

74/1483
Monday, January 15, 2024
11:02 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: बाळकृष्ण
दस्तऐवजाचा अनुक्रमांक: टनन2-1483-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणान्याचे नाव: सविता सिंह --

पावती क्र.: 1704 दिनांक: 15/01/2024

नोंदणी फी
दस्त हाताळणी फी
पुद्यांची संख्या: 95

रु. 30000.00
रु. 1900.00

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
11:21 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 11962354.466 /-
मोबदला रु. 16539423/-
भरलेले मुद्रांक शुल्क : रु. 1158000/-

Joint Sub Registrar Thane 2
सह दुय्यम निवर्तक पदा - २

ठाणे क्र. २

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124155700239 दिनांक: 15/01/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013817083202324E दिनांक: 15/01/2024
बँकेचे नाव व पत्ता:

Savita Singh





15/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 1483/2024

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16539423
(3) बाजारभाष(भाडेपट्टवाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुब करावे)	11962354.466
(4) पू-भापन,पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर बर्णन :सदनिका नं: 3002, माळा नं: 30 वा मजला, इमारतीचे नाव: डब्ल्यु-50,लोडा अमारा, ब्लॉक नं: फ्लेरिपेट कंपाउंड,ठाणे, रोड नं: कोलशेत रोड, इतर माहिती: सोबत दोन कार पार्किंग ((Survey Number : 65/1 AT VILLAGE BALKUM and 51/3 AT VILLAGE KOLSHET व दस्तात नमुब केव्हाप्रमाणे ;))
(5) क्षेत्रफळ	1) 88.07 चौ.मीटर
(6) आकारणी किंवा जुटी वेण्यात असेल तेव्हा.	
(7) दस्तऐबज करून देणा-या/मिष्टून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅकोटेक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्र नावर तर्फे कवुतीबबावासाठी कु.मु. विनायक कागीणकर -- बव:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4वा मजला 17वी बर्षमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐबज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सविता सिंह -- बव:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 14वी, मधुबन अपार्टमेंट्स, जनरल जेबी मार्ग, नरिमन पॉइंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-CVQPS3162L 2): नाव:-प्रवीण कुमार सिंह -- बव:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 14वी, मधुबन अपार्टमेंट्स, जनरल जेबी मार्ग, नरिमन पॉइंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AKNPS2758L
(9) दस्तऐबज करून दिल्याचा दिनांक	15/01/2024
(10) दस्त नोंदणी केव्हाचा दिनांक	15/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1483/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1158000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेया	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेना वपत्रील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

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



ट न न - २
दस्त क्रमांक १२३३/२०२४
२/२५

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 15th day of JAN 2024

BETWEEN:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

AND

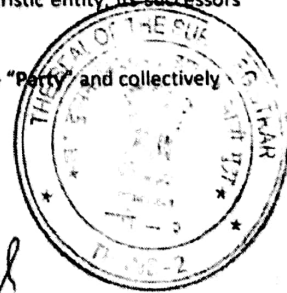
Savita Singh and Pravin Kumar Singh residing / having its address at **14B, Madhuban Apartments, General J.B Marg, Nariman Point, Mumbai - 400021 Maharashtra India** and assessed to income tax under permanent account number (PAN) **CVQPS3162L , AKNPS2758L** hereinafter referred to as the "PURCHASER" (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"

Savita Singh

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दस्तावेज क्रमांक 3/2022
3/24

WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title)
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the 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.

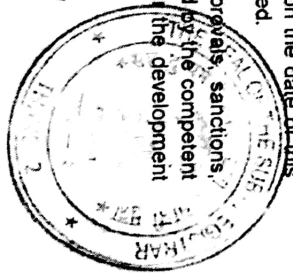
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

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.

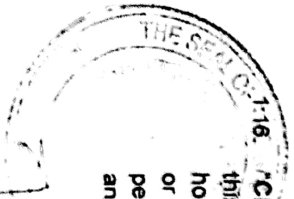
Savitri Singh

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2023/2023
27/07/2023

14. ~~Arbitrator~~ shall have the meaning ascribed to it in Clause 23.2 below.
15. "Attorney" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
16. "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.
17. "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.
18. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
19. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
110. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
111. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5
- 1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.
113. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below.
114. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / still / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.15. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.16. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30



Savitri Singh

[Signature]

Annexure 6

(Unit and Project Details)

- (i) CUSTOMER ID :2239457
- (ii) Correspondence Address of Purchaser: 14B, Madhuban Apartments, General J.B Marg, Nariman Point, Mumbai - 400021 Maharashtra India
- (iii) Email ID of Purchaser: savitasingh.bitu@gmail.com
- (iv) Unit Details:
 - (i) Development/Project : Lodha Amara 49 50
 - (ii) Building Name : W50
 - (iii) Wing : W50
 - (iv) Unit No. : W50-3002
 - (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	865	80.36
EBVT Area	83	7.71
Net Area (Carpet Area +EBVT Area)	948	88.07

(vi) Car Parking Space Allotted: 2

(v) Consideration Value (CV): Rs. 1,65,39,423/- (Rupees One Crore Sixty-Five Lakh Thirty-Nine Thousand Four Hundred Twenty-Three Only)

(vi) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	2,16,000	03-01-2024
2	Booking Amount II	9,41,759	03-01-2024
3	Booking Amount III	38,04,068	02-02-2024
4	On or Before 01-Nov-24	1,10,81,413	01-11-2024
5	On date of offer of Possession	4,96,183	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 initiation of the relevant milestone.

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.

Savitri Singh

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COMMON AREAS AND AMENITIES

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21/11/2024

21/11/24

Amara: W24, W25, W41, W42, W43, W44, W47, W48, W49, W50

Amenities inside each apartment:

- Full height windows* in Living room and Master Bedroom
- Air-conditioned apartments with split unit A/C*
- Marble* flooring** for living, dining, passage and bedrooms
- Kitchen with granite platform, hi-end stainless steel sink and vitrified tile flooring.
- Toilets finished with sanitary ware from Toto/Kohler/Kerovit** and CP fittings from Jaquar/Kohler/senberg**
- Separate Utility area in each apartment
- Provision for telephone and TV connectivity*
- Open decks* for Living room

Amenities for each building:

- Entrance lobby
- Lift lobby on each level
- 4 elevators from Hyundai/ Otis/Schindler/Kone**
- Fire-fighting equipment
- DG power backup for common area lighting, elevator and fire fighting system
- Fibre optic connectivity providing hi speed internet access^
- Direct to Home TV connectivity by select service providers^

Complex Amenities:

- Grand entrance to neighbourhood
- Sports arena with sports facilities
- Football field ground
- 400 m athletics track
- 2 multipurpose courts for Basketball /Volleyball / Tennis etc.
- Cricket pitch
- Outdoor kids play area with play equipment and slides
- Children's splash pad
- Children's Play areas
- Ganesh Temple
- Jain Temple
- Swimming Pools
 - Lap Pool
 - Family Pool
 - 2 Kids Pools
 - Toddler Pool
 - Indoor covered pool
- Cluster clubhouse with:
 - Gymnasium
 - Indoor Games Room
 - Outdoor kids play area
- Clubhouse facilities:
 - Cinema (& auditorium) with capacity of 80

Savitri Singh

21/11/24





Certificate No. 5366

THANE MUNICIPAL CORPORATION, THANE
LDCPR, Regulation No. 24 & 27
(Registration No. 3 & 24)
**SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

V. P. No. New S05/0083/14 TMC/TDD/4442/23 Date: 14/7/2023
To, Shri / Smt/Ms. Pradeep M. Kamble & Asso. (Architect)

Shri M/s. Macrotech Developers Ltd (Owners)

With reference to your application No. 1329 dated 17/05/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Balkum, Dhokali & Kolshet Sector No. V Situated at Road / Street S. No./C.S.T. No./F.P. No.

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

New Survey Nos. 59/1, 60/1, 60/2A, 60/2B, 61/1, 61/2A, 61/2B, 62/1, 62/2, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8A, 63/8B, 63/9, 63/9B, 63/10/1A, 63/10/1B, 63/10/2, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 65/1, 65/2, 65/3, 65/4, 65/5, 66, 67, 68/1, 68/2, 68/3, 68/4, 68/5, 69/1A, 69/1B, 69/2, 69/3A, 69/3B, 69/4A, 69/4B, 69/5, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10A, 70/10B, 71/1, 71/2A, 71/2B, 71/3A, 71/3B, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8A, 72/8B, 72/9A, 72/9B, 73/1, 73/2, 73/3, 73/4, 73/5A, 73/5B, 73/6, 73/7 at village Balkum. S. No. 10/1A/1, 10/1A/2, 10/1A/3, 10/1A/4, 10/1A/5, 11/1, 11/2, 23/1, 23/2, 30/1A, 30/1B, 30/1C, 30/4, 23/5, 23/6, 25/1, 25/2A, 25/2B, 25/2C, 25/2D, 26/1, 26/2A, 26/2B, 26/2C, 26/2D, 26/2E, 30/1A, 30/1B, 30/1C, 30/2A, 30/2B, 30/3, 30/4A, 30/4B, 30/5A, 30/5B, 31/1A, 31/1B, 31/2, 31/3, 31/4, 32/1A, 32/1B, 32/1C, 32/1D, 32/1E, 32/1F, 32/1G, 32/1H, 32/1I, 32/1J, 32/1K, 32/1L, 32/1M, 32/1N, 32/1O, 32/1P, 32/1Q, 32/1R, 32/1S, 32/1T, 32/1U, 32/1V, 32/1W, 32/1X, 32/1Y, 32/1Z, 32/2A, 32/2B, 32/3, 33/1, 33/3, 33/4, 33/5, 33/6, 33/7, 92/1, 92/2, 93/2/2, 93/2/3, 93/2/4, 93/2/5, 93/2/6, 93/2/7, 93/2/8, 93/2/9, 93/2/10, 93/2/11, 93/2/12, 93/2/13, 93/2/14, 93/2/15, 93/2/16, 93/2/17, 93/2/18, 93/2/19, 93/2/20, 93/2/21, 93/2/22, 93/2/23, 93/2/24, 93/2/25, 93/2/26, 93/2/27, 93/2/28, 93/2/29, 93/2/30, 93/2/31, 93/2/32, 93/2/33, 93/2/34, 93/2/35, 93/2/36, 93/2/37, 93/2/38, 93/2/39, 93/2/40, 93/2/41, 93/2/42, 93/2/43, 93/2/44, 93/2/45, 93/2/46, 93/2/47, 93/2/48, 93/2/49, 93/2/50, 93/2/51, 93/2/52, 93/2/53, 93/2/54, 93/2/55, 93/2/56, 93/2/57, 93/2/58, 93/2/59, 93/2/60, 93/2/61, 93/2/62, 93/2/63, 93/2/64, 93/2/65, 93/2/66, 93/2/67, 93/2/68, 93/2/69, 93/2/70, 93/2/71, 93/2/72, 93/2/73, 93/2/74, 93/2/75, 93/2/76, 93/2/77, 93/2/78, 93/2/79, 93/2/80, 93/2/81, 93/2/82, 93/2/83, 93/2/84, 93/2/85, 93/2/86, 93/2/87, 93/2/88, 93/2/89, 93/2/90, 93/2/91, 93/2/92, 93/2/93, 93/2/94, 93/2/95, 93/2/96, 93/2/97, 93/2/98, 93/2/99, 93/2/100, 93/2/101, 93/2/102, 93/2/103, 93/2/104, 93/2/105, 93/2/106, 93/2/107, 93/2/108, 93/2/109, 93/2/110, 93/2/111, 93/2/112, 93/2/113, 93/2/114, 93/2/115, 93/2/116, 93/2/117, 93/2/118, 93/2/119, 93/2/120, 93/2/121, 93/2/122, 93/2/123, 93/2/124, 93/2/125, 93/2/126, 93/2/127, 93/2/128, 93/2/129, 93/2/130, 93/2/131, 93/2/132, 93/2/133, 93/2/134, 93/2/135, 93/2/136, 93/2/137, 93/2/138, 93/2/139, 93/2/140, 93/2/141, 93/2/142, 93/2/143, 93/2/144, 93/2/145, 93/2/146, 93/2/147, 93/2/148, 93/2/149, 93/2/150, 93/2/151, 93/2/152, 93/2/153, 93/2/154, 93/2/155, 93/2/156, 93/2/157, 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**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966**

Your's faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

Certificate No. 4728



THANE MUNICIPAL CORPORATION

THANE

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AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

Registration No. 3 & 24

Per m1551en-Plan C :- W24, W23, W41, W42, W43, W44, W47, W49, W50 - Gr + 1 to 39 Floors
W38 - Gr + 29 Floors, W48 - Gr + 1 to 14 Flrs.
Commercial Bldg - Lower Gr + Upper Gr + 1st to 6th Flr.
C.C :- W24, W25: Gr + 39 Flrs. W38: Gr + 29 Flrs., W41, W42, W50: Gr + 39 Flrs., &
Commercial Bldg: Lower Gr + Upper Gr + 1st to 6th Flr

V. P. No. S05/0083/14

TMC / TDD / 3820/21

Date : 24/12/2021

To: Shri / Smt. M/a. Pradeep M. Kamble & Associates

Shri M/a. Macrotech Developers Ltd. (Owners)

With reference to your application No. 8622 dated 24/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village/ghat, Dholali & Bulkam Sector No. 5 Situated at Road / Street _____ S. No./C.S.T. No./F.P. No. _____ on back side

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of UDCCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other law/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority. If any discrepancy is found than the said permission shall be cancelled.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

PTO

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of the City of Thane.



Scanned with CamScanner



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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ग. प्र.

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700020157

Project: Lodha Amara Tower 49 and 50, Plot Bearing / CTS / Survey / Final Plot No.: 65/1 AT VILLAGE BALKUM and 51/3 AT VILLAGE KOLSHET at Thane, Thane, 400607.

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 (f) 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 29/03/2019 and ending with 30/12/2024 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 22-04-2020 13:13:25

Dated: 29/03/2019
Place: Mumbai

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



31-01-2024

2239457/RPT/RI59W503002M0

Mrs. Savita Singh
 Mr. Pravin Kumar Singh
 14b, Madhuban Apartments,
 General J.b Marg,
 Nariman Point,
 Mumbai-400021
 9004356910/+917738254640

Receipt No. 1700280574

Payment Receipt

AMARA,
 W50,
 W50-3002, 30th Floor

Payment Milestone	# Towards Consideration (₹)	ST/GST* (₹)	Interest (a) (₹)	Admin Charges (b) (₹)	GST on (a) + (b) (₹)	Total (₹)
Booking Amount-3	2,600,000.00					2,600,000.00
Total(₹)	2,600,000.00					2,600,000.00
(In Words) Rupees Twenty Six Lakhs only						
*including CGST & SGST, as applicable					*GSTN No. - 27AAACL1490J1ZG	

Payment Mode	Particulars	Instrument Date	Instrument No. / Code	Amount (₹)
CHEQUE	S B I	31-01-2024	874255	2,600,000.00
Total(₹)				2,600,000.00

Received with thanks**

from Savita Singh

the sum of Rupees Twenty Six Lakhs only

Note: In case of cheque/DD payments, the payment has been credited to your account in line with the realization of the instrument, i.e. after 2 bank working days from date of receipt of instrument by us.

*Under Section 194-IA of the Income-Tax (IT) Act, a buyer is liable to deduct and deposit 1% of the total consideration including other charges, as applicable, if the property value is above Rs.50 lakhs. Please make the Tax Deducted at Source(TDS) payment at the time of releasing payment to Lodha by logging into your IT portal and share the TDS Challan, Form 26QB and Form 16B with us within 7 days of the payment. On receiving the form 16B a credit will be passed towards your account. Please note that if TDS payment is delayed, penalties will be charged by the government. If you would like Lodha to assist you with the TDS payments, kindly reach out to us.

It is pertinent to note that non-payment / delay in payment of TDS attracts interest @1.5% per month and late fees charges of Rs 200 per day subject to the maximum of TDS default amount payable to the government authority which will have to be borne by you."

For MACROTECH DEVELOPERS LIMITED

Authorized Signatory

**Subject to realisation of payment

Macrotech Developers Limited: Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai 400 011, India T +91 22 6773 7373

Regd. Office: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, India

CIN: L45200MH11005DL C002041