

:021

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. लोणावळा

दस्त क्रमांक : 1055/2021

नोंदणी :

Regn:63m

गावाचे नाव : गहुंजे

विकेखाचा प्रकार	करारनामा
1) मोबदला	14976204
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार	5819373

427/1055

Wednesday, March 03 ,2021

5:55 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1639 दिनांक: 03/03/2021

r-29, लोढा वेल्समोन्डो,  
 त: 1704, माला नं:  
 नं: सुबई पुणे  
 BER : 264/P व

गावाचे नाव: गहुंजे

दस्तनामाचा अनुक्रमांक: सबल-1055-2021

दस्तनामाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: बिरेस कुमार सिंह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

सॉट नं: -, माला नं: -,  
 लोक नं: -, रोड नं: -

दोरीनी कोऑपरेटिव्ह  
 पिन कोड:-400076

कोऑपरेटिव्ह डीमिंग  
 00076 पिन नं:-

आपणाम मुळ दस्त, थंबनेल प्रिंट, सूची-2 अंदाजे

6:13 PM ह्या वेळामिळेल.

Sub Registrar Lohavala (LVL)

पु. दुय्यम निबंधक, शेणी - 2  
 लोणावळा

बाजार मूल्य: रु. 5819373/-

मोबदला रु. 14976204/-

मरलेले मुद्रांक शुल्क : रु. 599500/-

- 1) देयकाचा प्रकार: DHC रकम: रु.200/-  
 डीटी/धनादेश/पि ऑर्डर क्रमांक: 0303202102855 दिनांक: 03/03/2021  
 रकमेचे नाव व पना:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-  
 डीटी/धनादेश/पि ऑर्डर क्रमांक: 0303202102782 दिनांक: 03/03/2021  
 रकमेचे नाव व पना:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-  
 डीटी/धनादेश/पि ऑर्डर क्रमांक: MH012533794202021R दिनांक: 03/03/2021  
 रकमेचे नाव व पना: IDBI

annexed to it, or  
 uthority or any  
 Annual  
 e Market Value



दुय्यम निबंधक : सह दु.नि. लोणावळा

दस्त क्रमांक : 1055/2021

नोंदणी :

Regn:63m

सूची क्र.2



/2021

गावाचे नाव : गहुंजे

वैलेखाचा प्रकार

14976204

पत्ता

रुमाव भाडेपट्ट्याच्या बाबतितपट्टाकार

देतो की पट्टेदार ते नमुद करावे

पान,पोटहिस्सा व घरक्रमांक(असल्यास)

5819373

1) पालिकेचे नाव:पुणे इतर वर्णन :सवतिका नं.: 1704, माळा नं.: 17वा मजला, इमारतीचे नाव: टॉवर-29, लोढा वेलमोन्डो, ब्लॉक नं.: एम.सी.ए. स्टेडीअम समोर, रोड : मुंबई पुणे एक्सप्रेसवे गहुंजे पुणे, इतर माहिती: मदनिका नं.: 1704, माळा नं.: 17वा मजला, इमारतीचे नाव: टॉवर-29, लोढा वेलमोन्डो, ब्लॉक नं.: एम.सी.ए. स्टेडीअम समोर, रोड नं.: मुंबई पुणे एक्सप्रेसवे गहुंजे पुणे, इतर माहिती: सोबत दोन कार पार्किंग मुल्यांकन विभाग 27.2( ( GAT NUMBER : 264/P व इस्तान नमुद केल्याप्रमाणे; ) )

1) 134.24 चौ.मीटर

प्लॉट

पारणी किंवा जुही देण्यात असेल तेव्हा.

नोंदवून देणा-या/निवृत्त ठेवणा-या

ते नाव किंवा दिवाणी न्यायालयाचा

पत्र किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मॅकोटेक डेव्हलपर्स लि. तर्फे. क्र. सु. सुल्जन नायर तर्फे. क्र. सु. गव्हाणी केसाकार बय:-49; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: 412 4था मजला 17वी वधुमान चेंबर कावसबी पटेल रोड हॉलिनस मर्कल फोर्ड मुंबई, ब्लॉक नं.: , रोड नं.: , महाराष्ट्र, MUMBAI. पिन कोड:-400001 पं नं:-AAAACL1490J

नोंदवून करून घेणा-या पक्षकाराचे व किंवा ते न्यायालयाचा हुकुमनामा किंवा आदेश पत्र,प्रतिवादिचे नाव व पत्ता

1): नाव:-बिरेश कुमार सिंह -- बय:-49; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: फ्लॅट नं 2002 टोरीनो कोऑपरेटिव्ह होलिंग सोसायटी ,हिरानंदानी गार्डन्य पवई मुंबई इरिया , ब्लॉक नं.: , रोड नं.: , महाराष्ट्र, MUMBAI. पिन कोड:-400076 पं नं:-AIRPS5281Q

2): नाव:-दिल्या सिंह -- बय:-44; पत्ता:-प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: फ्लॅट नं 2002 टोरीनो कोऑपरेटिव्ह होलिंग सोसायटी ,हिरानंदानी गार्डन्य पवई मुंबई इरिया , ब्लॉक नं.: , रोड नं.: , महाराष्ट्र, मुंबई. पिन कोड:-400076 पं नं:-CQTPS6969P

नोंदवून करून दिल्याचा दिनांक

03/03/2021

त नोंदणी केल्याचा दिनांक

03/03/2021

सुरक्रमांक, खंड व पृष्ठ

1055/2021

जारभावप्रमाणे मुद्रांक शुल्क

599500

जारभावप्रमाणे नोंदणी शुल्क

30000

रा



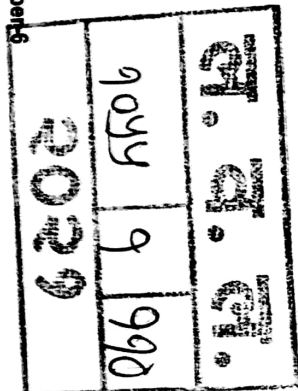
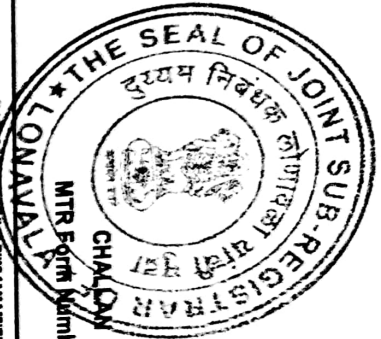
नामाठी विचारगत घेतलेला तपशील:-

शुल्क आकारनामा 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.



उ दुय्यम निबंधक, श्रेणी - १  
लोणावळा

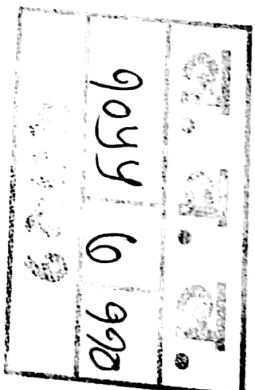


IS33794202021R		BARCODE		Date 02/03/2021-21:40:51		Form ID B25	
Inspector General Of Registration				Payer Details			
Bank Portal - Simple Receipt				TAX ID / TAN (if Any)			
ment				PAN No.(if Applicable)		AAACL1490U	
LVL_LOANAWALA SUB REGISTRAR				Full Name			
PUNE				Macrolect Developers Limited			
2020-2021 One Time				Flat/Block No.		Flat 1704 Tower	
Account Head Details		Amount In Rs.		Premises/Building			
1 Stamp Duty(Bank Portal)		599500.00		Road/Street		29 Lodha	
1 Registration Fee		30000.00		Area/Locality		Behronda	
				Town/City/District			
				PIN		4 1 2 1 0 1	
				Remarks (if Any)			
				Prop mubly=Immovable--Prop Amt=14976203.00--Prop area=1445.00--Prop area UOM=Sq.Feet--oth Prop ID=PAN-AIRPSS5261Q--oth Prop Name=Biresh Kumar Singh--			
		6,29,500.00		Amount In Words		Six Lakh Twenty Nine Thousand Five Hundred Rupees	
nt Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332021030350409 693773897	
e/DD No.		Bank Date		RBI Date		02/03/2021-21:40:45 Not Verified with RBI	
of Bank		Bank Branch		IDBI BANK			
of Branch		Scroll No. , Date		Not Verified with Scroll			

Printed ID : Mobile No. : 919821889440  
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
रजिस्ट्रार कार्यालय को दर्ता के लिए वैध है। नॉट वैल्यूड डॉक्यूमेंट के लिए वैध नहीं है।

*Signature*  
*Divya Singh*





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 03<sup>rd</sup> day of Mar 2021

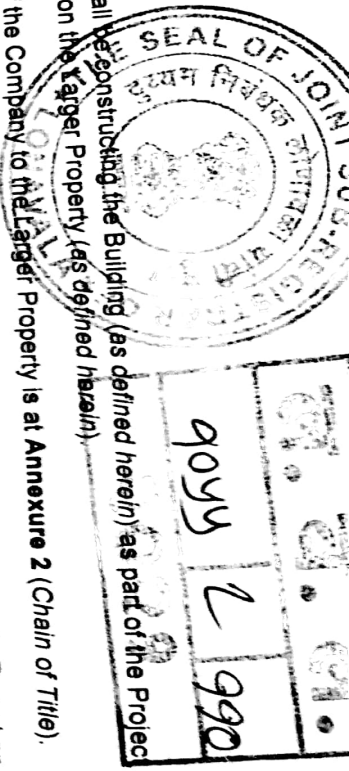
B E T W E E N:

**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

**BIRESH KUMAR SINGH** and **DIVYA SINGH** residing / having its address at **FLAT NO 2002, TORINO COOPERATIVE HSG SOC, HIRANANDANI GARDENS, POWAI, MUMBAI 400076 Maharashtra India** and assessed to income tax under permanent account number (PAN) **AIRPSS261Q, CQTPS6969P** 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**"



3. 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).  
The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).  
A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).  
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.

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.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "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.
- 1.6. "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.

*Signature of Gurpreet Singh*  
Gurpreet Singh



9000 e 990

1.7. "Building" shall mean the single/multi-storied buildings to be/being constructed as part of the Project.

1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.

1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).

1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.

1.11. "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 the Purchaser takes possession of the Unit.

1.12. "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.

1.13. "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 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.

1.14. "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 of 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 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

1.18. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.

1.19. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).

1.20. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

1.21. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e.



2024.07.27	9054	90	90
------------	------	----	----

on bare shell basis) and is subject to tolerance of +/- 3 per cent on account of structural design and construction variances. In case of any dispute on the measurement of EBVT 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 EBVT Area."

- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below
- 1.23. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at **Annexure 6 (Unit and Project Details)**.
- 1.24. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "FEMA" shall have the meaning ascribed to it in Clause 20(aa) below.
- 1.27. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.31. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> day of each quarter (1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.32. "Larger Property" means the land with details as described in **Annexure 1 (Description of Larger Property)**. For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.33. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.34. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.35. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6 (Unit and Project Details)**.
- 1.36. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.37. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

  
Binaya Singh



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

**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

**BIRESH KUMAR SINGH**

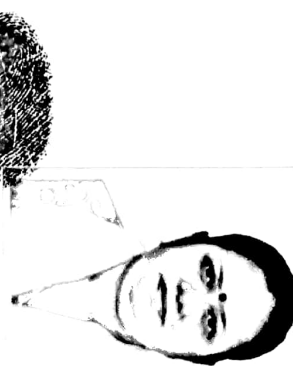














In the presence of:

1. 

2. 

1) Ramesh Chauhan   
H/18, B. D. S. chawl, W. M. Joshi Marg,  
Over Parcel (E), Mumbai-400014.

2) Sujit more -   
1104, Radha Krishna CHS  
Dadar (E), Mumbai-400014.





Annexure 1

(Description of Larger Property)

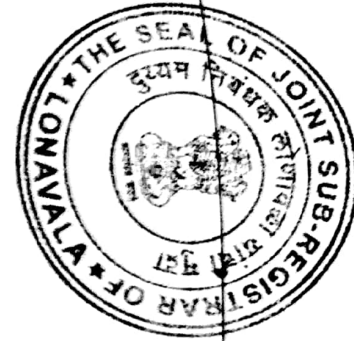
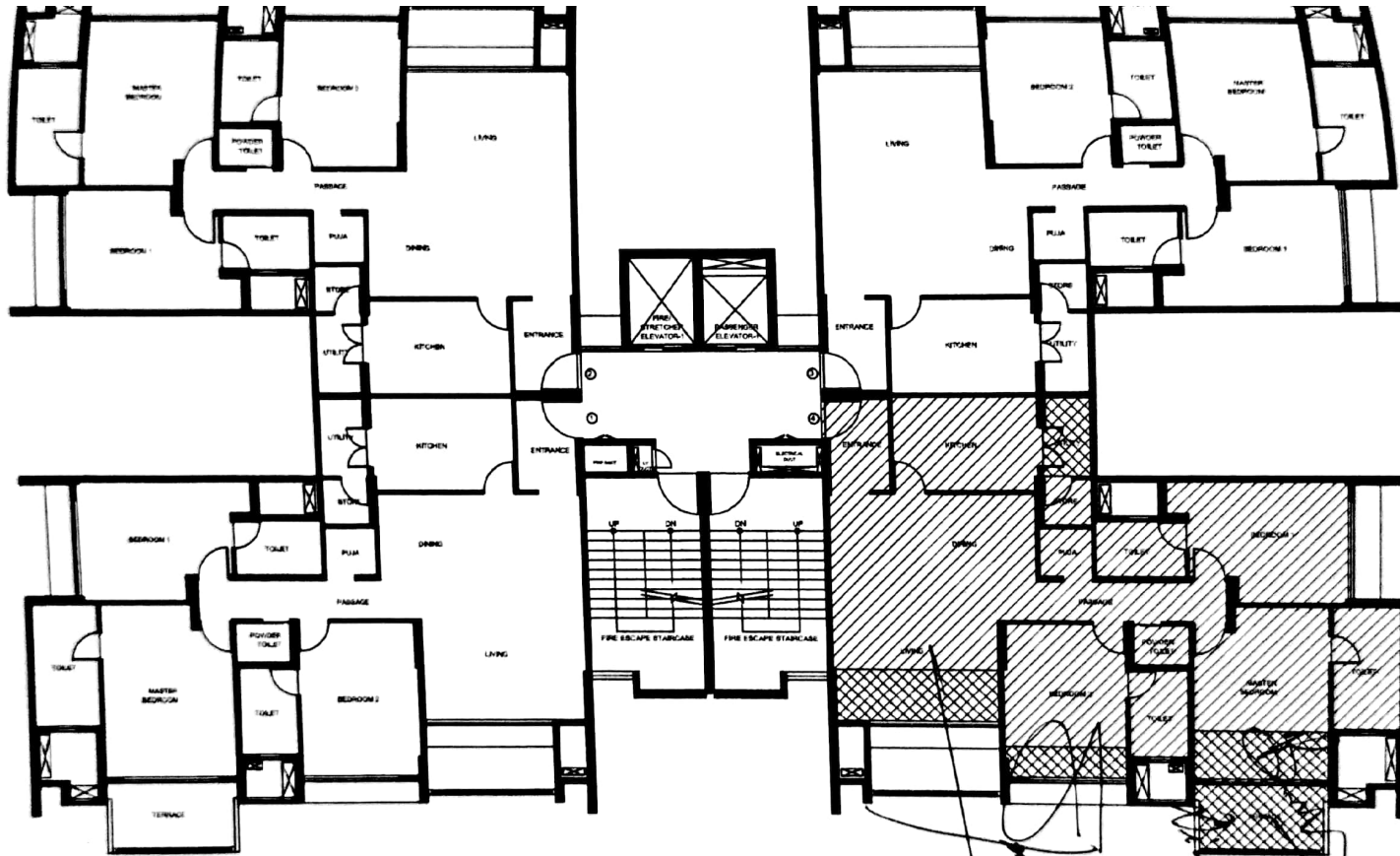
All that pieces and parcels of land together with the buildings/structures standing thereon situate, lying and being at village Gahunje, Taluka Maval, District Pune and more particularly described in the Report on Title annexed hereto at Annexure 3 (Report on Title).



श. अ. अ.	9054	39	998
	2029		

*[Handwritten signature]*

*Shriya Singh*



2029  
 9055  
 32990  
 21. 21. 21.

NOTE: PLAN NOT TO THE SCALE. FOR ACCURATE MEASUREMENT 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.

UNIT NO.04  
 17TH FLOOR PLAN

LODHA BELMONDO	TOWER 29	17 <sup>th</sup> FLOOR	FLAT NO/1704
----------------	----------	------------------------	--------------

	<b>MACROTECH DEVELOPERS LIMITED</b>	PROPOSED DEVELOPMENT ON Gut No 205(P), 221(P), 225, 226, 227(P), 228 TO 247, 248(P), 249(P), 251 TO 256, 258(P), 264(P), 265, 267(P), 268(P), 269(P), 270(P), 358(P), 359(P), 360 AT VILLAGE GAHUNJE, TALUKA MAVAL, DISTRICT - PUNE		NORTH 	<b>ARCHITECT</b> <b>VOUSSOIRS</b> ARCHITECT, INTERIOR & LANDSCAPE DESIGNERS. 10, JAN-VAI APPT. BHONDE COLONY NR. OLD KARNATAK HIGH SCHOOL ERANDAVANA PUNE-4 TEL:-25456399

(Unit and Project Details)

CUSTOMER ID :2206363

- i) Correspondence Address of Purchaser: FLAT NO 2002, TORINO COOPERATIVE HSG SOC,  
HIRANANDANI GARDENS, POWAI, MUMBAI 400076 Maharashtra India

ii) Email ID of Purchaser: bireshkumarsngn@gmail.com

- iii) Unit Details:

- (i) Development/Project : Lodha Belmondo - Twr 29  
(ii) Building Name : Tower 29  
(iii) Wing :  
(iv) Unit No. : Tower 29-1704  
(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1,196	111.11
EBVT Area	249	23.13
Net Area (Carpet Area +EBVT Area)	1,445	134.24

- (vi) Car Parking Space Allotted: 2

- v) Consideration Value (CV): Rs. 149,76,204/- (Rupees One Crore Forty-Nine Lakh Seventy-Six Thousand Two Hundred Three Only)

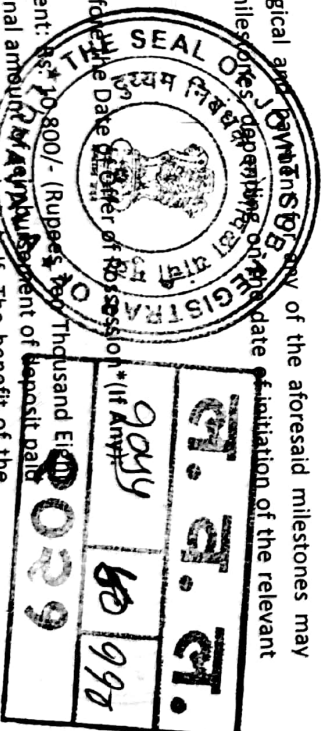
- vii) Payment Schedule for the Consideration Value (CV):

On Initiation of below milestones	Amount (In Rs.)	Due Date
Booking Amount I	2,70,000	14-03-2021
Booking Amount II	12,27,620	14-03-2021
Booking Amount III	22,46,431	12-04-2021
On or Before 30-Jun-21	37,44,051	30-06-2021
On or Before 30-Sep-21	37,44,051	30-09-2021
On date of receipt of OC	37,44,051	Due As Per Construction

The aforesaid schedule is not chronological and any of the aforesaid milestones may become due before or after the other milestones depending on the date of initiation of the relevant milestone.

- viii) Reimbursements: Payable on/before the date of receipt of OC

1. Electricity Deposit Reimbursement: Rs. 10,800/- (Rupees Ten Thousand Eight Hundred Only) towards provisional amount of deposit of Rs. 10,800/- (Rupees Ten Thousand Eight Hundred Only) transferred to the Purchaser when meter is said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.



*[Handwritten Signature]*  
Bhupendra Singh

2. Connection and related expenses: Rs. 94,000/- (Rupees Ninety-Four Thousand Only).
3. Share Money: Rs.1,050/- (Rupees One Thousand Fifty Only).

- (viii) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
1. BCAM Charges: Rs. 78,030/- (Rupees Seventy Eight Thousand Thirty Only) covering period of 18 months from DOP.
  2. FCAM Charges (if applicable): Rs. 6,50,250.00/- (Rupees Six Lakhs Fifty Thousand Two Hundred Fifty Only) covering period of 60 months from DOP.
  3. Property Tax (Estimated): Rs. 9104/- (Rupees Nine Thousand One Hundred Four Only) covering period of 18 months from DOP.

**Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.**

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.

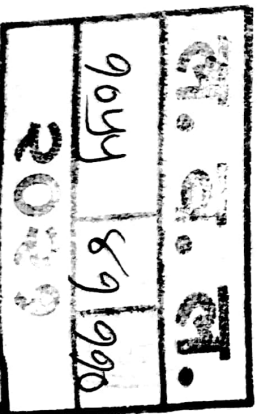
The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	2
2 BHK	4
3 BHK	5
4 BHK or larger	6

- (vii) **Date of Offer of Possession:** 31-03-2022, subject to additional grace period of (eighteen) Months and any extension as may be applicable on account of the provision of Clause 10.4.

(viii) **Project Details:**

- 1) Project Name: Lodha Belmondo - Twr 29
- 2) RERA Registration Number: P52100020142
- 3) No. of Buildings: 1



*Handwritten signature*

*Prinipal*

## ANNEXURE-7

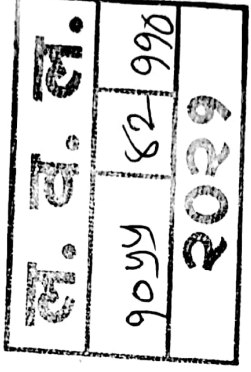
### Amenities for Tower 29

- Marbital flooring in living dining, pooja and passage.
- Air conditioned homes with Split Units (except for Kitchen, store, bathroom, terraces, utility areas)
- Granite platform in Kitchen with sink and sink mixer.
- Kohler/Jaquar\*\*bath fittings.
- Toilets finished with designer tiles.
- Video Door Phone in each apartment.
- CCTV monitoring for Key common areas.
- Gas detector in kitchen.
- Provision for cable, telephone and internet connectivity^.

\*\* 'or equivalent'

\*All brands mentioned herein are subject to replacement by equivalent brand at the discretion of the Project Architect.

^ On chargeable basis by 3<sup>rd</sup> party provider



Dhanraj Singh



प. अ. नं.	२०२१
१०५५	२२११०

Maharashtra Real Estate Regulatory Authority  
REGISTRATION FORM 'C'

[See rule 6(a)]

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

ps210020142  
Project: **Lodha Belmondo - Tower 29, Plot Bearing / CTS / Survey / Final Plot No.: 264/P at Gahunje, Mawal, Pune,**  
412101.

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 **30/12/2023** 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

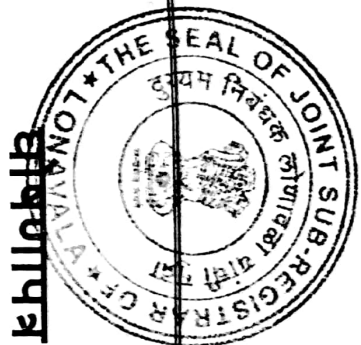
If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Armanand Prabhu  
(Secretary, Maharashtra)  
Date: 22-04-2020 16:15:14

3/03/2019  
Mumbai

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



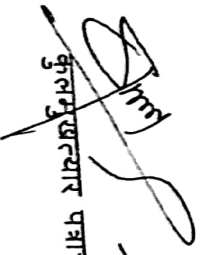



ल. व. ल.
१०५५ ६३ १११
२०२१

**घोषणापत्र**

मी. सुरेन्द्र नायर / पॅट्रिक मॉनिस / नमिता बक्षी या द्वाारे घोषित करतो की, दुय्यम निबंधक (निशांत) यांचे कार्यालयात कराबाबा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अभिषेक लोड / स्थिता घाग यांनी दिनांक 25/06/2019 रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, दर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले ठरलेले नाही.सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण : (निशांत)  
दिनांक : २१/३/२०२१

सही  
  
  
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

भारत सरकार  
GOVT. OF INDIA

विभाग  
DEPARTMENT  
आयकर  
TAX DEPARTMENT

19102011

29032010

Handwritten signature: *Manoj Singh*

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारतीय राजस्व खाते  
Permanent Account Number Card  
AOBPS1043L

2902019

Handwritten signature: *Manoj Singh*

भारत सरकार  
GOVT. OF INDIA

विभाग  
DEPARTMENT  
आयकर  
TAX DEPARTMENT

29032010

Handwritten signature: *Manoj Singh*

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारतीय राजस्व खाते  
Permanent Account Number Card  
AHGP57100L

1902018

Handwritten signature: *Manoj Singh*



श. व. व.	
9044	968/990
2029	





சு. த. ச.
9094 909 996
60007

*Handwritten signature*

**இலக்கு வுமரது**  
INCOME TAX DEPARTMENT  
**புரேஷு கும்ர சிங்**  
ARUN KUMAR SINGH

18/10/1971  
Permanent Account Number  
AIRPSS261Q

Signature: *Handwritten signature*

**இரது இரது**  
GOVT. OF INDIA

19102011



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DIVA SINGH

BRJ KISHORE NARAYAN SINGH

14/11/1976

Permanent Account Number

COTPS6969P

*Divya Singh*  
Signature



29032010

*Divya Singh*



श. नं. १२	
१०५५	१६६११०
१०५५	१६६११०