

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,लोबा अमारा, ब्लॉक नं: फ्लेरिपेट कंपाउंड,ठाणे, रोड नं: कोलशेत रोड, इतर माहिती: सोबत दोन कार पाकिंग (( Survey Number : 65/1 AT VILLAGE BALKUM and 51/3 AT VILLAGE KOLSHET व दस्तात नमुब केल्पाप्रमाणे ; ) )
(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, मधुवन 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, मधुवन 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 केल्पाचा दिनांक	15/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1483/2024
(12) बाजारभाषाप्रमाणे मुद्रांक शुल्क	1158000
(13) बाजारभाषाप्रमाणे 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.



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दस्त क्रमांक १२३३/२०२४
२/२५

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 15<sup>th</sup> 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

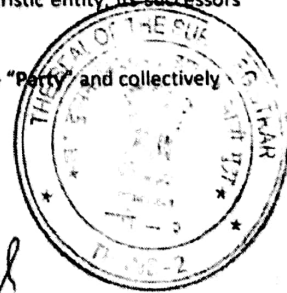
**Savita Singh and Pravin Kumar Singh** residing / having its address at **14B, Madhuban Apartments, General J.B Marg, Nariman Point, Mumbai - 400021 Maharashtra India** and assessed to income tax under permanent account number (PAN) **CVQPS3162L , AKNPS2758L** hereinafter referred to as the "PURCHASER"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

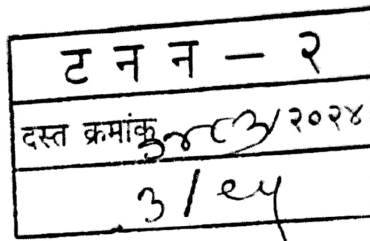
The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties"

*Savita Singh*

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*Pravin*





**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.

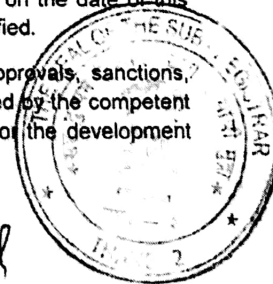
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. DEFINITIONS –**

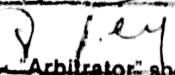
- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, 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.

Savita Singh

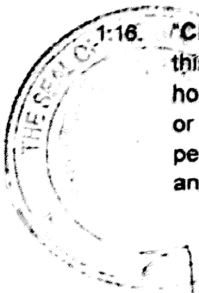
Pr Singh

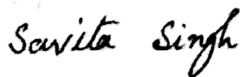




द न न - २
क्रमांक ३३/२०२४


- 1.4 "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5 "Attorney" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
- 1.6 "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.7 "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.
- 1.8 "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.9 "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.10 "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (*Other Amounts Payable before DOP*).
- 1.11 "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.
- 1.13 "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below;
- 1.14 "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / 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



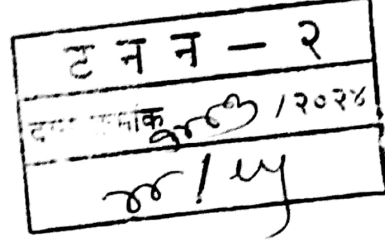




Annexure 6

(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.bittu@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.

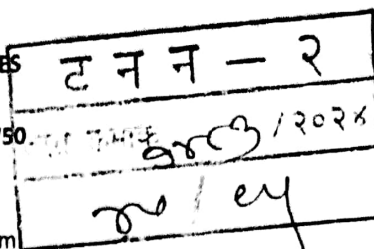
Savita Singh

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Annexure - "7"

COMMON AREAS AND AMENITIES



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\*
- Marbital® 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/Isenberg\*\*
- Separate Utility area in each apartment
- Provision for telephone and TV connectivity&
- Open decks<sup>5</sup> 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
- Ganesha 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

Savita Singh

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Singh







Certificate No. 5366

## THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 26 & 27  
(Registration No. 3 & 24)

Amended Permission / **SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

V. P. No. New S05/0083/14 TMC / TDD 4442/23 Date: 14/7/2023  
To, Shri / SmM/s. 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 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. As below

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, 60/2/A, 60/2/B, 61/1, 61/2/A, 61/2/B, 62/1, 62/2, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8/A, 63/8/B, 63/9/A, 63/9/B, 63/10/1/A, 63/10/1/B, 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, 69/1/A, 69/1/B, 69/2, 69/3/A, 69/3/B, 69/4/A, 69/4/B, 69/5, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10/A, 70/10/B, 71/1, 71/2/A, 71/2/B, 71/3/A, 71/3/B, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8/A, 72/8/B, 72/9/A, 72/9/B, 73/1, 73/2, 73/3, 73/4, 73/5/A, 73/5/B, 73/6, 73/7 at village Balkum. S.No. 10/1/A/1, 10/1/A/2, 10/1/A/3, 10/1/A/4, 10/1/A/5, 11/1, 11/2, 23/1, 23/2, 23/3/A, 23/3/B, 23/3/C, 23/4, 23/5, 23/6, 25/1, 25/2/A, 25/2/B, 25/2/C, 25/2/D, 26/1, 26/2/A, 26/2/B, 26/2/C, 26/2/D, 26/2/E, 30/1/A, 30/1/B, 30/1/C, 30/1/D, 30/2/A, 30/2/B, 30/3, 30/4/A, 30/4/B, 30/5/A, 30/5/B, 31/1/A, 31/1/B, 31/2, 31/3, 31/4, 32/1/1, 32/1/5, 32/1/6, 32/1/7, 32/1/8, 32/1/9, 32/1/10, 32/1/11, 32/1/12, 32/2/A, 32/2/B, 32/3, 33/1, 33/3, 33/4, 33/5, 33/6, 33/7, 92/1, 92/2, 93/2/2, 93/2/3 at village Dhokali. S.No. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1/C, 52/2/A, 52/2/B, 52/3/A, 52/3/B, 52/4, 52/5, 52/6, 53/1/C, 53/1/D, 53/2, 53/3/A, 53/3/B, 53/4/A, 53/4/B, 53/5/A, 53/5/B, 53/6, 53/7B, 53/8, 54/1, 54/2, 55/3, 55/7/B, 55/7/C, 55/10B, 55/11, 55/12/A, 55/12/B, 55/13/A, 55/13/B, 55/14, 55/15, 60/8B, 60/9B, 60/10A, 60/11A/1, 60/11A/2, 60/11B, 60/11C, 60/11D, 60/12, 60/13, 60/14, 60/16/A, 60/16/B, 60/17, 60/18, 60/19/A, 60/19/B, 60/20A/1, 60/20A/2, 60/20A/3, 60/20A/4, 104/1A, 104/1B, 104/1C, 104/2, 274/1 at village Kolshet, Thane.

**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**

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of, Thane.







Certificate No. 4728

## THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)Amended ~~PERMISSION~~ SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE

Permission Plot C :- W24, W25, 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 + 1<sup>st</sup> to 6<sup>th</sup> Flr.  
C.C :- W24, W25: Gr + 39 Flrs. W38: Gr + 29 Flrs., W41, W42, W50: Gr + 39 Flrs., &  
Commercial Bldg: Lower Gr + Upper Gr + 1<sup>st</sup> to 6<sup>th</sup> Flr

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दस्त क्रमांक ३८३/२०२४
५५/५

V. P. No. S05/0083/14 TMC/TDD/3820/21 Date: 24/12/2021  
To: Shri / Smt. M/s. Pradeep M. Kamble & As (Architect)

Shri M/s. 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 developement work and or to erect building No. \_\_\_\_\_ in village Kulshet, Dhokali & Balkum 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 UDCPR. 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

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of, Thane.

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सत क्रमांक २०२४  
 यद

विन स.नं. ५९/१, ६० ते ६२, ६३/१ ते ९, ६३/१०अ, १०ब, ६४/१ ते ९, ६५/१ ते ५, ६६, ६७, ६८/१ ते ५, ६९/१ ते ३, ४अ, ४ब, ५, ६, ७०/१ ते १०, ७१/१ ते ७ व ९, ७२/१ ते ९, ७३/१ ते ७, मीजे वाळकूम येथील नव्या स.नं. १०/१ब, ११, २३/१ ते ६, २५, २६, ३०/१ ते ५, ३१/१ ते ४, ३२/१अ, २अ, २ब, ३, ३३/१, १२, ६३/२ब व मीजे ढोकाळी येथील स.नं. ४९/१क, ५०/१२ब/२, ५०/१२ब/३, ५०/१३, ५१/१ब, २, ३, ५२/१क, २ ते ६, ५३/१क, २ ते ६, ७ब, ८, ५४, ५५/५, ७, १०अ, १०ब, ११ ते १५, ६०/८ब, ९ब, १०अ, ११अ, ११ब, १२, १३, १४, १६ ते १९, २०अ, १०४, २७४/१ मीजे कॉलरोत ता.जि.ठाणे.

6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 months from the Commencement Certificate.
8. All the provisions mentioned in UDCPR as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Area/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. विकास प्रस्तावानातील पूर्व मंजूरीमधील अटी बंधनकारक राहतील.
16. अग्निशामन विभागाकडील नाहरकल दाखल्यामधील सर्व अटी बंधनकारक राहतील.
17. विचाराधीन भूखंडावर भविष्यात वाढीव बांधकाम क्षेत्र प्रस्तावित करताना किमान आवश्यक वाणिज्य क्षेत्र प्रस्तावित करणे बंधनकारक राहिले.
18. विकासकानी दिलेले दि.१६.१२.२०२१ चे हमीपत्र विकासकावर बंधनकारक राहिले.
19. शासन निर्देशांक दि.१४.०१.२०२१ मधील व (II) नुसार प्रकल्पामधील मुद्राकांचा संपूर्ण खर्च विकासका मार्फत करण्यात आला असल्याचे लाभाची ग्राहकाचे प्रमाणपत्र सादर करणे आवश्यक असून सादरचे प्रमाणपत्र वापर परवाना मंजूरीच्या वेळी सादर करणे आवश्यक राहिले.
20. शासन निर्देशांक दि.१४.०१.२०२१ मधील उपरोक्त घ (V) चे अनुषंगाने या सवलतीचा लाभ घेणा-या प्रकल्पाना, लाभ घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुद्राक शुल्क सवलतीचा लाभ चालू ठेवावा लागेल.

**सावधान**

नगर कार्यशाळाद्वारे कंधारस न करणे तसे विकास नियंत्रण निदेशांकानुसार आवश्यक परवानग्या न घेता बांधकाम सादर करणे, ग्राहकाचे प्रादेशिक व नगर स्थान अधिविषयक कलत्रा ५२ मधील दखलपत्र गुण्य आहे. त्यासाठी जागरूक व स. ५००८० संघ होऊ शकते.



Yours faithfully,  
 (Sunil Patil)  
 Executive Engineer  
 Town Development Department  
 Municipal Corporation  
 of the City of Thane





**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

ठ न न - २
दि. २९/०३/२०२१
ग. ल.

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
<b>Total(₹)</b>	<b>2,600,000.00</b>					<b>2,600,000.00</b>
(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
<b>Total(₹)</b>				<b>2,600,000.00</b>

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