

Receipt (pavti)

387/14579

Thursday, November 09, 2023

4:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15529

दिनांक: 09/11/2023

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल-4-14579-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अश्वानी शिवेनंदन त्यागी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
5:00 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.16888503.918 /-

मोबदला रु.28230956/-

भरलेले मुद्रांक शुल्क : रु. 1694000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010783364202324E दिनांक: 08/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123094811470 दिनांक: 09/11/2023

बँकेचे नाव व पत्ता:

Shwa

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

DELIVERED

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 14579/2023

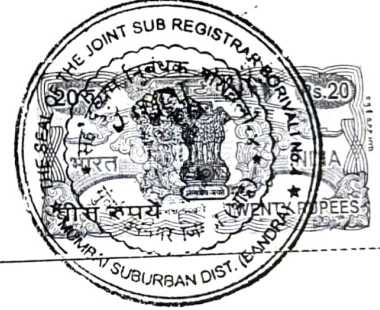
नोंदणी :

Regn:63m

09/11/2023

गावाचे नाव : आकुर्ली

(1)विनेखाचा प्रकार	रगरनामा
(2)मोबदला	28230956
(3) बाजारभाव(भाडेपट्टयाच्या वावणितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16888503.918
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं- 1802 माळा नं- 18वा मजना इमारतीचे नाव - लोढा वूडम(टॉवर 1)विंग टॉवर-1 प्रोजेक्टचे नाव- लोढा कांदिवली प्रोजेक्ट-टॉवर 1 प्रोजेक्ट चा पत्ता- लोढा वूडम ऑफ वेस्टर्न एक्सप्रेस हायवे,आकुर्ली रोड कांदिवली ईस्ट,मुंबई पार्किंग - मोबत टोन कार पार्किंग((C.T.S. Number : 174C व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 95.32 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅकोटेक डेव्हलपर्स लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कु. सु. श्रीकांत कांबळे -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावमजी पटेल गेड हॉर्निमन मर्कल फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्वानी शिवेन्दन त्यागी -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-604 उमंग विल्डिंग ,वसंत उत्सव कॉम्प्लेक्स ठाकूर व्हिलेज समता नगर जवळ कांदिवली ईस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ABNPT0072F 2): नाव:-अनुराधा अश्वानी त्यागी -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-604 उमंग विल्डिंग ,वसंत उत्सव कॉम्प्लेक्स ठाकूर व्हिलेज समता नगर जवळ कांदिवली ईस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AGCPT1499C
(9) दस्ताऐवज करून दिल्याचा दिनांक	09/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	09/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	14579/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1694000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

[Signature]

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6

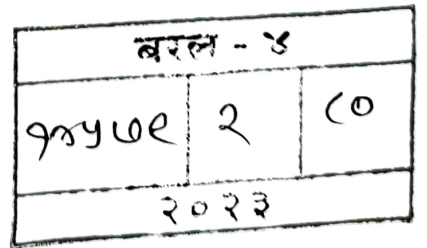


GRN	MH010783364202324E	BARCODE					Date	08/11/2023-14:14:56	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4				Full Name	Macrotech Developers Limited				
Location	MUMBAI				Flat/Block No.	Flat No. 1802 Tower 1 Lodha Woods				
Year	2023-2024 One Time				Amount In Rs.					
Account Head Details				Premises/Building						
0030045501 Stamp Duty				off Western Express Highway, Akurli Road, Kandivali East						
030063301 Registration Fee				Mumbai						
				Town/City/District						
				PIN						
				4 0 0 1 0 1						
				Remarks (If Any)						
				PAN2=ABNPT0072F-SecondPartyName=ASHWANI SHIVENANDAN						
				TYAGI-CA=28230956						
				Amount In						
				Seventeen Lakh Twenty Four Thousand Rupees Only						
				Words						
Total				17,24,000.00						
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK										
Cheque-DD Details				Bank CIN	Ref. No.	69103332023110910975	734127751			
Cheque/DD No.				Bank Date	RBI Date	09/11/2023-11:50:42	Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Mobile No. : 9820222840

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this th 09 day of NOV 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

ASHWANI SHIVENANDAN TYAGI and **ANURADHA ASHWANI TYAGI** residing / having its address at **A-604 UMANG BUILDING, VASANT UTSAV COMPLEX THAKUR VILLAGE NR. SAMTA NAGAR KANDIVALI EAST Mumbai 400101 Maharashtra India** and assessed to income tax under permanent account number (PAN) **ABNPT0072F** , **AGCPT1499C** 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"**

Ashwani

Anuradha

बसल - ४		
१४५०६	३	१०
२०२३		

WHEREAS:

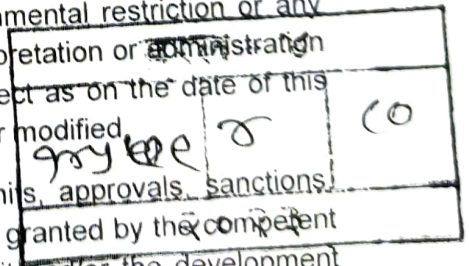
- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2 (Chain of Title)**.
- C. A copy of the Report on Title in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



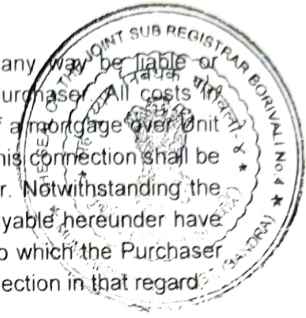
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instrumentality / entity / corporate body etc. nominated by the Company, in writing shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7 LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over the Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- 7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.



8. CAR PARKING

- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in Annexure 6 (Unit and Project Details) hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be

909UE	98	CO
2023		

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Annexure 1

(Description of Larger Property)

All that pieces or parcel of land bearing Plot No. 4, Survey No. 85, 86 (part) and 87 (part) CTS No. 174-C/1 admeasuring 45,800 sq. mtrs. of Village Akurli, Kandivali- East, Taluka Borivali, Mumbai 400 101 within the Registration district and Sub-District of Mumbai Suburban, together with building known as "White City" constructed/to be constructed thereon, which land is bounded as follows:

On or towards the North : by BRADCO Property, C.T.S. No. 874A & 852B

On or towards the South : by 18.3 m wide D.P. Road

On or towards the West : by Raheja Willows, C.T.S. No. 174B/1

On or towards the East : by 18.3 m wide D.P. Road

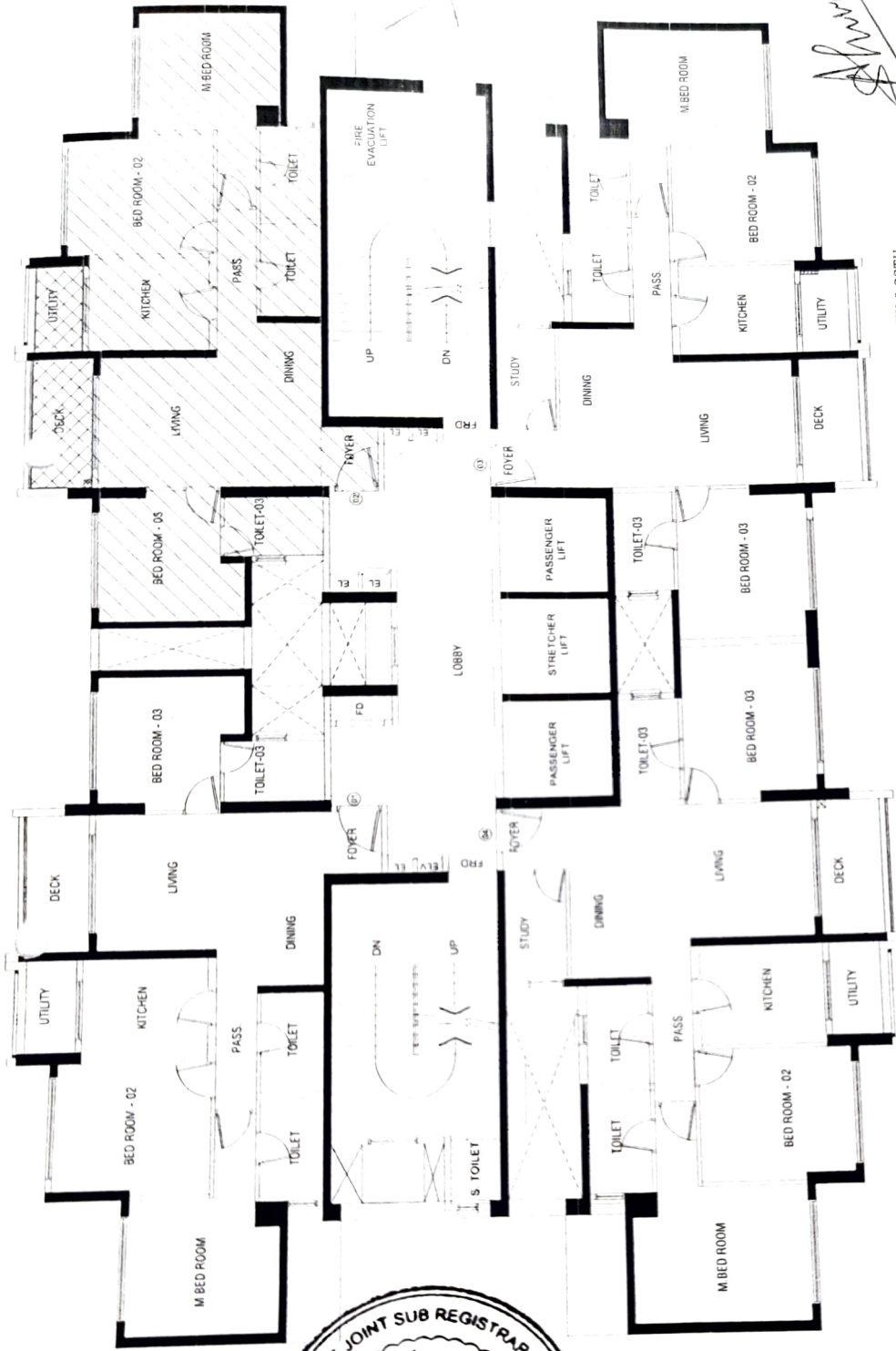
and more particularly described in the Report on Title annexed hereto at **Annexure 3** (Report on Title).







वर्ग - ४		
१४५६	३५	१०
२०२३		



TYPICAL FLOOR - 1ST TO 7TH, 9TH TO 15TH, 17TH TO 22ND, 24TH TO 29TH, 31ST TO 36TH & 38TH

PROJECT: LODHA WOODS TOWER-1 FLOOR : 18th FLAT NO. : 18.02



बयल - ४
 १०५७२ ०२ (०)
 २०२३

NOTE : NOT TO SCALE. FOR ACCURATE MEASUREMENTS OF CARPET AREA PLEASE FOLLOW POLY LINE 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 LTD
 412, FLOOR-4, 17G VARDHAMAN CHAMBER, CAWASJI PATEL RD,
 HORNIMAN CIRCLE, FORT, MUMBAI 400001

LEGEND
 CARPET
 EVBT

NORTH



ARCHITECT
 R. P. VARDHANI & ASSOCIATES
 COMPLEX WITH HIGH RISE BUILDING
 ROAD WILLOW, WILLOW, WILLOW
 TEL: 8422412543



Handwritten signatures and initials.

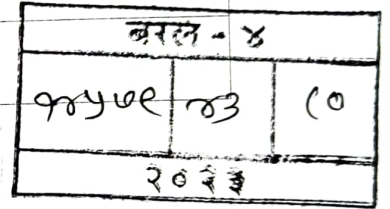
Annexure 6

(Unit and Project Details)

- (I) CUSTOMER ID :2237264
- (II) Correspondence Address of Purchaser: A-604 UMANG BUILDING,VASANT UTSAV COMPLEX THAKUR VILLAGE NR.SAMTA NAGAR KANDIVALI EAST Mumbai 400101 Maharashtra India
- (III) Email ID of Purchaser: atyagi604@yahoo.co.in
- (IV) Unit Details:
- (i) Development/Project : Lodha Kandivali Project-Tower 1
- (ii) Building Name : Lodha Woods (Tower 1)
- (iii) Wing : Tower 1
- (iv) Unit No. : Tower 1-1802
- (v) Area :



	Sq. Ft.	Sq. Mtrs.
Carpet Area	938	87.14
EBVT Area	88	8.18
Net Area (Carpet Area +EBVT Area)	1,026	95.32



- (vi) Car Parking Space Allotted: 2
- (V) **Consideration Value (CV):** Rs. 282,30,956/- (Rupees Two Crore Eighty-Two Lakh Thirty Thousand Nine Hundred Fifty-Six Only) Goods and services tax if and as applicable on the Consideration Value shall be borne by and paid for by the Company
- (VI) **Payment Schedule for the Consideration Value (CV):**

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	5,00,000	14-11-2023
2	Booking Amount II	23,23,096	14-11-2023
3	Booking Amount III	42,34,643	12-12-2023
4	Within 75 days	28,23,096	08-01-2024
5	On initiation of RCC works for Level 19	25,40,786	Due As Per Construction
6	On initiation of RCC works for Level 25	25,40,786	Due As Per Construction
7	On initiation of RCC works for Level 31	22,58,476	Due As Per Construction
8	On initiation of RCC works for Level 36	22,58,476	Due As Per Construction
9	On initiation of RCC works for Level 12	25,40,786	Due As Per Construction
10	On initiation of Plumbing Works	14,11,548	Due As Per Construction
11	On date of offer of Possession	8,46,929	Due As Per Construction
12	On initiation of RCC works for Level 07	25,40,786	Due As Per Construction
13	On initiation of Brick work	14,11,548	Due As Per Construction

Sharma

Anand

Lodha Woods, Kandivali
Amenities and facilities list

Within unit:

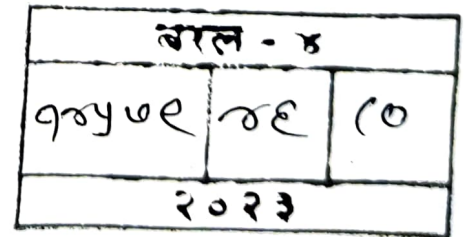
- sundeck*** in living room
- Air conditioned homes^^
- Marble flooring in living, dining and passage
- Marbital^ flooring for all bedrooms
- Kitchen finished with vitrified tile flooring with granite platform and SS sink
- Utility area finished in ceramic flooring
- study room*** for "work / study from home"
- Duravit®/Kohler® sanitary ware in all toilets
- Grohe®/ Isenberg® CP fittings in all toilets
- Bathrooms finished in vitrified tiles
- Occupancy sensors and geyser in toilets
- Provision for Cable, Telephone and internet connectivity

Within Tower:

- Air-conditioned ground floor lobby
- Designed floor lobby
- Advanced 5 tier security:
 - Swipe card access to Ground Lobby
 - Video door phone
 - CCTV monitoring for key common areas
 - Gas detector in kitchen
 - Emergency alarm in each unit
- 2/3 nos. passenger lifts with designer interiors by Otis®/Schindler® / Kone®
- Separate Service elevator for 3 BHK tower
- fire fighting system
- Domestic help's toilet / shower on mid-landing

Within DevelopmentClubhouse:

- Luxury clubhouse (~14,000 sft) with best-in-class facilities including:
 - Gymnasium
 - Indoor Games area
 - Library Lounge / Café
 - Party Hall
 - Indoor kid's play area / crèche
 - Guest rooms
 - Changing rooms
 - Steam
 - Spa treatment/massage room

Outdoor Facility list:

- Community Hall (Jain temple & Upashraya)
- Swimming pools:
 - Open 25 mt. lap pool
 - Kids pool
- Outdoor Kid's play area

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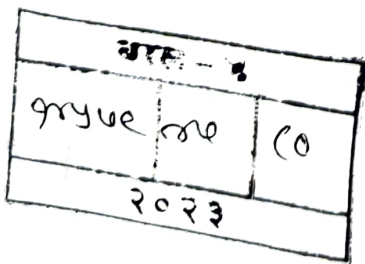
- Tree House
- Cricket ground
- Sport arena on terrace
 - Football field (3/5 a side)
 - Half basketball court
 - Volleyball court
 - Enclosed cricket practice pitch
 - Running track
- Jogging/Walking track/zone
- Picnic / Barbeque area
- Party lawn
- Social and meeting spaces / cabanas / seating
- Reading area
- Senior citizen corner
- Reflexology path
- Pet walk/area

@ All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers.

*** select units only

^ Vitrified tiles with marble effect

^^ Excluding kitchen, store, toilets, staff room and service areas



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/A-4300/BP(WSYAR/FCC/6/Amend
COMMENCEMENT CERTIFICATE

1. Applicant: Real Estate Developers Pvt Ltd
 2. Address: Khandivali (E), Mumbai.

3. With reference to your application No. CHE/A-4300/BP(WSYAR/FCC/6/Amend Dated: 10 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 345 of 337 (New) dated 10 Dec 2018 of the Mumbai Municipal Corporation Act 1988 to erect a building in Building development work of on plot No. 0 C.T.S. No. 174C Division / Village / Town Planning Scheme No AKURLI-R/S situated at Akurli Road Road / Street in R/S Ward Ward .

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

1. The land vacated on consequence of the endorsement 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 in such an event shall be deemed to have carried out 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, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Asst.Engineer(B.P)R1 Shivshant S.Doke Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 16/1/2023

Issue On : 12 Oct 2022

Valid Upto : 11 Oct 2023

Application Number : CHE/A-4300/BP(WS)/AR/FCC/3/Amend

Remark :

This C.C. is granted and extended further for work of Wing-2 comprising of Ground + 1st to 38th upper floors + LMR + OHT and re-endorsed for Wing A & Wing B comprising of common two-level basement + still + one level podium + 1st to 40th upper floors + LMR + OHT and Wings 1 & 3 to 8, MLCP Wing up to plinth level and Fitness Center and Community Hall for entire work as per approved amended plans dtd. 07.10.2022.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 25 Nov 2022

Valid Upto : 24 Nov 2023

Application Number : CHE/A-4300/BP(WS)/AR/FCC/4/Amend

Remark :

This C.C. is granted and extended further for Wing 3 comprising of Ground + 1st to 22nd (Part) upper floors + LMR + OHT and re-endorsed for Wing 2 comprising of Ground + 1st to 38th upper floors + LMR + OHT and Wings 1, 4 to 8 up to plinth level and MLCP up to plinth level and Fitness Center and Community Hall for entire work as per approved amended plans dtd. 07.10.2022.

Approved By

Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

Issue On : 21 Apr 2023

Valid Upto : 20 Apr 2024

Application Number : CHE/A-4300/BP(WS)/AR/FCC/5/Amend

Remark :

This C.C. is extended further for Wing 4 comprising of Ground + 1st to 22nd (Part) upper floors + LMR & OHT and re-endorsed for Wing 3 comprising of Ground + 1st to 22nd (Part) upper floors + LMR & OHT, Wing 2 comprising of Ground + 1st to 38th upper floors + LMR & OHT, Wing 1, 5 to 8 up to plinth level, MLCP up to plinth level and Fitness Center and Community Hall for entire work as per approved amended plans dtd. 07.10.2022.

Approved By

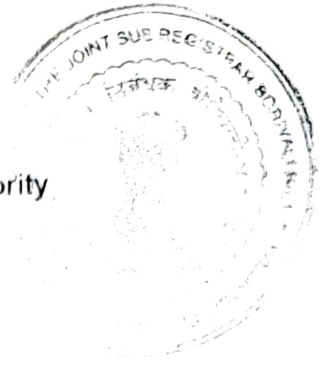
Asst.Engineer(B.P)R1 Shivshant S.Doke

Assistant Engineer (BP)

CHE/A-4300/BP(WS)/AR/FCC/6/Amend

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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 :
P51800045908

Project: **Lodha Kandivali Project-Tower 1** , Plot Bearing / CTS / Survey / Final Plot No.: **174C** at **Borivali, Borivali, Mumbai Suburban, 400101;**

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:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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 (l) 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.

- o The Registration shall be valid for a period commencing from **15/06/2022** and ending with **28/02/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:15-06-2022 20:12:55

Dated: **15/06/2022**

Place: **Mumbai**

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

बोरिवली - ४		
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