



18/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 3880/2024

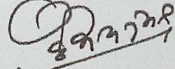
नोंदणी :

Regn:63m

गावाचे नाव : सुरई

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7975789
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	2220970.24
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं-1803 माळा नं- 18वा मजला इमारतीचे नाव - ईडन विंग डी प्रोजेक्टचे नाव- अप्पर ठाणे - ईडन डी प्रोजेक्ट चा पत्ता- अप्पर ठाणे लांडा धाम जवळ,मुंबई नाशिक हायवे भिवंडी ठाणे पार्किंग -सोबत एक कार पार्किंग((Survey Number : 28/13 Part, 28/14 Part व दस्तात नसूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 70.42 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे डायरेक्टर रौनिका मल्होत्रा तर्फे कु.गु. सुरेन्द्रन नायर तर्फे कु. गु. श्रीकांत कांबळे - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उज्वला राचिन माने - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर नं. 405 रतनवाई कंपाउंड, योगेश विमल सदन, वागळे इस्टेट, ठाणे पश्चिम ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AVUPM4745R 2): नाव:-सचिन मारुती माने - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर नं. 405 रतनवाई कंपाउंड, योगेश विमल सदन, वागळे इस्टेट, ठाणे पश्चिम ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AJVPM5907E
(9) दस्तऐवज करून दिल्याचा दिनांक	18/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3880/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	279500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुळ दस्तासोबतची प्रत


(इंद्रजित अ. सोनवणे)
सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्रं. २, जि. ठाणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

COST SHEET

UTIP CASA EDEN D D-1803

UJWALA SACHIN MANE, SACHIN MARUTI MANE

TYPES OF CHARGES

3 BHK

Typology	758
Net Area (Sq. Ft.)	7,975,789.00
TOTAL CONSIDERATION VALUE	279,500.00
Stamp Duty^	30,000.00
Registration^	75,042.00
Provisional Building Common Area Maintenance (CAM) Charges for 18 months*	236,496.00
Provisional Federation Common Area Maintenance (CAM) Charges for 60 months*	37,900.00
Building protection deposit*	9,005.00
Provisional Property Tax for 18 months*	139,340.00
Utility/Infrastructure/Other charges	398,810.00
GST on Consideration Value	63,046.00
GST on Other Charges	

*Shall be payable at the time of possession; these are estimates and may be revised at the time of offer of possession
 ^Stamp duty and Registration charges are payable on ready reckoner value or Consideration value whichever is higher
 ^For customers availing Budget Bonanza offer, Stamp Duty and/or Registration charges will be payable by Lodha
 #All government taxes/levies, as may be applicable, shall be borne separately by the purchase

Warm Regards,
 MACROTECH DEVELOPERS LIMITED



This is electronically generated document and hence does not require signature.



बळ ड - २	
द. क्र. ३११०	२०२४
पाने ४५	

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 18th day of March 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**;

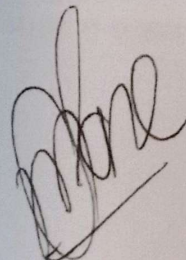
AND

UJWALA SACHIN MANE and **SACHIN MARUTI MANE** residing / having its address at **R No. 405 Ratanbai Compound, Yogesh vimal sadan, Waghle Estate, Thane west Thane 400604 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AVUPM4745R** , **AJVPM5907E** 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**"







Annexure 1

(Description of Larger Property)

All that pieces and parcels of land lying, being and situate at Village Surai, Taluka Bhiwandi and District Thane, in aggregate admeasuring 11,400 square meters or thereabouts ("Larger Property"), details whereof are as follows:

Village	Survey No./ Hissa No.	Area as per 7/12 extract (in square meters) or thereabout
Surai	28/13	5100
Surai	28/14	6300
Total Area		11400



ब. च. ड. - २	
न. क्र. 3110	२०२४
पाने २६/५	

Annexure 6

(Unit and Project Details)



बयल - २
व. क्र. ३६६० २०२४
पाने ४४५

- (I) **CUSTOMER ID** :2239812
- (II) **Correspondence Address of Purchaser:** R No. 405 Nandani Compound, Yogesh vimal sadan, Waghle Estate, Thane west Thane 400604 Maharashtra India
- (III) **Email ID of Purchaser:** sachin.mane56@gmail.com

(IV) **Unit Details:**

- (i) **Development/Project** : Upper Thane - Eden D
- (ii) **Building Name** : Eden
- (iii) **Wing** : D
- (iv) **Unit No.** : D-1803
- (v) **Area** :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	705	65.50
EBVT Area	53	4.92
Net Area (Carpet Area +EBVT Area)	758	70.42

(vi) **Car Parking Space Allotted:** 1

(V) **Consideration Value (CV):** Rs. 79,75,789/- (Rupees Seventy-Nine Lakh Seventy-Five Thousand Seven Hundred Eighty-Nine Only)

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



बयड - २	
द. क्र. ३८८०	२०२४
पाने ४६/८५	

Annexure 6A

(Other Amount Payable before DOP)

- (I) **Charges** towards Utility/Infrastructure/Other charges (collectively referred to as "**Other Charges**") to be paid on/before the Date of Offer of Possession: Rs. 1,39,340/- (Rupees One lakh Thirty-Nine Thousand Three Hundred Forty Only).
- (II) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of _____ months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
 1. **BCAM Charges:**
Rs. 75,042/- (Rupees Seventy-Five Thousand Forty-Two Only) covering period of 18 months from DOP.
 2. **Civic Governance Fund:** Rs. 2,36,496.00/- (Rupees Two Lakh Thirty-Six Thousand Four Hundred Ninety-Six Only) covering period of 60 months from DOP.
 3. **Property Tax (Estimated):** Rs. 9,005/- (Rupees Nine Thousand Five Only) covering period of 18 months from DOP.
 4. **Building Protection Deposit:** Undated Cheque of 37,900.00/- (Rupees Thirty-Seven Thousand Nine Hundred Only) toward Building Protection deposit which shall be encased only if there is violation of guidelines in respect of excitation of fit out/interior work.

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.

[Handwritten signatures]



बळड - २	
व. क्र. ३८०	२०२४
पाने	६५५

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 : **P5170C053124**

Project **Upper Thane - Eden D** , Plot Bearing / CTS / Survey / Final Plot No. : **28/13 Part, 28/14 Part at Surai, Bhiwardi, Thane, 421302;**

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 **16/10/2023** and ending with **31/03/2028** 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.

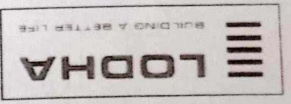


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 16-10-2023 08:08:28

Dated: **16/10/2023**
Place: **Mumbai**

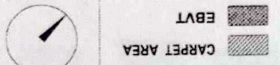
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Payment Date
 Purchaser
 1
 Developer
 Macro
 Macro



DEVELOPERS
 MACROTECH DEVELOPERS LIMITED
 412, Floor-4, 17G, Vardhaman Chandra, Camas, Parel Road
 Horniman Circle, Fort, Mumbai-40001

ARCHITECT HAFEEZ CONTRACTOR
 FIRST FLOOR, 29 SONAWALA BUILDING, BAKH
 STREET FORT, MUMBAI 400023
 TEL: 91-22-2661920

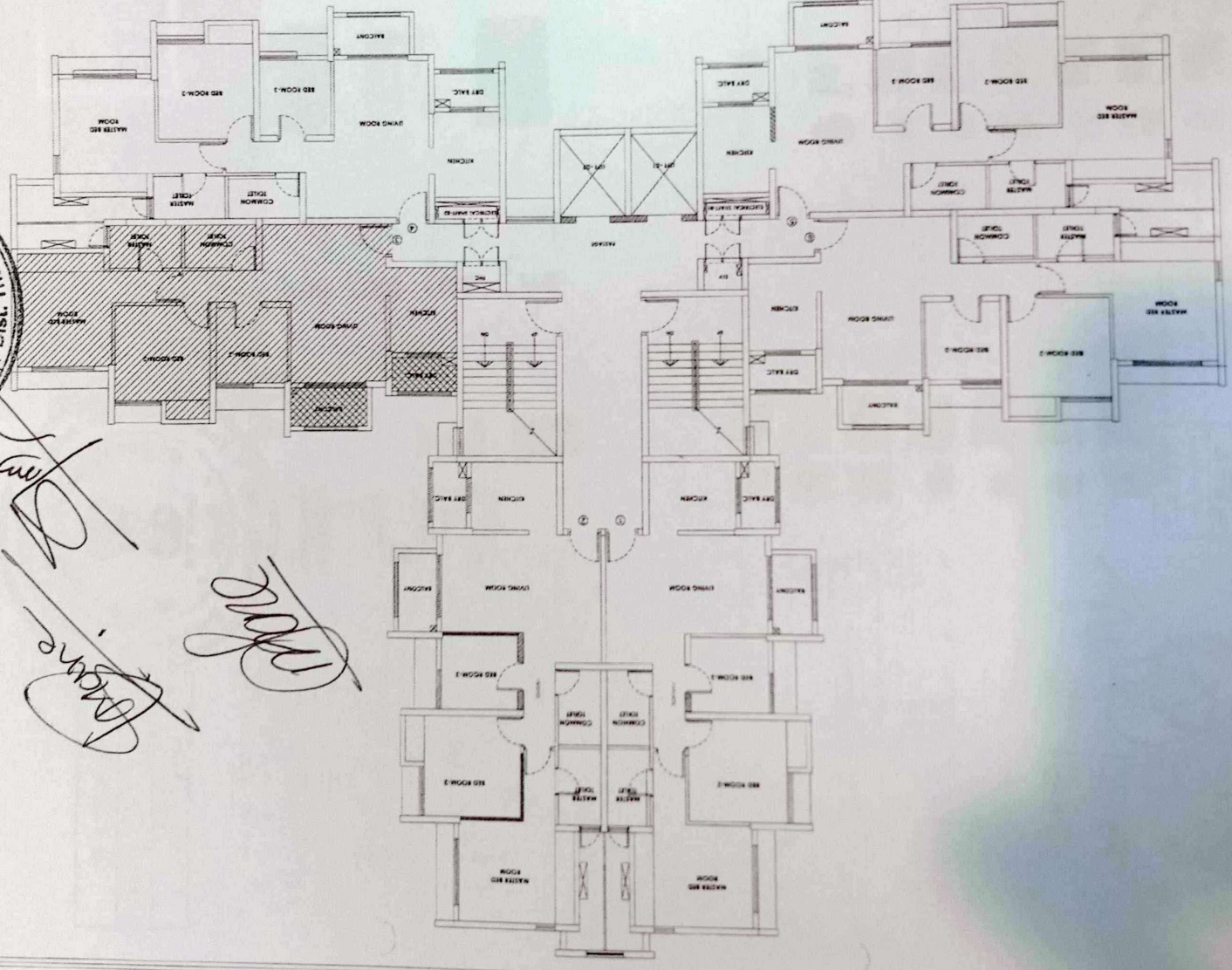


NORTH

UPPER THANE CASA EDEN
 WING: D FLOOR: 8
 FLAT NO. 1803

NOTE: "Plan not to the scale. For accurate measurements of carpet area, please follow polyline method. The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/- 3% on account of construction or design tolerances."

FLOORS : 1st to 7th, 9th to 12th, 15th to 18th, 20th to 24th



ANNEXURE - 5



ख. नं. ३८० २०१४
 पाने ४३/८५

Handwritten signatures and initials:
 [Signature]
 [Signature]