



15/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

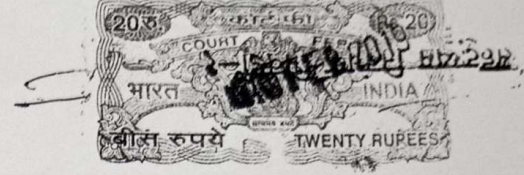
दस्त क्रमांक : 1745/2019

नोंदणी :

Regn:63m

गावाचे नाव : अंजूर

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 4905824
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1111013.74
 (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)



- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (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 पार्किंग ((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:-लोढा 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, 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:-मिलिंद रामदास राजूरकर - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 23सी/302, स्नेह को.ही.सो.लि., म्हाडा कॉम्प्लेक्स, बिंबिसार नगर, वेस्टर्न एक्सप्रेस हायवे, गोरेगाव पूर्व मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400065 पॅन नं:-ACBPR3071P
 2): नाव:-बागेश्री मिलिंद राजूरकर - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 23सी/302, स्नेह को.ही.सो.लि., म्हाडा कॉम्प्लेक्स, बिंबिसार नगर, वेस्टर्न एक्सप्रेस हायवे, गोरेगाव पूर्व मुंबई इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. 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.

व व ड-१
द.क्र. १७४५/२०१९
५/७

AGREEMENT TO SELL

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

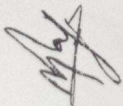
BETWEEN:

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**".









बवड-१
द.क्र.१०४५/२०१९
३/०

WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) on the Larger Property (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:

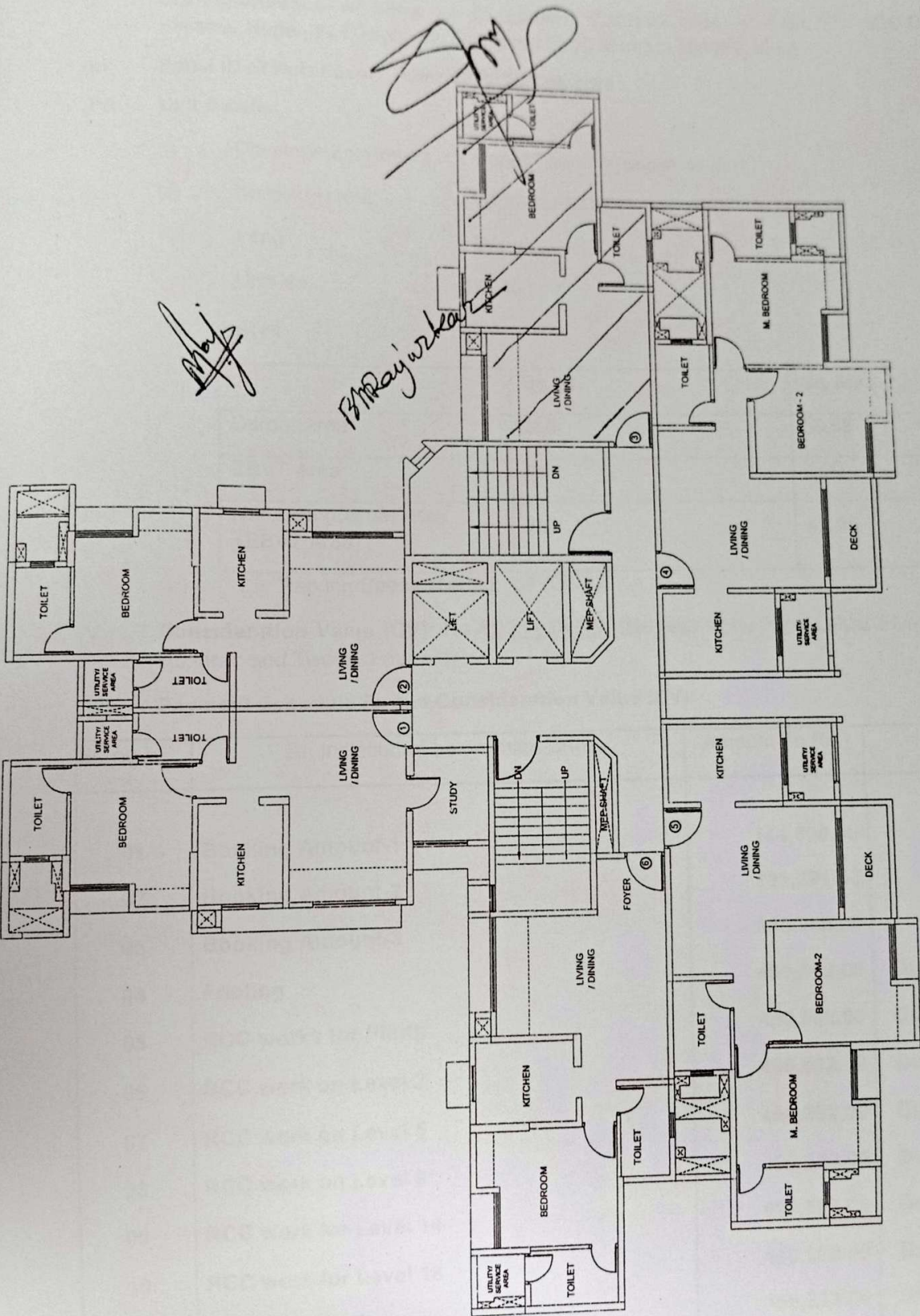
1. DEFINITIONS

- 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 FCAM Charges.

(Handwritten signatures and initials)



ब्लॉक-१
 द.क्र. १७४५/२०१९
 ३९/८०



TYPICAL FLOOR PLAN (LEVELS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 17, 18, 20)

UPPER THANE CASA WOODLANDS WING: G FLOOR QUIN FLAT NO 403

ARCHITECT
 ARCHITECT HAFEEZ QADIRI, TOR
 FIRST FLOOR 28, SCHWABDA, 4TH CROSS
 STREET, FORT, MUMBAI 400002
 TEL: 98-20-308763

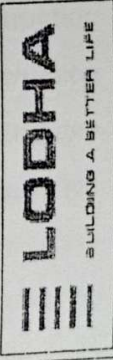


NOTE: PLAN NOT TO THE SCALE

DEVELOPERS

Lodha Developers Limited

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



Annexure 6

(Unit and Project Details)

ब व ड-१
द.क्र. १७४५/२०१९
४०/६०

- (i) CUSTOMER ID : 0001289567
- (ii) Correspondence Address of Purchaser: 23C/302 Sneh C.H.S.LTD., MHADA Complex, Bimbisar Nagar, W.E Highway, Goregaon East, Mumbai-400065, India
- (iii) Email ID of Purchaser: milraj2070@gmail.com
- (iv) Unit Details:

- (i) Development/Project : Upper Thane Woodlands G,H,I
- (ii) Building Name : WOODLANDS
- (iii) Wing : Wing G
- (iv) Unit No. : G-403
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	416	38.65
EBVT Area	42	3.90
Net Area (Carpet Area +EBVT Area)	458	42.55

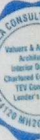
- (vi) Car Parking Space allotted: 01 (ONE).

- (V) Consideration Value (CV): Rs. 4,905,824.00/- (Rupees Forty Nine Lakhs Five Thousand Eight Hundred and Twenty Four only)

- (VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
01	Booking Amount-1	144,000.00	20-02-2019
02	Booking Amount-2	101,291.00	20-02-2019
03	Booking Amount-3	883,048.00	21-03-2019
04	Footing	490,582.00	Due As Per Construction
05	RCC works for Plinth	490,582.00	Due As Per Construction
06	RCC work on Level 2	490,582.00	Due As Per Construction
07	RCC work on Level 5	490,582.00	Due As Per Construction
08	RCC work on Level 9	490,582.00	Due As Per Construction
09	RCC work for Level 14	490,582.00	Due As Per Construction
10	RCC work for Level 18	490,582.00	Due As Per Construction
11	Plumbing Work	196,233.00	Due As Per Construction
12	Possession	147,178.00	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 completion of the relevant milestone.



(VII) Reimbursements: Payable on/before the Date of Offer of Possession*
 1) Land Under Construction (LUC) Reimbursement: Rs. 7,085.00/- (Rupees Seven Thousand And Eighty Five only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
 2) Electricity Deposit Reimbursement: Rs. 5,000.00/- (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) Utility connection and related expenses: Rs. 90,750.00/- (Rupees Ninety Thousand Seven Hundred and Fifty only)
 4) Share Money: Rs. 600.00/- (Rupees Six Hundred only)

(VIII) 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. 43,693.00/- (Rupees Forty Three Thousand Six Hundred and Ninety Three only) covering period of 18 months from DOP.
- 2) Civic Governance Charges (if applicable): Rs. 92,058.00/- (Rupees Ninety Two Thousand And Fifty Eight only) covering period of 60 months from DOP.
- 3) Property Tax (Estimated): Rs. 1,484.00/- (Rupees One Thousand Four Hundred and Eighty Four only) covering period of 12 months from DOP.

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

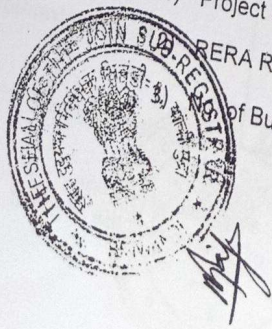
Building Protection Deposit: Undated cheque of Rs. 24,000.00/- (Rupees Twenty Four Thousand only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

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.

(IX) **Date of Offer of Possession:** 31.03.2021, subject to additional grace period of 18 (eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(X) **Project Details:**
 1) Project Name: Upper Thane Woodlands G,H,I
 RERA Registration Number: P51700016245
 of Buildings: 3



Handwritten initials and a signature.

9140917299

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/BP/OC/ITP- Anjur, Mankoli, Surai,
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,

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

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/ 1/8/P, 32/1/8 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, 40/1/8, 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

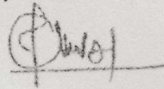
Sir,

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:-

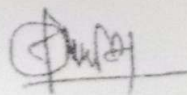
Table: Details of buildings for which Occupancy Certificate is granted					
SECTOR	CLUSTER NO.	WING	NO OF FLOORS	HEIGHT (M)	BUILT-UP AREA (SQ.M.)
Residential Sale Buildings					
A	1.03-E (CASA TIARA)	I	G + 19	58.45	6354.96
C	3.03-D (CASA WOODLANDS)	G	G + 19	58.45	6262.58
	3.03-D (CASA WOODLANDS)	H	G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

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.



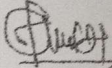
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
9. The applicant shall abide by all the conditions of all the NOC's obtained from the Competent Authorities for the proposed development on the land under reference.
10. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018, 08.10.2018; 11.04.2022 from Water Resources Department shall be binding on the Applicant.
11. The conditions of NOC dated 27.05.2016, 19.01.2018, 11.10.2018 30.04.2019 & 24.02.2022 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant.
12. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Tahsildar, Bhiwandi shall be binding on the Applicant.
13. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant.
14. The applicant shall fully comply with the conditions mentioned in the previous approvals granted by MMRDA for the Integrated Township Project under reference.
15. All conditions of the Consent to establish dt. 09.08.2018 & 07.10.2021 issued by Maharashtra Pollution Control Board shall be binding on the applicant. Further, applicant is required to obtain the Consent to Operate from Maharashtra Pollution Control Board (MPCB) and submit a copy of the same to MMRDA before giving possession to flat owners.
16. All conditions of the Fire NOC from Directorate of Maharashtra Fire services dt. 15.02.2023 are binding on applicant.
17. All conditions of the Environmental Clearance dt. 16.07.2022 issued by State Level Environment Impact Assessment Authority shall be binding on the applicant.
18. Applicant shall make temporary provision on site in order to fulfil the required number of parking spaces until construction of MLCP building is completed and Occupancy Certificate is obtained for the same.



19. Applicant/ Project Proponent/ Society shall be responsible for provision of adequate water supply to the development under reference.
20. Applicant shall develop and maintain required RG areas and shall plant required number of trees as per applicable DCR.
21. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis.

A set of certified completion plans is enclosed herewith.

Yours faithfully,


20/3/2023
(Trupti Sharad Rane)
Planner, MMRDA

Encl: One Set of approved drawings (Drawing No. 1/11 to 11/11)

Copy to:

1. **Mr. Pradeep Kamble (Architect),**
Pradeep M Kamble & Associates,
B 101, Jakh Bautera Complex, Pandit Malviya Path,
Ramnagar, Dombivali (E), Thane.

2. **Copy forwarded to:**

The Collector,
Collector Office, Thane.

.....as required u/s 45 of MR & TP Act, 1966.



RECORDED
DHIRENDR RA JUGH
3140957299
RACPC - 550N

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.