

4169

Scan Done

PS 13, 8th

999 922

ULAPHL20241006044066

CPR

LOAN A/C No. :	LOS No.:		
CIF NO. (1) :	CIF NO. (2) :		
CIF NO. (3) :	PAL/Take Over/NEW/Resale/Top up		
Applicant Name RAJEEV BHAGAT - 80300071316			
Co - Applicant Name REKHA BHAGAT - 85787280818			
Contact (Resi.): 9870366155 Mobile : 9223222261			
Loan Amount : 55,00,000	Tenure :		
Interest Rate :	EMI :		
Loan Type : Take Over.	SBI LIFE :		
Hsg. Loan <input checked="" type="checkbox"/>	Maxgain <input type="checkbox"/>		
Realty <input type="checkbox"/>	Home Top up <input type="checkbox"/>		
Property Location :			
Property Cost :			
Name of Developer/Vender :			
RBO - III ZONE - THANE Branch : NERUL (E) (Code No) 11785			
Contact Person : AMIT NAIK Mobile No: 9930275375			
HLC / SSL / BRANCH : MUMHLC03048			
	DATE		DATE
SEARCH-1	V.S. LEGAL	RESIDENCE VERIFICATION	3 xCEL
SEARCH-2	—	OFFICE VERIFICATION	—
VALUATION-1	Vachukol	SITE INSPECTION	—
VALUATION-2	—		

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pageev ITR samantha
belcha

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4128

W/ADHL2024/506068677

LOAN A/C No. :	LOS No.:
CIF NO. (1) :	CIF NO. (2) :
CIF NO. (3) :	PAL/Take Over/NEW/Resale/Top up
Applicant Name RAJEEV BHAGAT - 80300071316	
Co - Applicant Name REKHA BHAGAT - 85787280818	
Contact (Resi.) : 9870366155	Mobile : 9223222261
Loan Amount : 15,00,000/-	Tenure :
Interest Rate :	EMI :
Loan Type : TL	SBI LIFE :
Hsg. Loan <input checked="" type="checkbox"/>	Maxgain _____
Realty _____	Home Top up _____

Property Location :

Property Cost :

Name of Developer/Vender :

RBO - III ZONE - THANE Branch : NERUL (E) (Code No) 11785

Contact Person : ~~AMIT K~~ Mobile No: ~~9900033005~~ 8007248

~~SSL~~ BRANCH: **BHUSHAN K** ~~AMIT K~~

	DATE		DATE
SEARCH-1	DEMLA	RESIDENCE VERIFICATION	
SEARCH-2	—	OFFICE VERIFICATION	3 XCEL
VALUATION-1	VastuFala	SITE INSPECTION	
VALUATION-2	—		

Branch login

CFR

Receipt (part)

507/7839

Tuesday, May 31, 2022

12:06 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

Receipt
Wagon
12/1/24
Amket
Full Sec

यात्राचे नाव: मानगव

दस्तऐवजाचा अनुक्रमांक: कलन5-7839-2022

दस्तऐवजाचा प्रकार: करारनामा

वापर करणाऱ्याचे नाव: रेखा रानीव भगत --

पावती क्र.: 8203

दिनांक: 31/05/2022

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंननेल प्रिंट, सूची-२ अंदाजे
12:22 PM व्हा केलेस मिळेल.

वाजार मूल्या: रु. 3566500/-

नोंदणी रु. 8257819/-

भरलेले मुद्रांक शुल्क: रु. 282000/-

Joint Sub/Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

1) वेद्यवाचा प्रकार: DHC रकम: रु. 1800/-

दोही/धनादेश/पे ऑर्डर क्रमांक: 3005202213453 दिनांक: 31/05/2022

वेद्यचे नाव व पत्ता.

2) वेद्यवाचा प्रकार: eCnallan रकम: रु. 30000/-

दोही/धनादेश/पे ऑर्डर क्रमांक: MH002584826202223E दिनांक: 31/05/2022

वेद्यचे नाव व पत्ता.

सुप्रीम कोर्ट कार्यालय अमल्याम तपशिल :-

1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

R. R. Bhagat

मेमोरी

Racpe
Wagar
12/1/20
Amke
Full S

5077700

5077700

10052022 May 31 2022

12:06 PM

पावती

Original/Duplicate

31/05/2022

Regn 10M

राजेशि भव, मानगव

20052022 May 31 2022 कलन5-7839-2022

दस्तावेज संख्या 31/05/2022

वेबसाइट पर नोंद देखा गयीत भगत -

पावती 2022

दिनांक 31/05/2022

नोंदती फी

₹. 30000.00

दस्त हावाळणी फी

₹. 1800.00

पुढांणी संख्या: 90

एकूण:

₹. 31500.00

संपत्ती मूल्य, दस्त, वॉननेन प्रिंट, सूची-2 अंदाजे
12:06 PM का वेबसाइट मिकेल.

संपत्ती मूल्य: ₹. 3556500/-

नोंदती फी: ₹. 257319/-

संपत्ती मूल्य शुल्क: ₹. 282000/-

नोंदती फी: DHC रकम: ₹. 1800/-

संपत्ती मूल्य शुल्क नोंदती क्रमांक: 3005202213453 दिनांक: 31/05/2022

नोंदती फी

नोंदती फी शुल्क: eChallan रकम: ₹. 30000/-

नोंदती फी शुल्क नोंदती क्रमांक: MH002584826202203E दिनांक: 31/05/2022

नोंदती फी

नोंदती फी शुल्क नोंदती क्रमांक तपशिल :-

नोंदती फी शुल्क नोंदती क्रमांक: Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

Joint Sub/Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-2
कल्याण क्र. ५

P. D. Bhavare

M...
...

...

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कल्याण 5

दस्त क्रमांक : 7839/2022

नोदणी :

Regn:63m

गावाचे नाव : मानगाव

करारनामा

6257819

3566500

पती पत्नेद्वारे

मा.ग.(अमल्यास)

1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :सदनिका नं: 1504, माळा नं: 15 वा मजला, इमारतीचे नाव: फॉरस्टा सी व्हिंग, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंविवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक कार्पार्किंग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वमाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1218/म.क्र.3587/प्र.क्र.93/19/नवि-12((Survey Number : 53/1, 53/3, 65/15Bpt व दस्तात नमूद केल्याप्रमाणे ;))

1) 60.94 चौ.मीटर

अनेक नेळा

न टेवणा-या

त्यालयाचा

प्रतिवादिचे

1): नाव:-मॅक्रोटेक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. राहुल वंडेकर -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावमजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J

राचे व किंवा

किंवा आदेश

1): नाव:-रेखा राजीव भगत -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -28, 2 12, ओम श्री अष्टविनायक कोहोसो सेक्टर 24 जुईनगर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AQVPR8847F

2): नाव:-राजीव धुरदिंशम भगत -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी -28, 2 12, ओम श्री अष्टविनायक कोहोसो सेक्टर 24 जुईनगर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AELPR6468J

31/05/2022

31/05/2022

7839/2022

282000

30000

मह. दु.नि. कल्याण 5

Valuation ID 202205312056 मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

31 May 2022, 11:39:48 AM
कलना

मूल्यांकनाचे वर्ष 2022
जिल्हा ठाणे
मूल्य विभाग तालुका : कल्याण
उप मूल्य विभाग 52/165/1-पलावा प्रकल्प
क्षेत्राचे नाव Kalyan/Dombival Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. सव्हे नंबर /न. भू क्रमांक :
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक
3800 49200 56500 61300 56500

बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- 67.034चौ. मीटर मिळकतीचा वापर- निवासी सदनिका
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे
उद्दवाहन गुविधा - आहे मजला - 11th to 20th Floor मिळकतीचा प्रकार- बांधीव
मूल्यदर/बांधकामाचा दर- Rs.49200/-
कार्गट क्षेत्र 60.94चौ. मीटर

Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर) *
मजला निहाय घट/वाढ
= (((49200-3800) * (100 / 100)) + 3800) * 107.5 / 100
= Rs.52890/-

A) मुख्य मिळकतीचे मूल्य
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 52890 * 67.034
= Rs.3545428.26/-
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.75चौ. मीटर
खुल्या जमिनीवरील वाहन तळाचे मूल्य
= 13.75 * (3800*40/100)
= Rs.20900/-

Applicable Rules = 3, 18, 19, 15

एकत्रित अंतिम मूल्य
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य +
बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतोच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित
वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 3545428.26 + 0 + 0 + 20900 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.3566328.26/-
= २ पस्तीस लाख सहासष्ट हजार तीन शो अठ्ठावीस /-

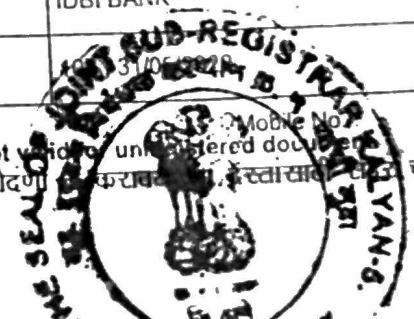
CHALLAN
MTR Form Number-6



GRN	MH002894002 2022	BAI.CODE	[Barcode]	Date	30/05/2022-14 35 48	Form ID	25 2	
Department	Mumbai City Municipal Corporation, General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		PAN No.(If Applicable)				AAACI.1496J
Registration Name	KUNAL KALYAN 5 JOINT SUB REGISTRAR			Full Name				Macrotech Developers Limited
Location	THANE			Flat/Block No.				Flat No 1504 Wing C FORESTA Lodha
Year	2022-2023 One Time			Premises/Building				Codename Premier
Account Head Details		Amount In Rs.		Road/Street				Premiere colony ground, On Kalyan. Shil road, Dombivali E, Taluka Kalyan
464.1 Stamp Duty		282000.00		Area/Locality				Thane
463.1 Registration Fee		30000.00		Town/City/District				
				PIN				4 2 1 2 0 3
				Remarks (If Any)				दस्त क्र. 1013 र 2022
				PAN2=AQVPR8847F-Second Party Name- Rajeev				
				Bhagat-CA=6257819				3 20
				Amount In				Three Lakh Twelve Thousand Rupees Only
		3,12,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332022053014739	711869447	
Cheque-DD Details				Bank Date	RBI Date	30/05/2022-18.26 24	Not Verified with RBI	
Cheque/DD No				Bank-Branch				IDBI BANK
Name of Bank				Scroll No. , Date				31/05/2022
Name of Branch								



क.ल.न. ५
दस्त क्र. 1013 र 2022
3 20



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
नोदण करवायाच्या दस्तासाठी लागू आहे. नोदण करवायाच्या दस्तासाठी लागू आहे. नोदण करवायाच्या दस्तासाठी लागू आहे. नोदण करवायाच्या दस्तासाठी लागू आहे.

9223222761

क.ल.न.-५	
दस्त क्र. ७०३९	२०२२
६	९०

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 31ST day of MAY, 2022

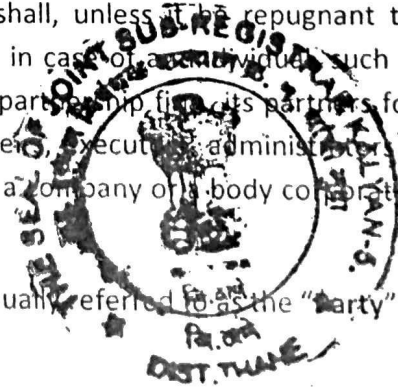
B E T W E E N:

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

Rekha Rajeev Bhagat and **Rajeev Ghurbindram Bhagat** residing / having its address at **C-28, 2:12, Om Shree Ashtvinayak CHS, Sector 24, Juinagar, Navi Mumbai - 400705 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AQVPR8847F** **AELPR 6468J** 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**"



[Handwritten signature]

R. R. Bhagat

Annexure 1

(Description of Larger Property)

All that pieces and parcels of (i) land bearing Survey No.260/1A admeasuring 2300 sq.mtr., Survey No.260/1B admeasuring 2200 sq.mtr., Survey No.260/2 admeasuring 6530 sq.mtr. and Survey No.260/3 admeasuring 3600 sq.mtr., situate, lying and being at village Hedutane, Taluka Kalyan, District Thane and (ii) land bearing Survey No.65/15A admeasuring 14650 sq.mtr., Survey No.65/15B admeasuring 14650 sq.mtr., Survey No.53/1 admeasuring 20450 sq.mtr. and Survey No.53/3 admeasuring 3450 sq.mtr. situate, lying and being at village Mangaon, Taluka Kalyan, District Thane totally aggregating admeasuring 67830 sq.mtr. or thereabout together with the buildings/structures standing thereon and more particularly described in the Report on Title annexed hereto at Annexure (A) Report on Title.

क.ल.न.-५	
दस्त क्र.७८३८	२०२२
३२	२०

Annexure 2

(Chain of Title)

1. Palava Dwellers Private Limited ("**Palava**") and Mr. Babusingh Rajguru and Mr. Rahul Deepak Lodha have *inter alia* purchased the lands comprised in the Property mentioned in the Report. Title annexed hereto under various Deeds of Conveyance.
2. By various Deeds of Conveyance, all dated 08.11.2012, executed in favour of Shri. Rahul Deepak Lodha, he became seized, possessed and absolutely entitled to the property bearing Survey No. 65/15A admeasuring 13500 sq.mtr., property bearing Survey No. 53/3 admeasuring 3450 sq.mtr., property bearing Survey No. 65/15B admeasuring 14650 sq.mtr., or thereabouts, of Mangaon Village for valuable consideration and on such terms, covenants and conditions stated therein.

क.ल.न. - ५
दस्त क्र. ३३
२०२२
3. By Declaration dated 27/01/2022 executed and registered under Serial No. KLN2-2057-2022 of Mr. Rahul Deepak Lodha *inter alia* declaring therein that he has acquired the said Land for and on behalf of the Company, i.e. Macrotech Developers Limited (earlier, Palava Dwellers Private Limited) and also for being developed by the Company.
4. By various Deeds of Conveyance in favour of Shri. Babusingh Rajguru, he became seized, possessed and absolutely entitled to the property bearing Survey No. 260/1A admeasuring 2300 sq.mtr., property bearing Survey No. 260/2 admeasuring 6530 sq.mtr., property bearing Survey No. 260/1B admeasuring 2200 sq.mtr., and portion of property bearing Survey No. 260/3 admeasuring 1800 sq.mtr., or thereabouts of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
5. By Deed of Conveyance dated 14/01/2016, executed and registered under Serial No. KLN1-461-2016 with Sub-Registrar Kalyan, Shri. Babusingh Rajguru (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Palava Dwellers Private Limited (therein referred to as 'Purchaser'), property bearing Survey No. 260/A, 260/1B, 260/3 of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
6. By Deed of Conveyance dated 30/03/2018 executed and registered under Serial No. KLN1-291-2018 with Sub-Registrar Kalyan, Heerabai Vishwas Patil and Others (therein referred to as 'Vendor') sold, conveyed, transferred and assured unto in favour of Palava Dwellers Private Limited (therein referred to as 'Purchaser'), remaining portion of the property bearing Survey No. 260/3 admeasuring 1800 sq.mtr., or thereabouts, of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
7. By an Order dated 9th 11th January, 2018, the Bombay High Court sanctioned the Scheme of Amalgamation of Palava Dwellers Private Limited into Lodha Developers Private Limited, being the Company herein, effective from 11th January, 2018.
8. Fresh Certificate of Incorporation dated 14th March 2018 for conversion of Lodha Developers Private Limited into Lodha Developers Private Limited.

SIGNED AND DELIVERED

By the Company within named

MACROTECH DEVELOPERS LIMITED

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

In the presence of:

1. _____

2. _____



SIGNED AND DELIVERED

By the within named Purchaser

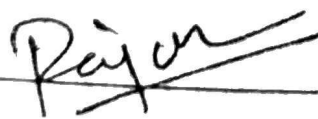
Rekha Rajeev Bhagat

Rajeev Ghurbindram Bhagat

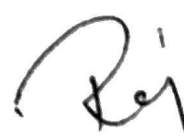
In the presence of:

1. _____

2. _____



क.ल.न	
दस्ता क्र. 0023	
138	



Annexure 1

(Description of Larger Property)

All that pieces and parcels of (i) land bearing Survey No.260/1A admeasuring 2300 sq.mtr., Survey No.260/1B admeasuring 2200 sq.mtr., Survey No 260/2 admeasuring 6530 sq.mtr. and Survey No 260/3 admeasuring 3600 sq.mtr., situate, lying and being at village Hedutane, Taluka Kalyan, District Thane and (ii) land bearing Survey No 65/15A admeasuring 14650 sq.mtr., Survey No.65/15B admeasuring 14650 sq.mtr., Survey No 53/1 admeasuring 20450 sq.mtr and Survey No 53/3 admeasuring 3450 sq.mtr situate, lying and being at village Mangaon Taluka Kalyan, District Thane totally aggregating admeasuring 67830 sq.mtr or thereabout together with the buildings/structures standing thereon and more particularly described in the Report on Title annexed hereto at **Annexure 3 (Report on Title)**.

क.ल.न.-५	
दस्ता क्र. ७८३२	२०२२
३५	२०

Annexure 1

(Description of Larger Property)

All that pieces and parcels of (i) land bearing Survey No.260/1A admeasuring 2300 sq.mtr., Survey No.260/1B admeasuring 2200 sq.mtr., Survey No.260/2 admeasuring 6530 sq.mtr. and Survey No.260/3 admeasuring 3600 sq.mtr., situate, lying and being at village Hedutane, Taluka Kalyan, District Thane and (ii) land bearing Survey No.65/15A admeasuring 14650 sq.mtr., Survey No.65/15B admeasuring 14650 sq.mtr. Survey No.53/1 admeasuring 20450 sq.mtr. and Survey No.53/3 admeasuring 3450 sq.mtr. situate, lying and being at village Mangaon, Taluka Kalyan, District Thane totally aggregating admeasuring 67830 sq.mtr. or thereabout. together with the buildings/structures standing thereon and more particularly described in the Report on Title annexed hereto at **Annexure 3** (Report on Title).

क.ल.न.-५	
दस्ता क्र. ७८३९	२०२२
३५	९०

List Of Amenities for Premier (Casa Foresta & Fiora & Liana).

LIST OF AMENITIES FOR LEGAL/ AGREEMENT PURPOSE

Amenities for 1 BHK, 2 BHK, 2BHK ULTIMA & 3 BHK OPTIMA (All floor levels)

Apartment:

1. Air-conditioned bedrooms.
2. Marbital** flooring for living, dining & passage.
3. Kitchen with granite platform, stainless steel sink and vitrified tile flooring.
4. Toilets finished with CP fittings from Jaquar/Kohler/Isenberg** & sanitary ware from toto/Roca**.
5. Provision for telephone, data and IV connectivity^
6. Selected apartments with Private Gardens a Ground floor.

क.ल.न.-५	
दस्ता क्र. ७८३९	२०२२
४५	९०

Building:

1. Entrance lobby
2. 2 elevators (including one stretcher elevator)
3. Standard firefighting system.
4. DG power back up for common area lighting, elevators and water supply system.
5. Provision for Fibre optic (FTTH) and Direct to Home TV (DTH) connectivity providing internet access.
6. Multi tier security system with:
 - a. Intercom for each residence
 - b. Access controlled entrance lobby at Ground floor- through swipe card/biometric access
 - c. CCTV monitoring of entrance lobby

Neighbourhood Amenities:

1. School*
2. Temple



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

क.ल.न.-७	
दस्ता क्र. ७८३९	२०
७९	९०

This registration is granted under section 5 of the Act to the following project under project registration number P51700032683

Project: **Foresta C, D and G**, Plot Bearing / CTS / Survey / Final Plot No.: 53/1, 53/3, 65/15B at Mangaon, Kalyan, Thane, 421203;

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 **24/01/2022** and ending with **30/04/2026** 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.





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
E-2001, 100 Market Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
(Pursuant to rule 77 of the Companies (Incorporation) Rules, 2011)

Corporate Identification Number (CIN): U43202MH1995PLC091048

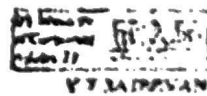
I hereby verify that the name of the company has been changed from LIONHA DEVELOPERS LIMITED to
MCACTECH DEVELOPERS LIMITED with effect from the date of this certificate and that the company is licensed
by shares

Company was originally incorporated with the name LIONHA DEVELOPERS PRIVATE LIMITED

On on which my hand at Mumbai this Twenty fourth day of May 2022 (Signed) Director



महाराष्ट्र राज्य	
22/05	2022
3029	



Registrar of Companies
Mumbai

Market Address as per record available in Registrar of Companies office
MCACTECH DEVELOPERS LIMITED

411 Floor 4, (10) Vardaan Chamber, Crossway Patel Road, Haridwar Circle, Fort, Mumbai
Maharashtra, India, 400001



महाराष्ट्र शासन
नगर रचना आणि मुल्यनिर्धारण विभाग
ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, कोर्ट नाका, ठाणे (प) - ४०० ६०१

✉ ईमेल- adtp1.thane@maharashtra.gov.in / adtpthane@gmail.com (१) दूरध्वनी क्रमांक ००२२-२५३४२७४४

जा.क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी व इतर/८८ दिनांक :- १२/०१/२०२२
सेक्टर "ओ"/ ससंठाणे/

प्रति,

✓ मे. मॅक्रोटिक डेव्हलपर्स लि.,
मुंबई.

विषय :- बांधकाम परवानगीबाबत (सेक्टर ०) (प्लानवा -२)

मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता.कल्याण आणि मौजे उंब्रोली,
ता. अंबरनाथ तसेच मौजे घारिखली, काटई, कोळे व माणगांव,
ता. कल्याण, जि.ठाणे, या एकात्मिक नगर वसाहत मधील मौजे हेदूटणे
व माणगांव यातील स.न. / गट नं. / सि.स.क्र.१९/२अ, १९/२ब, १९/३ व
इतर, एकूण क्षेत्र ३७९०९०७.३८ चौ.मी. यामध्ये बांधकाम परवानगी
मिळणेबाबत.

संदर्भ:-

१. शासन, नगर विकास विभागाची अधिसूचना (LC) क्र. टिपीएस-१२१३/११६/प्र.क्र.२८९/१३/नवि-१२, दि. ०३.०३.२०१४,
२. जिल्हाधिकारी, ठाणे यांचे (LOI) इरादा पत्र क्र.महसूल/कक्ष-१/टे-७/विनवप्र/कावि-१५८०२/१४, दि. २५.३.२०१४,
३. नगर विकास विभागाची अधिसूचना (LC) क्र.टिपीएस-१२१३/११६/प्र.क्र.२८९/१३/नवि-१२, दि. २२.८.२०१४,
४. जिल्हाधिकारी, ठाणे यांचे (LOI) इरादा पत्र क्र. महसूल/कक्ष-१/टे-७/विनवप्र/कावि-४०२२१/१४, दि. १५.९.२०१४,
५. नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१३/११६/प्र.क्र.२८९/(ब)१३/नवि-१२, दि. २२/०८/२०१४,
६. नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१४/१६८७/प्र.क्र.७८/१५/नवि-१२, दि. ०८/०७/२०१५,
७. अति. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे (LOI) इरादा पत्र क्र. SROT/27/Villages/२४०४/STP/LOI/Vill. Hedutane, Umbroli/Vol-I/५३/२०१५, दि. २४/०८/२०१५,

मे. मॅक्रोटेक डेव्हलपर्स प्रा. लि. यांचे सदर एकत्रित नगर वसाहत प्रकल्पाचे नकाशे या कार्यालयास दि. १४.१२.२०२१ च्या पत्रान्वये छाननीसाठी प्राप्त झालेले आहेत. संदर्भित पत्र क्र. २२ अन्वये उपरोक्त चार नगर वसाहतींच्या एकत्रिकरणाबाबतचे निर्देश शासनाने दिलेले आहेत. उक्त क्षेत्रासाठी अंबरनाथ, कुळगाव-बदलापूर व परिसर अधिसूचित क्षेत्राची नियमावली लागू केलेली आहे. सदर मौजे हेदुटणे, धारिवली, काटई, कोळे व माणगांव ही गावे कल्याण-डोबिवली महानगर पालिकेच्या २७ गावांसाठी शासनाने मंजूर केलेल्या विकास योजनेमध्ये समाविष्ट होत असले तरी शासन निर्णय दिनांक २०/०४/२०१७ व दिनांक १८/१०/२०२१ मधील निर्देशात नमूद केलेल्या अट क्र. २ मध्ये सदर जागेस अंबरनाथ, कुळगाव-बदलापूर व परिसर अधिसूचित क्षेत्राची नियमावली लागू राहिल व एकात्मिकृत नगर वसाहतीच्या UDCPR-२०२० अनुसार सहायक संचालक, नगररचना, ठाणे यांनी मंजूर अभिन्यासातील ईमारतींच्या बांधकाम नकाशांस परवानगी घावी, असे नमूद केले आहे.

प्रस्तावाखालील जागेस पर्यावरण व वन विभागाकडील ना हरकत दाखला दि. १९/६/२०१३ व दि. २१/०२/२०१५ रोजी प्राप्त आहे.

मा. जिल्हाधिकारी, ठाणे यांनी दि. ३०/१२/२०२१ रोजीचे पत्रान्वये एकात्मिकृत नगर वसाहतीच्या रेखांकनास सुधारीत अंतिम मंजूरी दिलेली असून मंजूरी अनुसार प्रस्तावाखालील जागेचा सेक्टर निहाय तपशील खालील प्रमाणे आहे.

सेक्टर निहाय जागेचे क्षेत्रफळ (चौ. मी.)		
अ. क्र.	सेक्टर	क्षेत्रफळ (चौ. मी.)
१	A	१७९८९३.३३
२	B	२३६७५०.००
३	C	२८३७६१.००
४	D	४९९४९७.३४
५	E	१४२५६८.००
६	F	२२९१४४.३४
७	G	१०७४६३.२७
८	H	१०६३८९.३३
९	I	२५४४११.७७
१०	J	२०६४०३.९८
११	K	१७४७०६.०३
१२	L	२८९६२८.८९
१३	M	९९८८९.०९
१४	N	१११९९७.०९
१५	O	१८६१११.४७
१६	P	६५१०६७.५३
एकूण		३७९०९०७.३८

तसेच या पूर्वी अर्जदार यांचे जागेवर खाली नमूद केलेल्या सेक्टर क्र. B ते I वरील बांधकामास परवानगी दिलेली असून आता विकासकाने सेक्टर "ओ" मध्ये बांधकाम नकाशे सादर केले असून त्याचा तपशील खालील प्रमाणे आहे.

सेक्टर - O: नव्याने बांधकाम परवानगीचे क्षेत्र

अ. क्र.	इमारत	प्रस्तावित मजले	इमारती उंची (मी.)	इमारती चा वापर	बांधकाम क्षेत्र (चौ. मी.)
१	Cluster १५.०२ Wing A,B,C,D,F,G,H & I	तळ + २३ मजले	६९.९०	रहिवास	९५६८१.१८
२	Cluster १५.०३ Wing A,B,C & D	तळ + २३ मजले	६९.९०	रहिवास	३९७२७.२८
३	Cluster १५.०४ Wing A,B,C & G,H,I,J & K	तळ + २३ मजले	६९.९०	रहिवास	७९२०७.७३
४	Cluster १५.०५ Wing B,C,D,F,G & H	तळ + २३ मजले	६९.९०	रहिवास	८००२३.९९
५	Cluster १५.०६ Wing A,B & C	तळ + २३ मजले	६९.९०	रहिवास	२९८१०.३९
६	Cluster १५.०८ Wing A&B	तळ + २३ मजले	६९.९०	रहिवास	१९०८७.२२
७	SCHOOL-O	तळ + ५ मजले	२३.४०	शैक्षणिक	७२६६.०५
८	PARKING BLDG- P२	तळ + १३ मजले	३७.००	सुविधा	००.००
९	CLUBHOUSE	तळ + २ मजले	१०.२०	सुविधा	३२६६.२५
एकूण - अ					३५४०७०.०१

एकूण बांधकाम क्षेत्राचा तपशील

अ. क्र.	तपशील	चौ. मी.
१	जागेचे एकूण क्षेत्र	३७९०९०७.३८
अ)	बेसिक चटई क्षेत्र निर्देशांक = १	३७९०९०७.३८
ब)	अतिरिक्त अनुज्ञेय चटई क्षेत्र (अधिभार आकारून) = ०.८०	३०,३२,७२५.९०
क)	एकूण अनुज्ञेय बांधकाम क्षेत्र (अ + ब) (Social Housing चे क्षेत्र वगळून)	६८२३६३३.२८
ड)	Social Housing चे किमान आवश्यक बांधकाम क्षेत्र (ITP च्या नियमाप्रमाणे) ६०% किमान रहिवास वापराच्या १५% Social Housing	३,४१,१८१.६६
इ)	एकूण अनुज्ञेय बांधकाम क्षेत्र (क + ड) (Social Housing च्या क्षेत्रासहित)	७१६४८१४.९४
२	१ ब पैकी अतिरिक्त चटई क्षेत्र (अधिभार आकारलेले)	५,६८,८६९.१८
३	सद्यस्थितीत एकूण अनुज्ञेय बांधकाम क्षेत्र (१अ + २) (Social Housing चे क्षेत्र वगळून)	४३५९७७६.५६

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivali (W)
☎ : 0251 - 2497195 / Mobile: 9869997652

To
Maha RERA,
Housefin Bhavan,
Plot No. C - 21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

SUPPLEMENTAL TITLE REPORT

Sub : Land comprised in Survey Nos. 65/15A, 65/15B, 53/1 and 53/3 lying being and situate at Village Mangaon, Taluka Kalyan and District Thane admeasuring in all 53,200 sq.mtrs or thereabouts ("the said Land") in the registration district of Thane more particularly described in Schedule hereunder written.

1. On the instructions of my client, Macrotech Developers Limited ("**Company**"), I have issued Report on Title dated 20/01/2022 ("**Report on Title**") *inter alia* certifying that Mr. Rahul Deepak Lodha is entitled to the said Land as an absolute Owner thereof on the basis of the findings and subject to all that is stated therein

2. Post the issuance of the said Report on Title, there are certain material changes that have taken place in connection with the said Land and as such I have been requested by my client to issue this Supplemental to incorporate such changes so as to update the earlier Report on Title for the said Land

For the purpose of preparing this Supplemental Title Report, I have further perused following documents in respect of said Land:

- (i) Village Extract form 7/12 (Record of Rights) in respect of the said Land.
- (ii) Declaration dated 27/01/2022 executed and registered under Serial No. KLN2-2057-2022;
- (iii) Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 25/04/2014, 05/11, 2015 and 20/04/2016 thereto, issued by the Competent Authority, Department of Revenue and Forest.

4. From the perusal of the above documents, I hereby further certify as follows:

By Declaration dated 27/01/2022 executed and registered under Serial No. KLN2-2057-2022 by Mr. Rahul Deepak Lodha *inter alia* declaring therein that he has acquired the said Land for and on behalf of the Company and for being developed by Company, who is also the Owner/Developers for the said Land.

5. Permission for acquirement of the said Property

By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2014

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

55050

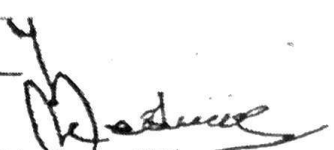
Manager Town Servicer's office
City & Industrial Development
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date: 10/8/1988

TAKING OVER POSSESSION BY THE ALLOTTEE

Ap. No. 16/A/0:1 Sector 1A at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli.

Date: 14.6.88
Purchaser: Shri Sutar Nandkumar V.
Date of Agreement: 10/8/88


Asst. Estate Officer

POSSESSION RECEIPT


I hereby that I have taken over possession of the apartment No. NW/16/A/0:1
NW Sector 1A at Vashi/CBD-Belapur/Panvel /
Mumbai/Airoli on the day of 10/8/88 after proper inspection of the fittings and
provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
to pay CIDCO for which I am remaining present myself or through my representative in the apartment
for hours from 9-30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present
above period.

As the power supply is not made available as yet for which I am ready to wait till such time electricity
is available by the MSI B.

On taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are
conform to the items listed and according to plans and specifications enclosed with the agreement. I have inspected
the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature
therein and I would not claim another apartment from CIDCO thereon.

Lock No. 67-9685 with duplicate key.




(Signature of allottee)

Shri Sutar N.V.
No: NW/16/A/0:1 Sect. 1A
New, New 16

- 1) Maharashtra State Electricity Board
- 2) Maharashtra Water Supply & Sewerage Board

99	99
29207	2023
92	24

**HARESH B. DEMLA
ADVOCATE HIGH COURT**

Off. No. 19, Mahavir Niwas, Plot no.301, Sec -21, Nerul (E), Navi Mumbai – 400706
Mob No.: 8850593828 / 8097931248
Email: demla67@gmail.com

**Ref. No. N. Mum/SBI/1992
PAN No AEAPD9210P**

Date: 15th January, 2024

To,

The Assistant General Manager,
RACPC/RASMECC,
State Bank of India,
Belapur, Navi Mumbai.

Sub:- Title Investigation Report in respect of Apartment No. NL-2/16/A-1, admeasuring 14.09 Sq. Mts. of Built-up area, on 1st Floor, building no. NL-2/16 in the building known as, “NL-2 Type Apartment Owner’s Association” Situate at Sector 1A, Village-Nerul Navi-Mumbai, Tal & Dist. Thane.

Borrowers: Rajeev Ghurbindram Bhagat and Mrs Rekha Rajeev Bhagat

Dear Sir,

Find enclosed herewith Title Investigation Report in respect of the above said property belonging to Rajeev Ghurbindram Bhagat and Mrs Rekha Rajeev Bhagat. In this regard you are kindly requested to send Cheque of Rs. 4000/- towards my legal fees.

Encl:- Report

CARE: You may credit bill in:

Account Holder Name	Haresh B Demla
Bank Name	State Bank of India
Branch	Ruparel Garden, Nerul
Account No	32122434727
IFSC code	SBIN0070692.
UPI Mo	8850593828



**Haresh B. Demla
Advocate High Court**

3.10	SQMT.
2.29	SQMT.
5.39	SQMT.
61.65	SQMT.

FLAT NO. 2,3 & 4	
7.59	SQMT.
4.21	SQMT.
10.27	SQMT.
0.22	SQMT.
15.87	SQMT.
1.94	SQMT.
11.86	SQMT.
1.88	SQMT.
2.46	SQMT.
66.31	SQMT.
2.29	SQMT.
3.10	SQMT.
5.39	SQMT.
61.70	SQMT.

FOR FLAT NO. 6 & 7	
10.85	SQMT.
14.59	SQMT.
3.36	SQMT.
0.69	SQMT.
13.16	SQMT.
4.48	SQMT.
9.59	SQMT.
0.61	SQMT.
8.27	SQMT.

3.78	SQMT.
2.23	SQMT.
6.01	SQMT.
71.82	SQMT.

FOR FLAT NO. 4	
7.59	SQMT.
10.35	SQMT.
13.69	SQMT.
5.14	SQMT.
0.31	SQMT.
1.88	SQMT.
2.45	SQMT.
41.39	SQMT.





2.29	SQMT.
3.10	SQMT.
5.39	SQMT.
46.78	SQMT.

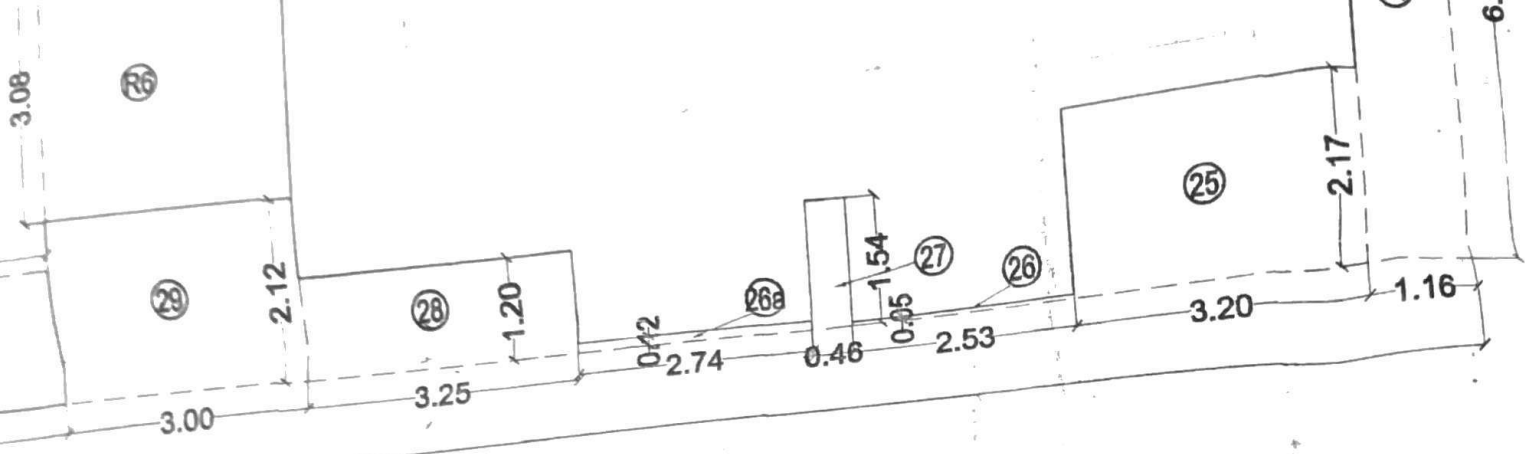
6	W6	1300X1150	2 TRACK ALUMINIUM SLIDING WINDOW
7	W7	1500X1150	2 TRACK ALUMINIUM SLIDING WINDOW
8	W7A	900X1150	SIDE OPENABLE WINDOW
9	W8	675X1800	SIDE OPENABLE WINDOW
10	V1	715X1800	SIDE OPENABLE WINDOW
11	V1A	675X1150	SIDE OPENABLE WINDOW
12	V2	675X1800	SIDE OPENABLE WINDOW
13	V2A	675X1800	SIDE OPENABLE WINDOW
14	V3	675X1950	SIDE OPENABLE WINDOW
15			

NOTE :
 ALL DIMENSIONS/LEVELS/DEPTHS STATED ARE CLEAR DIMENSIONS (I.E. UNFINISHED DIMENSIONS) IN METERS.
 CARPET AREA IS FOR PARKING CALCULATION ONLY

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED INTEGRATED TOWNSHIP PROJECT SITUATED AT VILLAGE - ANTERLI, KHONI, HEDUTANE, KOLE, KATAI, MANGOAN, GHARIVALI, TAL. KALYAN & DIST. THANE. AND AT VILLAGE UMBROLI TAL. AMBERNATH, DIST. THANE.

PALAVA II	R0	7213	
SHEET NO.	SHEET SIZE	DATE	SCALE
K/40	1231 (landscape)	07/05/2022	1:100
<small>\\LDDO-2521\Thane External MMR Liston\Project\palava 2\sheet K29 TO K41 - Type C_2+2.8 SHK Library.dwg_07/05/2022 1:53:28 PM</small>			
NAME & ADDRESS OF OWNER		SIGNATURE	
M/S. MACROTECH DEVELOPERS LTD. 412, 4TH FLOOR, 17G VARDHAMAN CHAMBER, CAWASJI PATEL ROAD, HORNIMAN CIRCLE, FORT, MUMBAI-400001		  (AUTHORISED SIGNATURE)	
NAME & ADDRESS OF ARCHITECT		SIGNATURE	
PRADEEP KAMBLE & ASSOCIATES B-101, 1st FL., JAKH BUTERA COMPLEX, PANDIT MALVIYA PATH, RAMNAGAR, DOMBIVALI (W) - 421 201, TEL - 2862842		  PRADEEP KAMBLE CA/87/10471	



H, 13TH & 18TH)

BUILT-UP AREA SUMMARY FOR CLUSTER 15.02 WING A, B, C & D

FLOOR	GROSS AREA	EXCLUSION FROM FSI CALCULATION (As per Reg. 6.8)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	EXCESS REFUGE AREA	NET BUILT-UP AREA	NOS OF TENEMENT
	A	B	C	D	E	F = (A-B-D+E)	G
P.C						550.15	6
GROUND FLOOR	578.69	28.54	0.00	0.00		599.42	7
1st FLOOR	599.42	0.00	0.00	0.00		599.42	7
2nd FLOOR	595.80	0.00	0.00	0.00		595.80	7
3rd FLOOR	595.80	0.00	0.00	0.00		595.80	7
4th FLOOR	595.80	0.00	0.00	0.00		595.80	7
5th FLOOR	595.80	0.00	0.00	0.00		595.80	7
6th FLOOR	595.80	0.00	0.00	0.00		595.80	7
7th FLOOR	595.80	0.00	69.60	80.85	0.00	514.95	6
8th FLOOR	595.80	0.00	0.00	0.00		595.80	7
9th FLOOR	595.80	0.00	0.00	0.00		595.80	7
10th FLOOR	595.80	0.00	0.00	0.00		595.80	7
11th FLOOR	595.80	0.00	0.00	0.00		595.80	7
12th FLOOR	595.80	0.00	69.60	80.85	0.00	514.95	6
13th FLOOR	595.80	0.00	0.00	0.00		595.80	7
14th FLOOR	595.80	0.00	0.00	0.00		595.80	7
15th FLOOR	595.80	0.00	0.00	0.00		595.80	7
16th FLOOR	595.80	0.00	0.00	0.00		595.80	7
17th FLOOR	595.80	0.00	0.00	0.00		595.80	7
18th FLOOR	595.80	0.00	69.60	80.85	0.00	514.95	6
19th FLOOR	595.80	0.00	0.00	0.00		595.80	7
20th FLOOR	595.80	0.00	0.00	0.00		595.80	7
21st FLOOR	595.80	0.00	0.00	0.00		595.80	7
22nd FLOOR	595.80	0.00	0.00	0.00		595.80	7
23rd FLOOR	595.80	0.00	0.00	0.00	0.00	595.80	7
TOTAL	14289.33	28.54	208.80	242.55	0.00	14018.24	100
TOTAL FREE OF F.S.I. AREA			271.09				

K/40

PROFORMA -B

DESCRIPTION OF SHEET

SECTOR : SECTOR O
BUILDING TYPE : TYPE - C1
NO. OF FLOORS : GR + 23RD FLOOR
CLUSTER NO.S : CLUSTER 15.02(WING A,B,C,D)

TYPICAL FLOOR, REFUGE FLOOR &
LINE AREA DIAGRAM FOR TYPICAL FLOOR &
REFUGE FLOOR, AREA SUMMERY

STAMP AND DATE OF APPROVAL OF PLAN

या कार्यालयाचे पत्र क्र. एकात्मिकृत नगरवसाहत / मौजे अंतर्ली,
खोणी, हेदूटणे, कोळे, घारिवली, कटई व माणगांव ता. कल्याण
आणि मौजे उंब्रोली, ता. अंबरनाथ ससंठाणे / १३८५
दिनांक १२/०५/२३ मधील शर्तीना अधीन सहून हिरव्या रंगाने दुरुस्ती
सुचविल्याप्रमाणे २ दिवस वापरासाठी नकाशात्मक मंजूरी.



[Handwritten Signature]

सहायक संचालक
नगर रचना, ठाणे

B
C

T1	BUILT-UP AREA CALCULATION							
TYPICAL FLOOR								
AREA OF THE BLOCK								
38.47	X	28.54	X	1	=	1097.93	SQMT.	
TOTAL AREA					=	1097.93	SQMT.	
STANDARD DEDUCTION								
1	14.72	X	3.15	X	1	=	46.37 SQMT.	
2	13.02	X	3.45	X	1	=	44.92 SQMT.	
3	0.60	X	1.70	X	2	=	2.04 SQMT.	
4	3.20	X	8.57	X	2	=	54.85 SQMT.	
5	2.53	X	6.46	X	2	=	32.69 SQMT.	
6	0.46	X	1.42	X	2	=	1.31 SQMT.	
7	6.73	X	6.58	X	1	=	44.28 SQMT.	
8	3.54	X	1.13	X	1	=	4.00 SQMT.	
9	1.40	X	2.28	X	2	=	6.38 SQMT.	
10	1.37	X	0.41	X	2	=	1.12 SQMT.	
11	0.30	X	0.46	X	2	=	0.28 SQMT.	
12	1.68	X	2.17	X	2	=	7.29 SQMT.	
13	1.50	X	2.98	X	1	=	4.47 SQMT.	
14	14.25	X	3.15	X	1	=	44.89 SQMT.	
15	12.55	X	3.45	X	1	=	43.30 SQMT.	
16	6.27	X	6.58	X	1	=	41.26 SQMT.	
17	3.32	X	1.13	X	1	=	3.75 SQMT.	
18	1.23	X	1.73	X	1	=	2.13 SQMT.	
19	4.17	X	1.33	X	1	=	5.55 SQMT.	
20	4.12	X	0.20	X	1	=	0.82 SQMT.	
21	2.08	X	0.92	X	2	=	3.83 SQMT.	
22	3.24	X	2.33	X	2	=	15.10 SQMT.	
23	4.10	X	1.51	X	2	=	12.38 SQMT.	
24	1.16	X	6.17	X	2	=	14.31 SQMT.	
25	3.20	X	2.17	X	2	=	13.89 SQMT.	
26	2.53	X	0.05	X	2	=	0.25 SQMT.	
26a	2.54	X	0.12	X	2	=	0.61 SQMT.	
27	0.46	X	1.54	X	3	=	2.13 SQMT.	
28	3.25	X	1.20	X	1	=	3.90 SQMT.	
29	3.00	X	2.12	X	1	=	6.36 SQMT.	
30	6.50	X	1.20	X	1	=	7.80 SQMT.	
D1	1.53	X	1.59	X	2	=	4.87 SQMT.	
"	5.54	X	0.45	X	1	=	2.49 SQMT.	
D2	2.49	X	1.64	X	1	=	4.08 SQMT.	
"	0.76	X	1.59	X	1	=	1.21 SQMT.	
D3	1.59	X	1.52	X	1	=	2.42 SQMT.	
"	1.48	X	0.05	X	1	=	0.07 SQMT.	
"	2.13	X	0.73	X	1	=	1.55 SQMT.	
D4	2.60	X	0.79	X	1	=	2.05 SQMT.	
L1	2.65	X	2.10	X	2	=	11.13 SQMT.	
TOTAL DEDUCTION AREA					=	502.13	SQMT.	
NET B-UP AREA (A - B)					=	595.80	SQMT.	

A

B
C

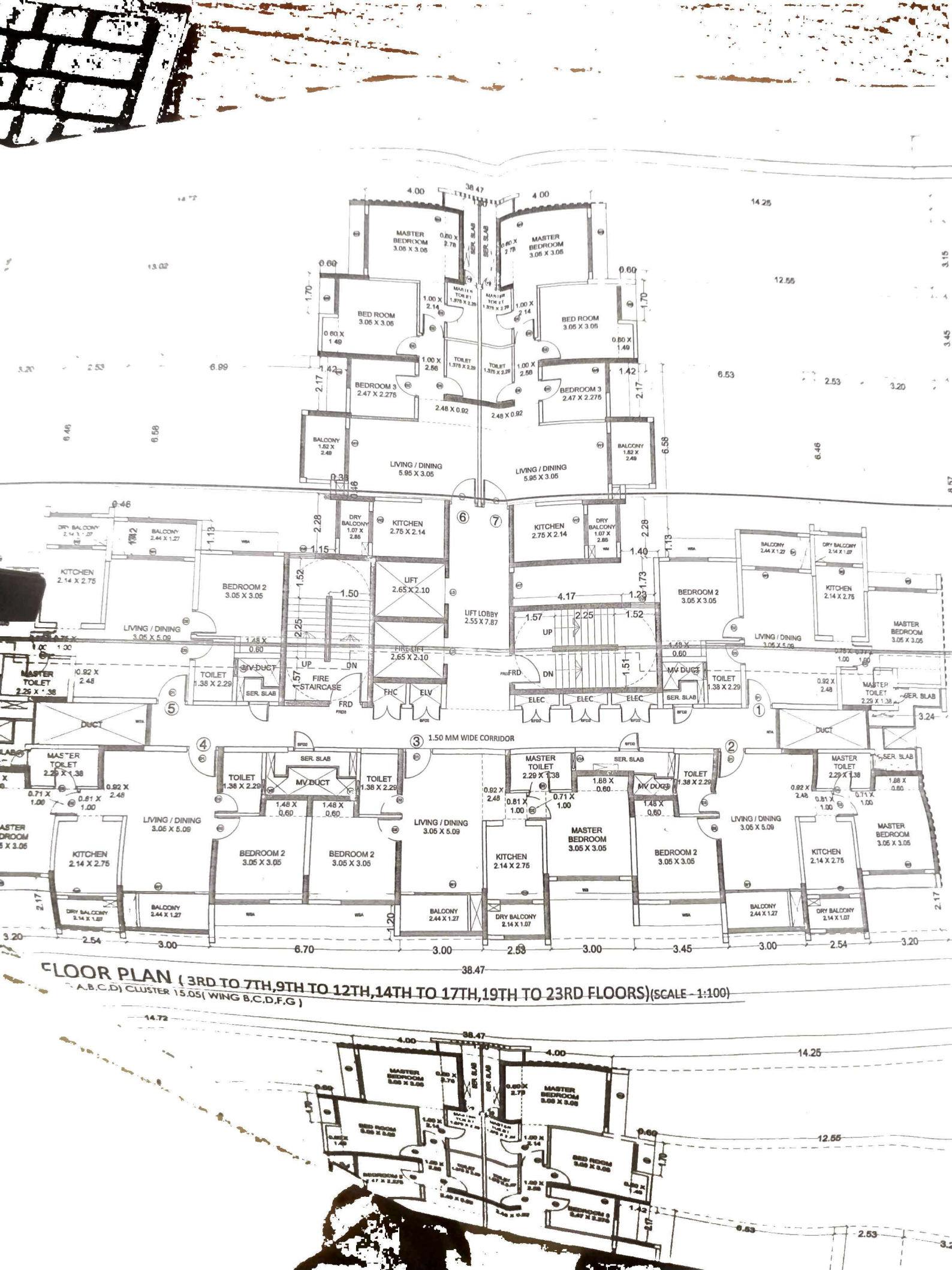
R1	BUILT-UP AREA CALCULATION						
REFUGE FLOOR							
AREA OF THE BLOCK							
38.47	X						

BUILT-UP AREA CALCULATION										
R1	REFUGE FLOOR									
AREA OF THE BLOCK										
38.47	X	28.54	X	1	=	1097.93	SQMT.	A		
TOTAL AREA						=	1097.93	SQMT.		
STANDARD DEDUCTION										
1	14.72	X	3.15	X	1	=	46.37	SQMT.		
2	13.02	X	3.45	X	1	=	44.92	SQMT.		
3	0.60	X	1.70	X	2	=	2.04	SQMT.		
4	3.20	X	8.57	X	2	=	54.85	SQMT.		
5	2.53	X	6.46	X	2	=	32.69	SQMT.		
6	0.46	X	1.42	X	2	=	1.31	SQMT.		
7	6.73	X	6.58	X	1	=	44.28	SQMT.		
8	3.54	X	1.13	X	1	=	4.00	SQMT.		
9	1.40	X	2.28	X	2	=	6.38	SQMT.		
10	1.37	X	0.41	X	2	=	1.12	SQMT.		
11	0.30	X	0.46	X	2	=	0.28	SQMT.		
12	1.68	X	2.17	X	2	=	7.29	SQMT.		
13	1.50	X	2.98	X	1	=	4.47	SQMT.		
14	14.25	X	3.15	X	1	=	44.89	SQMT.		
15	12.55	X	3.45	X	1	=	43.30	SQMT.		
16	6.27	X	6.58	X	1	=	41.26	SQMT.		
17	3.32	X	1.13	X	1	=	3.75	SQMT.		
18	1.23	X	1.73	X	1	=	2.13	SQMT.		
19	4.17	X	1.33	X	1	=	5.55	SQMT.		
20	4.12	X	0.20	X	1	=	0.82	SQMT.		
21	2.08	X	0.92	X	2	=	3.83	SQMT.		
22	3.24	X	2.33	X	2	=	15.10	SQMT.		
23	4.10	X	1.51	X	2	=	12.38	SQMT.		
24	1.16	X	6.17	X	2	=	14.31	SQMT.		
25	3.20	X	2.17	X	2	=	13.89	SQMT.		
26	2.53	X	0.05	X	2	=	0.25	SQMT.		
26a	2.54	X	0.12	X	2	=	0.61	SQMT.		
27	0.46	X	1.54	X	3	=	2.13	SQMT.		
28	3.25	X	1.20	X	1	=	3.90	SQMT.		
29	3.00	X	2.12	X	1	=	6.36	SQMT.		
30	6.50	X	1.20	X	1	=	7.80	SQMT.		
D1	1.53	X	1.59	X	2	=	4.87	SQMT.		
"	5.54	X	0.45	X	1	=	2.49	SQMT.		
D2	2.49	X	1.64	X	1	=	4.08	SQMT.		
"	0.76	X	1.59	X	1	=	1.21	SQMT.		
D3	1.59	X	1.52	X	1	=	2.42	SQMT.		
"	1.48	X	0.05	X	1	=	0.07	SQMT.		
"	2.13	X	0.73	X	1	=	1.55	SQMT.		
D4	2.60	X	0.79	X	1	=	2.05	SQMT.		
L1	2.65	X	2.10	X	2	=	11.13	SQMT.		
TOTAL DEDUCTION AREA						=	502.13	SQMT.	B	
NET B-UP AREA (A - B)						=	595.80	SQMT.	C	
REFUGE FLOOR										
R1	1.52	X	5.59	X	1	=	8.50	SQMT.		
R2	3.25	X	4.00	X	1	=	13.00	SQMT.		
R3	1.52	X	5.59	X	1	=	8.50	SQMT.		
R4	5.74	X	5.25	X	1	=	30.14	SQMT.		
R5	2.54	X	1.54	X	1	=	3.91	SQMT.		
R6	3.00	X	3.08	X	1	=	9.24	SQMT.		
R7	3.20	X	0.92	X	1	=	2.94	SQMT.		
R8	1.07	X	0.68	X	1	=	0.73	SQMT.		
R9	2.74	X	1.42	X	1	=	3.89	SQMT.		
TOTAL REFUGE AREA						=	80.85	SQMT.	D	
NET B-UP AREA (C - D)						=	514.95	SQMT.	E	

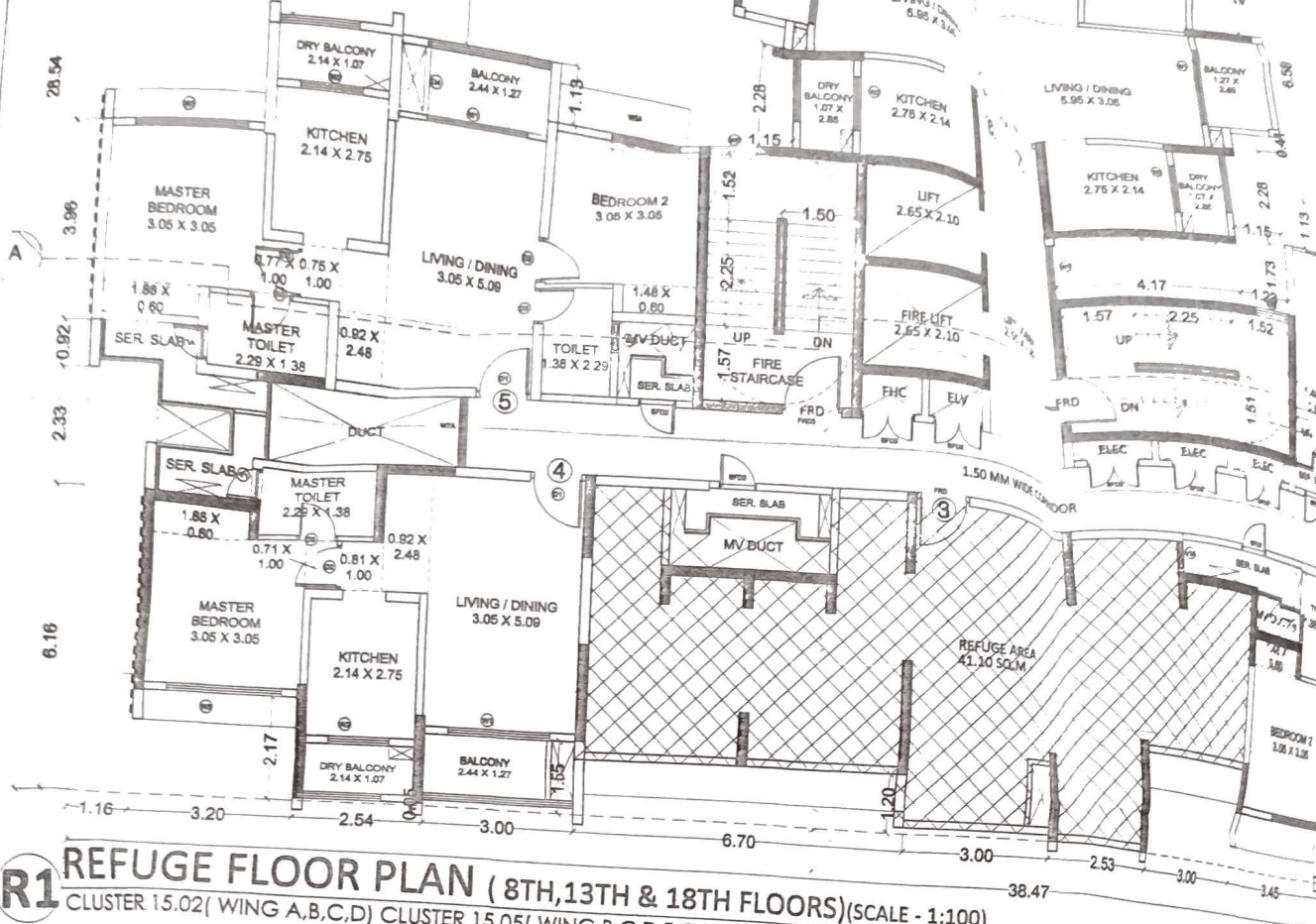
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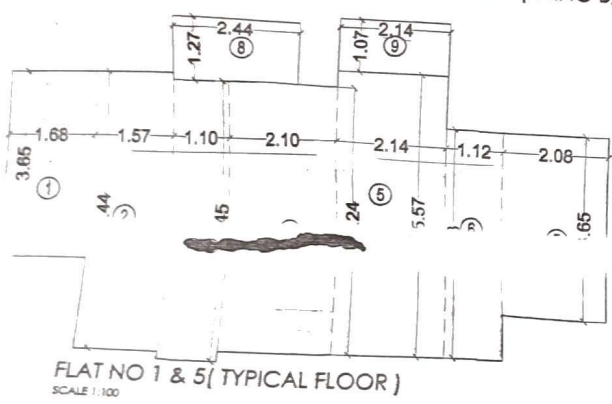
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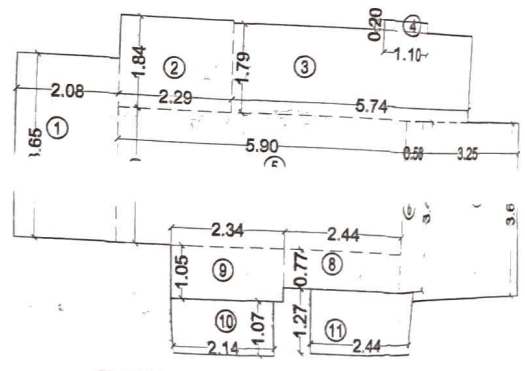
FLOOR PLAN (3RD TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 23RD FLOORS) (SCALE - 1:100)
 A.B.C.D) CLUSTER 15.05 (WING B.C.D.F.G)



R1 REFUGE FLOOR PLAN (8TH, 13TH & 18TH FLOORS)(SCALE - 1:100)
 CLUSTER 15.02(WING A,B,C,D) CLUSTER 15.05(WING B,C,D,F,G)

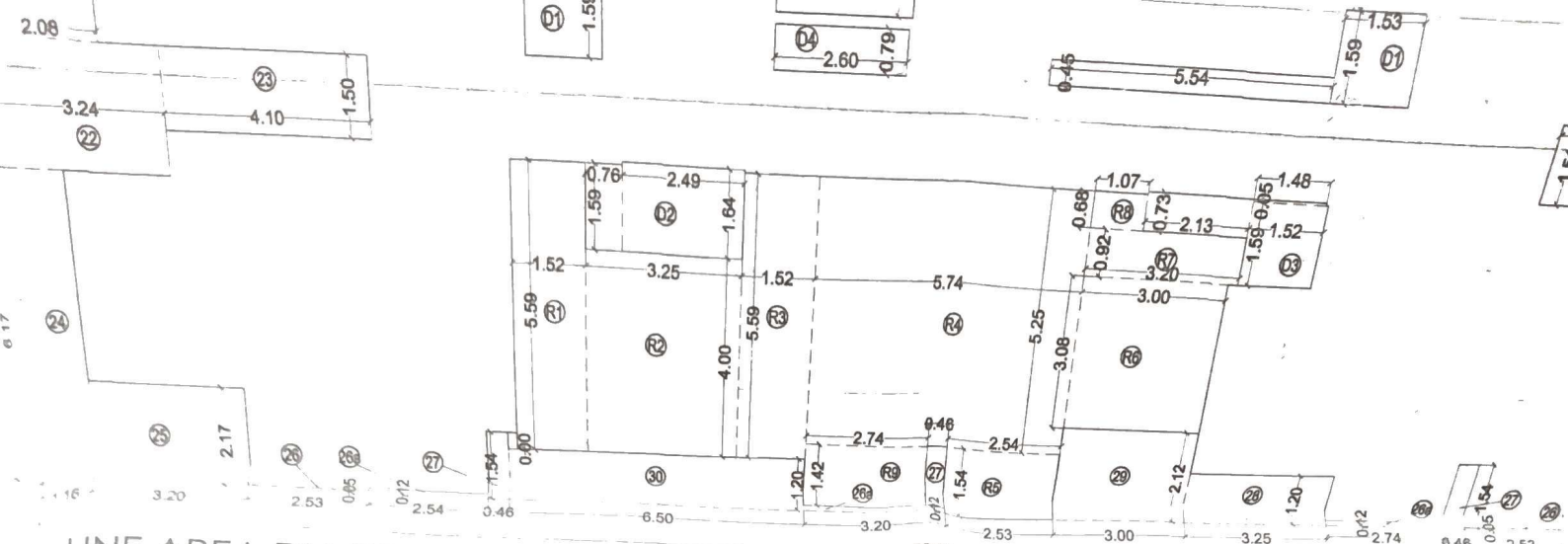


FLAT NO 1 & 5 (TYPICAL FLOOR)
 SCALE 1:100



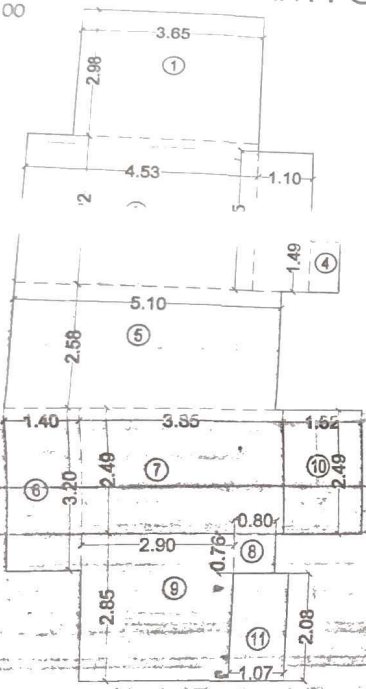
FLAT NO. 2, 3 & 4 (TYPICAL FLOOR)
 SCALE 1:100

FLAT NO



LINE AREA DIAGRAM FOR REFUGE FLOOR PLAN (8TH,13TH & 18TH)

SCALE 1:100



FLAT NO 6 & 7 (TYPICAL FLOOR)

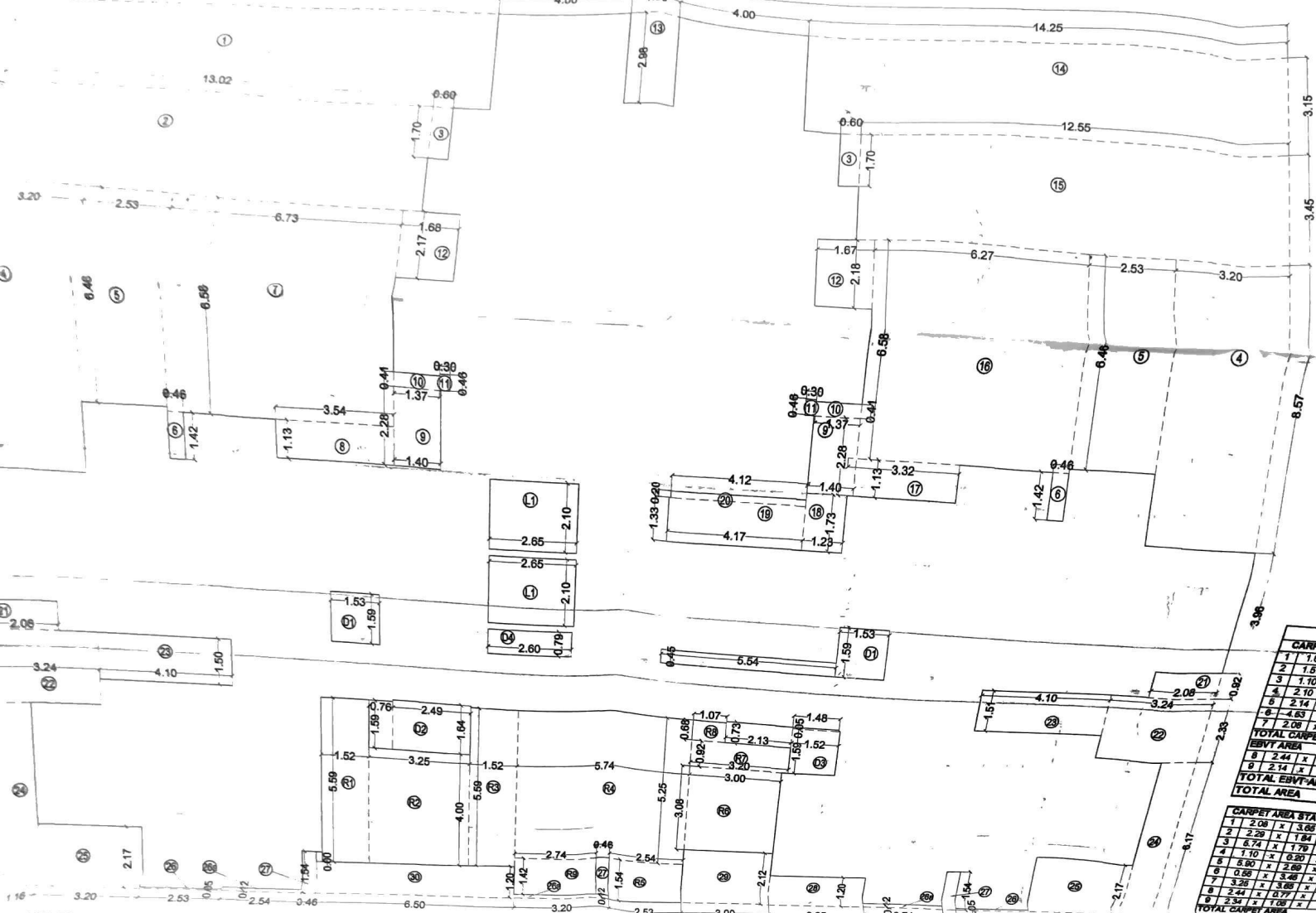
SCALE 1:100

PARKING TABLE FOR P.C			
Size of Tenement	Tenement Nos.	Parking Required	
		CAR	SCOOTER
a) For every 2 tenements with each tenement having carpet area less than 30 Sq.m. Car - 0 No., Scooter - 2 Nos	0	0	0
b) For every 2 tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m. Car - 1 No., Scooter - 2 Nos	0	0	0
c) For every 2 tenements with each tenement having carpet area equal to			
d) For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. Car - 1 No., Scooter - 1 Nos	0	0	0
Total	164	82	164
Visitors Parking @ 5%		4	8
Parking Required		86	172
Total Parking required after applying multiplying factor @ 0.7 (Reg. 8.2.2)		60	- NA -
Total Parking Required		60	172

REFUGE AREA STATEMENT FOR CLUSTER 15.02 WING A, B, C & D		
P.C	AREA OF 2 CONSECUTIVE FLOORS	1706.55 SQ.M
NOS OF PERSONS @ 12.5 SQ.M. PER PERSON		137 PERSONS
AREA REQUIRED @ 0.30 SQ.M. PER PERSON		41.10 SQ.M.
PERMISSIBLE REFUGE AREA (INCLUDING PERM. EXCESS REFUGE AREA UPTO 100% OF REQ. AREA)		82.20 SQ.M.
AREA PROVIDED		80.85 SQ.M.
EXCESS REFUGE AREA TO BE COUNTED IN FSI		0.00 SQ.M.

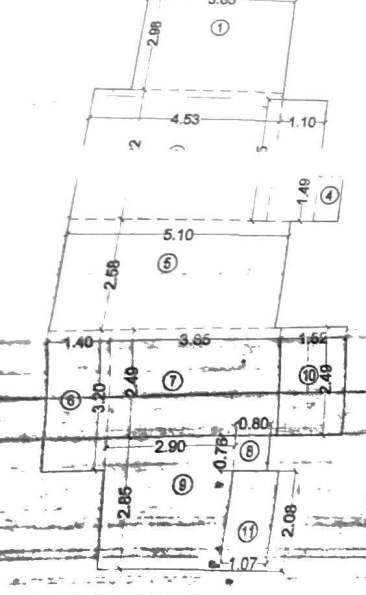
BUILT-UP AREA SUMMARY FOR CLUSTER 15.02 WING				
FLOOR	GROSS AREA	EXCLUSION FROM FSI CALCULATION (As per Reg. 6.8)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
	A	B	C	D
GROUND FLOOR	578.69	28.54	0.00	0.00
1st FLOOR	599.42	0.00	0.00	0.00
2nd FLOOR	595.80	0.00	0.00	0.00
3rd FLOOR	595.80	0.00	0.00	0.00
4th FLOOR	595.80	0.00	0.00	0.00
5th FLOOR	595.80	0.00	0.00	0.00
6th FLOOR	595.80	0.00	0.00	0.00
7th FLOOR	595.80	0.00	0.00	0.00
8th FLOOR	595.80	0.00	0.00	0.00
9th FLOOR	595.80	0.00	69.60	80.85
10th FLOOR	595.80	0.00	0.00	0.00
11th FLOOR	595.80	0.00	0.00	0.00
12th FLOOR	595.80	0.00	0.00	0.00
13th FLOOR	595.80	0.00	0.00	0.00
14th FLOOR	595.80	0.00	69.60	80.85
15th FLOOR	595.80	0.00	0.00	0.00
16th FLOOR	595.80	0.00	0.00	0.00
17th FLOOR	595.80	0.00	0.00	0.00
18th FLOOR	595.80	0.00	69.60	80.85
19th FLOOR	595.80	0.00	0.00	0.00
20th FLOOR	595.80	0.00	0.00	0.00
21st FLOOR	595.80	0.00	0.00	0.00
22nd FLOOR	595.80	0.00	0.00	0.00
23rd FLOOR	595.80	0.00	0.00	0.00
TOTAL	14289.33	28.54	208.80	242.55
TOTAL FREE OF F.S.I. AREA			271.09	

LINE AREA DIAGRAM FOR TYPICAL FLOOR PLAN (3RD TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 23RD FLOORS)



CARPET AREA STATEMENT	NO. OF TENEMENTS
1	1.7
2	1.6
3	1.0
4	2.1
5	2.14
6	2.14
7	2.08
8	2.44
9	2.14
10	2.14
11	2.44
12	2.14
13	2.14
14	2.14
15	2.14
16	2.14
17	2.14
18	2.14
19	2.14
20	2.14
21	2.14
22	2.14
23	2.14
24	2.14
25	2.14
26	2.14
27	2.14
28	2.14
29	2.14
TOTAL CARPET AREA	1706.55
TOTAL EBVT AREA	1706.55
TOTAL AREA	1706.55

LINE AREA DIAGRAM FOR REFUGE FLOOR PLAN (8TH, 13TH & 18TH)



Size of Tenement	Tenement Nos.	Parking Required CAR	SCOOTER
a) For every 2 tenements with each tenement having carpet area less than 30 sq.m. Car - 0 No., Scooter - 2 Nos	0	0	0
b) For every 2 tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m. Car - 1 No., Scooter - 2 Nos	0	0	0
c) For every 2 tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 150 sq.m. Car - 3 No., Scooter - 1 Nos	364	82	364
Total		82	372
Visitors Parking @ 5%		4	8
Parking Required		86	372
Total Parking required after applying multiplying factor @0.7 (Reg. 8.2.2)		60	NA
Total Parking Required		60	372

P.C.	AREA OF 2 CONSECUTIVE FLOORS	1706.55 SQ.M
NOS OF PERSONS @ 12.5 SQ.M. PER PERSON		137 PERSONS
AREA REQUIRED @ 0.30 SQ.M. PER PERSON		41.10 SQ.M.
PERMISSIBLE REFUGE AREA (INCLUDING PERMISSIBLE EXCESS REFUGE AREA UP TO 100% OF REQ. AREA)		82.20 SQ.M.
AREA PROVIDED		80.85 SQ.M.
EXCESS REFUGE AREA TO BE COUNTED IN FSI		0.00 SQ.M.

FLOOR	GROSS AREA	EXCLUSION FROM FSI CALCULATION (As per Reg. 5.8)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA	EXCESS REFUGE AREA	NET BUILT-UP AREA	NOS OF TENEMENTS
	A	B	C	D	E	F=(A-B-D+E)	G
P.C.							
GROUND FLOOR	578.69	28.54	0.00	0.00		550.15	6
1st FLOOR	599.42	0.00	0.00	0.00		599.42	7
4th FLOOR	595.80	0.00	0.00	0.00		595.80	7
5th FLOOR	595.80	0.00	0.00	0.00		595.80	7
6th FLOOR	595.80	0.00	0.00	0.00		595.80	7
7th FLOOR	595.80	0.00	0.00	0.00		595.80	7
8th FLOOR	595.80	0.00	69.60	0.00		526.20	6
9th FLOOR	595.80	0.00	69.60	80.85	0.00	455.35	6
10th FLOOR	595.80	0.00	0.00	0.00		595.80	7
11th FLOOR	595.80	0.00	0.00	0.00		595.80	7
12th FLOOR	595.80	0.00	0.00	0.00		595.80	7
13th FLOOR	595.80	0.00	69.60	80.85	0.00	455.35	6
14th FLOOR	595.80	0.00	0.00	0.00		595.80	7
15th FLOOR	595.80	0.00	0.00	0.00		595.80	7
16th FLOOR	595.80	0.00	0.00	0.00		595.80	7
17th FLOOR	595.80	0.00	0.00	0.00		595.80	7
18th FLOOR	595.80	0.00	69.60	80.85	0.00	455.35	6
19th FLOOR	595.80	0.00	0.00	0.00		595.80	7
20th FLOOR	595.80	0.00	0.00	0.00		595.80	7
21st FLOOR	595.80	0.00	0.00	0.00		595.80	7
22nd FLOOR	595.80	0.00	0.00	0.00		595.80	7
23rd FLOOR	595.80	0.00	0.00	0.00		595.80	7
TOTAL	14289.33	28.54	208.80	242.55	0.00	14018.24	154
TOTAL FREE OF F.S.I. AREA			271.09				

CARPET AREA STATEMENT	NO. OF TENEMENTS
1	3.65
2	4.53
3	1.10
4	0.60
5	1.10
6	1.40
7	3.20
8	0.60
9	2.90
10	1.52
11	2.44
12	1.27
13	2.08
14	1.07
15	2.08
TOTAL CARPET AREA	1706.55
TOTAL EBVT AREA	1706.55
TOTAL AREA	1706.55

CARPET AREA STATEMENT	NO. OF TENEMENTS
1	2.08
2	2.29
3	4.10
4	3.08
5	1.40
6	2.44
7	2.33
8	2.14
9	2.14
10	1.07
11	2.44
12	1.27
13	2.08
14	1.07
15	2.08
TOTAL CARPET AREA	1706.55
TOTAL EBVT AREA	1706.55
TOTAL AREA	1706.55

FLAT NO 6 & 7 (TYPICAL FLOOR)

SCALE 1:100