



15/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दरत क्रमांक : 1745/2019

नोंदणी :

Rogn:63m

गावाचे नाव : अंजूर

- (1) विलेखाचा प्रकार करारनागा  
 (2) मोबदला 4905824  
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1111013.74



- (4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 403, माळा नं: 4था मजला, इमारतीचे नाव: वूडलॅन्ड्स जी-विंग अप्पर ठाणे, ब्लॉक नं: अंजूर सुरई आणि माणकोली तालुका भिवंडी, रोड : डीस्ट्रीक्ट ठाणे, इतर माहिती: सोबत एक कार पारिंग( ( Survey Number : 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 व दस्तात नमूद केल्याप्रमाणे ; ) )

- (5) क्षेत्रफळ

1) 42.55 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:-जोडा डेव्हलपर्स लि. (पूर्वीचे नाव अजितनाथ हायटेक बिल्डर्स प्रा.लि.) तर्फे डायरेक्टर अभिषेक लोढा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. शैलेश मोरे वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. 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:-मिलिंद रामदास राजूरकर - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 23सी/302, खेह को.ही.सो.लि., म्हाडा कॉम्प्लेक्स, बिंबिसार नगर, वेस्टर्न एक्सप्रेस हायवे, गोरेगाव पूर्व मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-ACBPR3071P  
 2): नाव:-बागेश्री मिलिंद राजूरकर - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 23सी/302, खेह को.ही.सो.लि., म्हाडा कॉम्प्लेक्स, बिंबिसार नगर, वेस्टर्न एक्सप्रेस हायवे, गोरेगाव पूर्व मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-ATAPR3276Q

- (9) दस्तऐवज करून दिल्याचा दिनांक 15/02/2019

- (10) दस्त नोंदणी केल्याचा दिनांक 15/02/2019

- (11) अनुक्रमांक, खंड व पृष्ठ 1745/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 172000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

- (14) शेरा



सुहदुय्यम निबंधक भिवंडी-१  
 15 FEB 2019

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 15<sup>th</sup> day of Feb, 2019

BETWEEN:

**LODHA DEVELOPERS LIMITED (EARLIER KNOWN AS AJITNATH HI-TECH BUILDERS PRIVATE LIMITED)**, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Rd, Horniman Circle, Fort, MUMBAI 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

**Milind Ramdas Rajurkar and Bageshree Milind Rajurkar** residing / having its address at 23C/302 **Sneh C.H.S.LTD., MHADA Complex, Bimbisar Nagar, W.E.Highway, Goregaon East, Mumbai-400065**, India and assessed to income tax under permanent account number (PAN) **ACBPR3071P, ATAPR3276Q** 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**".







एमएमआरडीए  
MMRDA

### OCCUPANCY CERTIFICATE

SROT/BSNA/2501/BP/OC/ITP- Anjur, Mankoli, Sural,  
Sarang & Vehele/468 /2023

Date: 20 MAR 2023

3

To,  
M/s. Macrotech Developers Ltd.  
412, 4th Floor, 17G, Vardhman Chamber,  
Cawasji Patel Road, Horniman Circle,  
Fort, Mumbai-400001,

Sub: Occupancy Certificate for the Residential Sale Buildings- Tiara- Wing 'I' [Cluster 1.03 (E)], Woodlands- Wing 'G', 'H', 'I', [Cluster 3.03 (D)], Woodlands- Wing 'J' [Cluster 3.03 (E)] of the proposed Integrated Township Project on land bearing S.No. 232(P), 235, 238/1/1A(P), 239 Pt, 240/1D, 240/3/A Pt, 247/3, 252/1pt, 253P, 253P, 254 P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 257/2P, 257/2P, 262P, 263, 264(P), 265/2, 265/3, 265/4Pt, 266, 269/3, 270 Pt, 270Pt, 270 Pt, 270/4, 271, 272 Pt, 272 Pt, 272 Pt, 275 Pt, 275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 277/1/1, 277/1/2P, 277/2/2, 277/2/1(P), 277/3(P), 277/2/3, 277/5, 278/1(P), 278/2(P), 278/3, 278/8P, 291P, 291P, 291/A, 292, 293/1, 293/3, 294, 298/3, 299/5P of Village Anjur, S. No 12/2, 14/1, 14/2, 14/4, 14/5, 14/6, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 20/3, 20/4, 21/2(p), 21/3B(p), 21/6A(p), 21/7P, 21/8P, 21/9P, 25/2, 25/4 (P), 25/5, 25/9, 26/3, 27/1P, 27/2, 28/1, 28/2, 31/7, 31/9, 31/10, 31/11, 31/12, 31/13, 31/14, 31/15, 31/16, 32/1, 32/2, 32/4A, 32/5, 32/6, 33/1, 33/2, 32/8P, 33/3, 33/4, 33/7, 33/8, 33/9, 33/10, 33/11, 34/2P, 34/2P, 34/2P, 36/1, 36/2A, 36/2B, 36/3, 36/4, 36/5P, 36/7, 36/9, 37/1, 37/5, 37/6, 38/5A, 38/5B, 38/6P, 38/6P, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/3, 40/6, 40/7A, 40/7C, 40/8A, 40/9, 40/10(p), 41/1, 41/3Pt, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10P, 41/10P, 41/11A(P), 42/2, 43/1, 43/2, 43/4, 43/6, 43/9, 43/10, 44/1, 44/9/A, 45/1B(P), 45/1B(P), 45/2P, 45/2(p), 45/3, 45/4, 45/5, 45/7, 45/8, 45/11, 46/1, 47/1, 47/3, 47/4P, 47/4P, 47/5, 47/6, 48/1B(P), 48/1/1P, 48/1/A P, 48/3, 48/4, 48/5, 48/6(p), 48/7, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13, 48/14, 49/1P, 49/1P, 49/1P, 49/2 P, 49/4, 49/5, 50/2, 50/3P, 50/3(P), 50/4/A, 50/4BP, 50/4B(P), 50/5, 50/6, 50/7, 50/8, 50/9/B, 50/10P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/1P, 54/2, 54/3P, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/1, 55/2, 55/3/A, 55/3B, 55/4, 55/5P, 55/5P, 55/7, 55/8, 55/9P, 55/9P, 55/10, 55/11P, 55/11P, 55/12B(P), 55/12A, 55/13, 55/14, 55/15, 55/16, 56/1P, 56/1P, 56/1B, 56/1/D, , 57/P, 57/P, 57/P, 58/P, 58/P, 59/1, 60/1(P, 60/1(P), 61/1, 60/2, 62, 63, 63/A(P, 63/A(P), 65/1, 66/1, 66/2, 66/3, 66/4, 66/5, 67/1, 67/2, 67/3, 67/4, 67/5, 67/6, 67/7, 67/8, 67/9, 67/10, 67/11, 67/12, 67/13, 68/2P, 69/3(P, 69/3(P), 69/4, 69/5A(P, 69/5A(P), 69/6, 69/7, 70/1, 70/2P, 70/3(P), 70/5, 70/6, 70/7(P), 71/1, 71/4B, 71/4C, 71/6, 72/1P, 72/1P, 72/2P, 72/2P, 72/3, 72/4A, 72/6P, 72/6P, 72/7, 73/2, 73/4A, 73/4/C(P, 73/4/C (P), 73/5, 73/6, 73/7, 73/8/A, 73/8/B, 73/9, 73/10, 73/11, 73/12, 73/13, 73/14, 73/15, 73/16, 73/17A, 73/17B, 73/18A, 73/18B, 73/18C, 73/18D, 73/19, 74/14(P, 74/14(P), 74/16, 74/18 & 74/20 of Village Mankoli, S.No. 8/2, 8/3, 8/5A, 8/5B, 9/7, 9/12, 9/13, 9/14, 9/15(p), 9/16, 9/17, 9/18, 9/20, 10/1, 10/4, 10/6, 10/8, 10/9, 10/10, 10/11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 13/1, 13/3, 13/5 P, 14/3, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10P, 14/10 P, 14/11, 14/12, 14/13P, 14/13 P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/5, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/P, 16/P, 17/1, 17/2, 17/3, 18/1P, 18/1P, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt, 22/2, 23, 24, 25/1A, 25/1/2, 25/2Pt, 25/2Pt, 26/1P, 26/2, 27/1P, 27/1P, 27/1P, 27/2, 28/1 P, 28/2, 28/5, 28/3, 28/4, 28/6, 28/7 P, 28/8/B(28/8/2), 28/8B/1P (28/8/2/1 P), 28/8B/1P.(28/8/2/1 P), 28/8A, 28/10, 28/11, 28/12, 28/13, 28/14 P, 28/14P, 28/14B P, 28/14B Pt, 28/15, 28/16P, 28/16P, 29/1P, 29/2, 30/1P, 30/4(p), 30/6, 30/8, 30/9P, 31/1, 31/2, 31/3, 32/1(p), 34/1, 34/2P, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/1(P), 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10P, 36/10P, 36/12,



37/2P, 37/2P, 37/3, 37/6, 37/7, 37/8, 37/10, 37/12, 37/13P, 37/13P, 37/14(P), 38/3, 38/4, 38/6, 38/7, 38/8, 38/9, 38/13, 38/16, 38/17, 38/19(p), 38/20, 38/21, 38/29, 38/31(P), 38/39, 38/40, 38/46, 38/47, 38/78, 39/Pt, 39Pt, 39/OPt, 40/1P, 40/1P, 40/1P, 40/2(p), 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/12P, 40/14, 40/17, 40/19P, 40/20, 40/21, 40/22(p), 40/23, 40/26P, 40/27, 40/38, 41/1(p), 41/2, 41/4, 41/5, 41/6, 42(p), 43/1(p), 43/2(P), 43/3, 44/1P, 44/4(p), 44/5, 44/6, 44/7 of Village Surai and S. No. 32/ 1/B/P, 32/1/B P, 34/1/P, 34/1P, 34/1P, 34/2, 34/2B (34/2/2), 35/3/P, 35/3P, 35/4, 39/1(p), 40/1/A(P, 40/1/A P, 40/1/B, 40/2, 40/3, 40/4, 40/6, 40/7, 40/8, 40/9, 40/10P, 40/10, 40/11, 40/12, 40/13, 40/14P, 40/15, 40/17, 41/1, 41/2P, 41/2P, 41/2 P, 41/3, 41/4, 41/6P, 41/7, 41/8, 41/9, 41/11, 41/12P, 41/15, 41/16, 41/17, 41/18, 41/19, 41/20, 41/21, 41/22, 41/23, 41/24, 41/25, 41/26, 41/27, 41/28, 41/30, 42/1, 42/2, 42/3, 42/2/A, 42/4, 43/1 P, 43/1, 43/2, 43/4, 43/5P, 43/5, 43/6 P, 43/6, 43/8P, 43/9, 43/10, 43/13, 43/15, 43/16, 43/17(p), 43/18, 44/1, 44/2, 45/3, 46/1, 47/1P, 47/1, 47/2, 47/3/A, 47/3/B, 47/3/C, 47/5A, 47/5B, 47/6, 47/7, 47/8B, 47/8C, 47/8, 47/9P, 47/10, 47/11, 47/12A, 47/12B, 47/12C, 47/13, 47/14, 47/15, 47/16, 47/17, 47/18, 47/19, 47/21, 47/22, 47/23, 47/24 P, 47/24, 47/26, 47/27A, 47/27B, 47/28, 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/10, 49/3, 50/3, 50/8, 50/11(P) of Vill. Sarang, S. No. 21/14, 21/16, 21/17(P), 21/18(P), 21/19, 21/22 of Vill. Vehele, Taluka Bhiwandi Dist. Thane.

Ref: Your application for Occupancy Certificate dt. 19.01.2023

Sir,

Development work of the Residential Sale Buildings- Tiara- Wing 'I' [Cluster 1.03 (E)], Woodlands- Wing 'G', 'H', 'I', [Cluster 3.03 (D)], Woodlands- Wing 'J' [Cluster 3.03 (E)] of the proposed Integrated Township Project on land u/r with details as mentioned in Table-A below completed under the supervision of Architect Mr. Pradeep Kamble, Pradeep M Kamble & Associates (Lic. no. CA/87/10471) and Structural Engineer Shri. Shantilal H. Jain, Struct Bombay Consultants (Lic. no. ADTP/ENG/138) and Site Supervisor Shri. Sandeep T. Kakad (Lic. No. K/452/SS-I) as reflected in set of drawings (total drawings 11 nos.) are permitted to be occupied on the following conditions:-

Table: Details of buildings for which Occupancy Certificate is granted					
SECTOR	CLUSTER NO.	WING	NO OF FLOORS	HEIGHT (M)	BUILT-UP AREA (SQ.M.)
<b>Residential Sale Buildings</b>					
A	1.03-E (CASA TIARA)	I	G + 19	58.45	6354.96
C	3.03-D (CASA WOODLANDS)	G	G + 19	58.45	6262.58
	3.03-D (CASA WOODLANDS)	H	G + 19	58.45	6258.33
	3.03-D (CASA WOODLANDS)	I	G + 19	58.45	6259.20
	3.03-E (CASA WOODLANDS)	J	G + 19	58.45	6028.62
<b>Total Built-up Area of Residential Sale Buildings</b>					<b>31163.69</b>

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.

(Sd/-)

Date: 12-May-23

To  
Milind Ramdas Rajurkar  
Bageshree Milind Rajurkar  
CRN NO.1289567

Handover of Possession

Ref: Agreement to sell dated 15-Feb-19 registered at BVD1-1745-2019, before the Sub-Registrar at Bhiwandi ('Agreement'), in respect of Residential Unit No. 403 of WOODLANDS in Wing G situated at UTIP Thane ('Unit')

Dear Milind Ramdas Rajurkar,

We refer to the Agreement. As informed to you earlier, your Unit is ready for occupation. As confirmed by you, we have scheduled your possession and key handover on 12-May-23 at the site.

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

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

- (i) You are aware that the common areas, including club facility (ies), swimming pool(s), garden(s), playground(s) etc. are for use by all owners/residents of the larger property and no individual / group shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the society (ies).
- (ii) You are aware that the School will be entitled to use the sports related amenities of the Project upon payment of agreed consideration to the Ultimate Organisation during such school hours, as may be agreed between the Ultimate Organisation/Company and the School. The Purchaser undertakes to and cause the Ultimate Organisation to continue to allow the School to use the sports related amenities of the Project and hereby waives its rights to raise any objection, claim, interest, etc. in this regard.
- (iii) You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property, building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.