

LETTER FROM THE BUILDER FOR PROJECT TIE UP

Date: 10/10/2023

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: **Bellissimo Matunga-Tower 1, 2 & 3 (Lodha Divino)**

We Macrotech Developers Limited, a Company/Firm, having its registered office at 412, Floor-4, 17G, Vardhaman Chamber, Caswasji Patel road, Horniman Circle, Fort, Mumbai-400001, are willing to enter into a Tie arrangement with your Bank for our Project **Bellissimo Matunga-Tower 1, 2 & 3 (Lodha Divino)** situated and lying at Land bearing CTS No. 6(part) of Sion Division, Vishramwadi, Bhau Daji road, Sion-Matunga Estate, Mumbai-400022

Yours faithfully,
For Macrotech Developers Limited



Authorized Signatory





Date: 10.10.2023

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr No.	Parameter	Particulars			
1	Name of the Builder	Macrotech Developers Limited			
2	Registered Address	412 Floor-4, 17G, Vardhaman Chamber, Caswasji Patel road, Horniman Circle, Fort, Mumbai-400001			
3	Address for correspondence	Lodha Excelus, Apollo mills compound, N M Joshi Marg, Mahalaxmi, Mumbai-400011			
4	e-mail Id	vikas.jain@lodhagroup.com			
5	Website url, if any	www.lodhagroup.com			
6	Date of establishment	25/09/1995			
7	Constitution	Public Limited Company			
8	If members of an Industry Body like Builder's Association etc. names of such bodies.	NA			
9	Ratings from CRISIL/ICRA etc.				
10	Profile of the partners/directors				
	Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	1.	Mr. Rajendra Lodha	57 Years	BE-Civil	Liaison
	2.				
	3.				
11	Details of last 2-3 residential projects executed by the same firm/company/promoters				
	Project Name	Lodha Bellissimo	Lodha Primero	Lodha Aria	
	Location	Mahalaxmi	Mahalaxmi	Sewree	
	Whether approved by SBI?	Yes	Yes	Yes	
	If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC/ LIC and all leading banks			
	Month & Year of Commencement of Construction	1995 to 2006			
	Present Status (Completed/Partially completed)	Completed			
	Total built up area of the project, in Sq.M	NA			
	Number of floors	48	42	17	
	No of Dwelling Units in the project	288	204	32	

No. of units sold in the Project	280	200	32
Date of Occupancy Certificate	03.11.2010	15.12.2014	05.03.2011
Date of conveyance	-	-	-
12	Details of the Present Project		
Project Name	Bellissimo Matunga-Tower 1, 2 & 3 (Lodha Divino) (RERA NO - P51900049433) (RERA NO - P51900051742) (RERA NO - P51900051743)		
Location	CTS No. 6(part) of Sion Division, Vishramwadi, Bhau Daji road, Sion-Matunga Estate, Mumbai-400022		
Details of construction finance / loan, if any, availed by the builder for this project.(Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	Nil		
Status of encumbrance of the project land	Nil		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC Bank & ICICI Bank		
Month & Year of Commencement of Construction	Aug-2023		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building, Planned Schedule of completion of each building, phase,Project.)	Currently open for sale 3 Towers Proposed floors – Ground + 38 floors Approved Floors – Ground + 38 floor Total No of flats in the project : Approx 319 Flats Total no of flats available for sale : Approx 178 Flats		
Total built up area of the project, in Sq. Mt.	Approx – 26541 Sq Mtr		
No. of Dwelling Units in the project	Approx 319 Flats		
No. of units sold in the project	Approx 141 Units		
Details of Development Agreement and POA if any	NA		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	BMC		

13 Project Value

Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK	319	2,77,00,000	883.63 Cr.
Total Project Value		Rs.883.63 Cr.	

14 Disbursement In Favour of

Tower – 1

MACROTECH DEVELOPERS LTD LODHA DIVINO MASTER
COLLECTION-7 A/C
Bank – ICICI Bank Ltd
Branch – Lower Parel Branch, Mumbai.
A/c No – 032305007533

Tower – 2

MACROTECH DEVELOPERS LTD BELLISSIMO MATUNGA T-2 MAIN
COLLECTION A/C
Bank – ICICI Bank Ltd
Branch – Lower Parel Branch, Mumbai.
A/c No – 777705009881

Tower – 3

MACROTECH DEVELOPERS LTD BELLISSIMO MATUNGA T-3 MAIN
COLLECTION A/C
Bank – ICICI Bank Ltd
Branch – Lower Parel Branch, Mumbai.
A/c No – 777705009883

15. Whether credit facility enjoyed

No

With any bank
Account Name
Account Number
Bank :
Branch :

DATE OF COMPLETION OF PROJECT : 31/12/2027

For **Macrotech Developers Limited**


Authorized Signatory.



Date: 10.10.2020

DECLARATION

We **Macrotech Developers Limited** through its Directors Mr. Rajendra Lodha intend to develop a residential project "**Bellissimo Matunga-Tower 1, 2 & 3 (Lodha Divino)**" situated and lying at Land bearing CTS No. 6(part) of Sion Division, Vishramwadi, Bhau Daji road, Sion-Matunga Estate, Mumbai-400022.

We confirm that there is no legal case filed against the Firm/Company or its Partners, of significant nature like –

- a) Default to any Bank
- b) Land misappropriation
- c) Tax evasion

For **Macrotech Developers Limited**


Authorized Signatory.



AFFIDAVIT- CUM - DECLARATION

I/We Directors of M/s. Macrotech Developers Limited, having its registered office at 412, Floor-4, 17G, Vardhaman Chamber, Caswasji Patel road, Horniman Circle, Fort, Mumbai-400001

1. Mr. Rajendra Lodha
- 2.
- 3.
- 4.
- 5

Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that I/we am/are constructing buildings consisting of various flats and/or row houses under Housing Project named as "Bellissimo Matunga-Tower 1, 2 & 3 (Lodha Divino)" on the said land and declare that I/we have not availed any Project Loan from any Bank.

Bank Name –
Address –
Account Number -

And we hereby undertake to obtain the NOC from the said Bank for creating first mortgage charge on the flats financed by State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this 10th day of October, 2023.

Date: 10.10.2023
Place: Mumbai

For Macrotech Developers Limited



Authorised Signatory





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 **P51900051743**

Project: **Bellissimo Matunga-Tower 3**, Plot Bearing / CTS / Survey / Final Plot No.: **6(pt)** at **FNorth-400022, Ward FNorth, Mumbai City, 400022;**

- Macrotech Developers Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**
- 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 **27/06/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 27-06-2023 17:30:05

Dated: 27/06/2023
Place: Mumbai

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



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 P51900051742

Project: **Bellissimo Matunga-Tower 2**, Plot Bearing / CTS / Survey / Final Plot No.: **6(pt)** at **FNorth-400022, Ward FNorth, Mumbai City, 400022;**

- Macrotech Developers Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400001**.
- 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 (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.
The Registration shall be valid for a period commencing from **27/06/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhakar
(Secretary, MahaRERA)
Date: 27-06-2023 17:33:55

Dated: 27/06/2023
Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number .
P51900049433

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

- 1 **Macrotech Developers Limited** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001**
- 2 This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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.
The Registration shall be valid for a period commencing from **08/02/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-02-2023 18:01:36

Dated. **08/02/2023**
Place **Mumbai**

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1323/F/N/337(NEW)/CC/2/Amend

COMMENCEMENT CERTIFICATE

To,
Safal Developers Pvt. Ltd.
Sagar Avenue, 4th floor, 54-B, S V Road, Andheri
(W), Mumbai – 400058

Sir,
With reference to your application No. **CHE/CTY/1323/F/N/337(NEW)/CC/2/Amend** Dated. **05 Mar 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 346 no 337 (New) dated **05 Mar 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **6(pt)** Division / Village / Town Planning Scheme No. **Sion** situated at **B.A. Road and Bhaudaji Road Road / Street in F/North Ward**

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

- 1 The land vacated on consequence of the 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. **E.E.B.P.(City)II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/2/2024

Issue On 03 Feb 2023 Valid Upto 02 Feb 2024

Application Number . CHE/CTY/1323/F/N/337(NEW)/CC/1/New

Remark

Plinth C.C.Approved only for Shore piling for building 03 as marked Red hatch marked 'A-B-C-D' in plan attached as per last approved amended plan dated 30.01.2023

E.E.B.P.(City)II
Executive Engineer

Issue On : 27 Apr 2023 Valid Upto 26 Apr 2024

Application Number CHE/CTY/1323/F/N/337(NEW)/CC/1/Amend

Remark

plinth CC for the portion building 03 as marked Red hatch marked 'A-B-C -D' in plan attached as per last approved amended plan dated 30.01.2023 is approved.

E.E.B.P.(City)II
Executive Engineer

Issue On 06 Jun 2023 Valid Upto 05 Jun 2024

Application Number CHE/CTY/1323/F/N/337(NEW)/CC/2/Amend

Remark

plinth CC endorsed as per amended IOD dated 26/05/2023. valid upto 26/4 2024



Digitally signed by Parag Dhadar Bhat
Date: 06 Jun 2023 15:24:03
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

City F/North Ward

Cc to

- 1 Architect
- 2 Collector Mumbai Suburban /Mumbai District

C