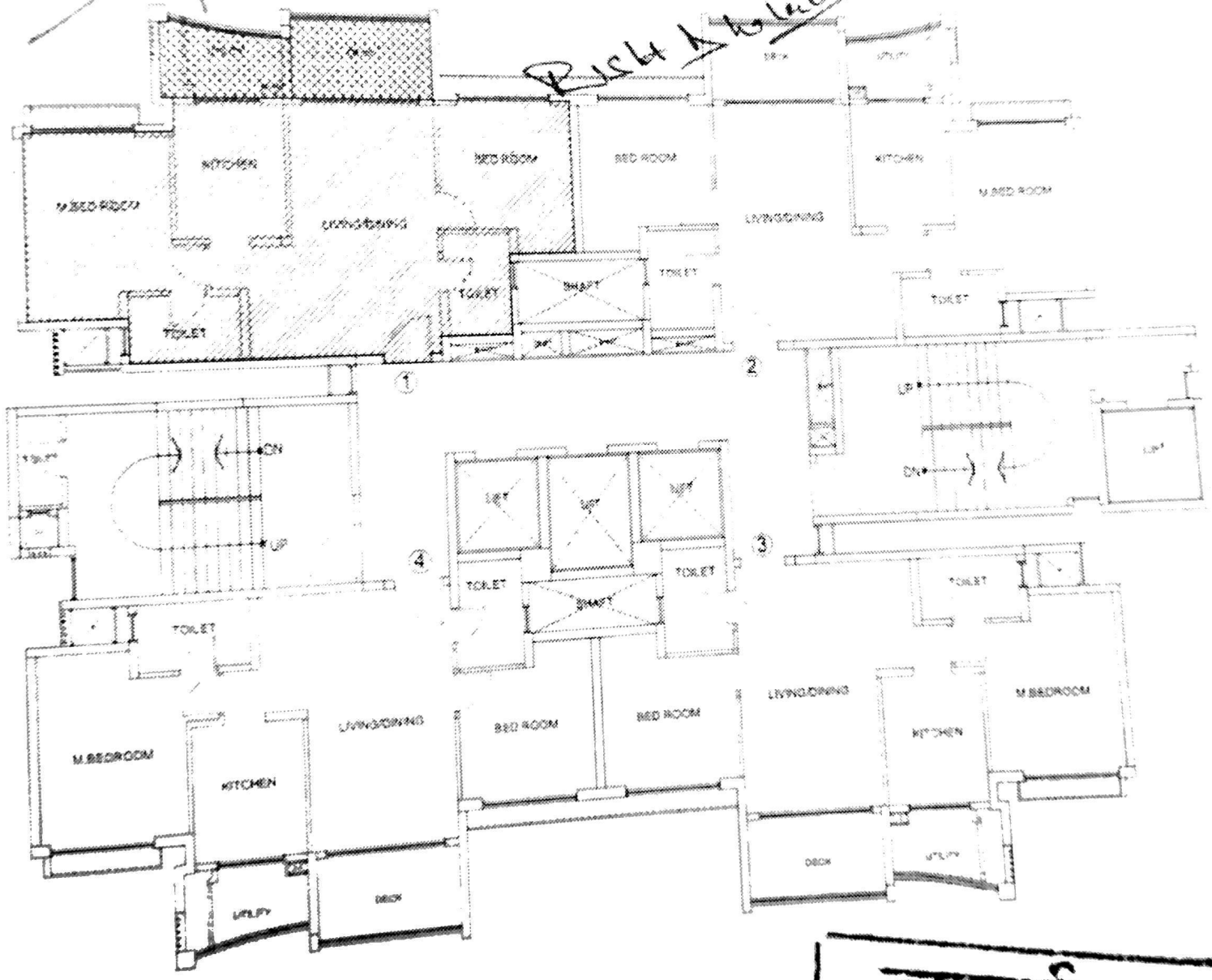


ANNEXURE - 5

[Handwritten signature]

H.R. Sholeki

Rich A. Sholeki



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13824	40	00

Sr. no	On Initiation of below milestones	Amount (In Rs)	Due Date
1	Booking Amount I	12,60,000	30-05-2023
2	Booking Amount II	18,46,732	30-05-2023
3	Booking Amount III	46,60,099	27-06-2023
4	Foundation work/1-2-24 or Later	15,53,366	Due As Per Construction
5	Plinth/1-2-24 or Later	26,40,723	Due As Per Construction
6	RCC works for Level 01/1-2-24 or Later	26,40,723	Due As Per Construction
7	RCC works for Level 07/1-2-24 or Later	26,40,723	Due As Per Construction
8	Brickwork/1-2-24 or Later	12,42,693	Due As Per Construction
9	RCC works for Level 14/1-2-24 or Later	26,40,723	Due As Per Construction
10	Plumbing/1-2-24 or Later	12,42,693	Due As Per Construction
11	On initiation of RCC works for Level 21	26,40,723	Due As Per Construction
12	On initiation of RCC works for Level 28	26,40,723	Due As Per Construction
13	On initiation of RCC works for Level 34	24,85,386	Due As Per Construction
14	On date of offer of Possession	9,32,017	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
2 BHK	4
3 BHK	5
3 BHK with study	5
4 BHK with study	6

(VIII) **Date of Offer of Possession:** 31-10-2026, 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: Bellissimo Matunga
- 2) RERA Registration Number: P51900049433
- 3) No. of Buildings: 1

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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No. CHE/CTY/1323/FN/337(NEW)/CC/2/Amend
COMMENCEMENT CERTIFICATE

M/s. Developers Pvt. Ltd.
 4th floor, 54-B, S.V. Road, Andheri
 W. Mumbai - 400078

With reference to your application No. CHE/CTY/1323/FN/337(NEW)/CC/2/Amend Dated: 05 Mar 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 60 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966 in ward a building in Building No. 2, work of plot No. 02 C.T.S. No. 8181 Division / Village / Town Planning Scheme No. 510 situated at B.A. Road and Bhaudaji Road, Street in F North Ward

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the enforcement of the setback line, road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him as such an event shall be deemed to have occurred if the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed **Shri E.E.B.P. Jadhav** Executive Engineer to examine the work and functions of the Planning Authority under Section 45 of the said Act.

The CC is valid upto 30/03/24

Handwritten notes and stamps on the right margin, including "Application No.", "Date of issue", and "Signature of Municipal Commissioner".



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CPD/177/2021/140/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

To: M/s. Dewanda Changani
278, Wankhede Building, Narayan
Chowk Road, Worli East Mumbai
400017

CC (General)
Safal Developers Private Limited
5405, 202, Pagar Avenue, Junction of
S. V. Road, Andheri (W), Mumbai
400058

Subject: Proposed Redevelopment of Building No. 84 (T-1, T-2 & T-3) (Safal) Under RCR 1071 of Municipal Property on plot bearing C.S. No. 8741, 8742 & 8743, 8744, 8745, 8746, 8747, 8748, 8749, 8750, 8751, 8752, 8753, 8754, 8755, 8756, 8757, 8758, 8759, 8760, 8761, 8762, 8763, 8764, 8765, 8766, 8767, 8768, 8769, 8770, 8771, 8772, 8773, 8774, 8775, 8776, 8777, 8778, 8779, 8780, 8781, 8782, 8783, 8784, 8785, 8786, 8787, 8788, 8789, 8790, 8791, 8792, 8793, 8794, 8795, 8796, 8797, 8798, 8799, 8800, 8801, 8802, 8803, 8804, 8805, 8806, 8807, 8808, 8809, 8810, 8811, 8812, 8813, 8814, 8815, 8816, 8817, 8818, 8819, 8820, 8821, 8822, 8823, 8824, 8825, 8826, 8827, 8828, 8829, 8830, 8831, 8832, 8833, 8834, 8835, 8836, 8837, 8838, 8839, 8840, 8841, 8842, 8843, 8844, 8845, 8846, 8847, 8848, 8849, 8850, 8851, 8852, 8853, 8854, 8855, 8856, 8857, 8858, 8859, 8860, 8861, 8862, 8863, 8864, 8865, 8866, 8867, 8868, 8869, 8870, 8871, 8872, 8873, 8874, 8875, 8876, 8877, 8878, 8879, 8880, 8881, 8882, 8883, 8884, 8885, 8886, 8887, 8888, 8889, 8890, 8891, 8892, 8893, 8894, 8895, 8896, 8897, 8898, 8899, 8900, 8901, 8902, 8903, 8904, 8905, 8906, 8907, 8908, 8909, 8910, 8911, 8912, 8913, 8914, 8915, 8916, 8917, 8918, 8919, 8920, 8921, 8922, 8923, 8924, 8925, 8926, 8927, 8928, 8929, 8930, 8931, 8932, 8933, 8934, 8935, 8936, 8937, 8938, 8939, 8940, 8941, 8942, 8943, 8944, 8945, 8946, 8947, 8948, 8949, 8950, 8951, 8952, 8953, 8954, 8955, 8956, 8957, 8958, 8959, 8960, 8961, 8962, 8963, 8964, 8965, 8966, 8967, 8968, 8969, 8970, 8971, 8972, 8973, 8974, 8975, 8976, 8977, 8978, 8979, 8980, 8981, 8982, 8983, 8984, 8985, 8986, 8987, 8988, 8989, 8990, 8991, 8992, 8993, 8994, 8995, 8996, 8997, 8998, 8999, 9000

Reference: Online submission of plans dated 17.05.2021
Dear Applicant/Owner/Developer:
There is no objection to your carrying out the work as per amended plans submitted by you with your reference to your company authority has approved resolution subject to the following conditions:

1. That all the conditions of RCR under item No. dated 18.01.2021 and amended approval letter dated 25.01.2021 shall be complied with.
2. That the revised structural design / calculations / details / drawings shall be submitted before executing C.C.
3. That the C.C. shall be got endorsed as per amended plan.
4. That the work shall be carried out strictly as per approved plans only.
5. That the work shall be carried out strictly as per approved plan. That the work shall be carried out between 6 AM to 6 PM in accordance with Rule 23 (1) of Mumbai Building (A & C) Rules 2018, and provision of notification issued by Ministry of Environment & Forest Dept.
6. That all conditions and directions specified in the order of Municipal Engineer dated 18.01.2021 in Durgam Ground case shall be complied with.
7. That adequate safeguards be employed in consultation with Storm Drain, of MCOB for preventing deposit of garbage and the construction debris generated shall be conveyed to specific sites inspected and approved by MCOB.
8. That the debris shall be managed in accordance with the provision of construction and demolition waste Management Rules 2016.
9. That the PWT shall be submitted for further getting placed to the same progressive account and same mentioned in site agreement.
10. That the PWT shall be submitted to the same progressive account and same mentioned in site agreement.
11. That 2700 certificate shall be submitted before Plan C.C./C.
12. That 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 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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 **P51900049433**

Project: Bellissimo Matunga, Plot Bearing / CTS / Survey / Final Plot No.: **6(pt)** at **FNorth-400022, Ward FNorth, Mumbai City, 400022.**

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 **08/02/2023** and ending with **31/12/2027** 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:08-02-2023 18.01:36



Authorized Officer