

**CHALLAN**  
MTR Form Number-6

GRN	MH013697738201920E	BARCODE	Date		20/03/2020-11:46:06	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name				THN2_THANE 2 JOINT SUB REGISTRAR			
Location				THANE			
Year				2019-2020 One Time			
Account Head Details				Amount in Rs.			
0030046401 Stamp Duty				660000.00			
0030063301 Registration Fee				30000.00			
				Full Name			
				Sushilkumar Jagdish Gade			
				Flat/Block No.			
				FLAT 3004 W30 LODHA AMARA			
				Premises/Building			
				CLARIANT COMPOUND KOLSHET RD			
				Road/Street			
				THANE			
				Area/Locality			
				Town/City/District			
				PIN			
				4 0 0 6 0 7			
				Remarks (If Any)			
				PAN2-AAAC1490J-SecondPartyName=MACROTECH DEVELOPERS LIMITED-CA=9422607			
				Amount in Words			
				Six Lakh Ninety Thousand Rupees Only			
Total				6,90,000.00			
Payment Details				STATE BANK OF INDIA			
				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN			
				Ref. No.			
				00040572020032080570			
				CKM5986408			
Cheque/DD No.				Bank Date			
				RBI Date			
				20/03/2020-11:46:30			
				Not Verified with RBI			
Name of Bank				Bank-Branch			
				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

**टनल-२**  
 दस्त नमूना ५९०४ / २०२०  
 १ / १२८

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8783559539  
 सदर चलन केवल दयम निचक कार्यालय नोदणी करवायाच्या दस्तांसाठी लागू आहे. नोदणी न करवायाच्या दस्तांसाठी सदर चलन लागू नाही.

*(Handwritten signatures)*







# ठाणे महानगरपालिका, ठाणे

सन २०२२-२०२३ मालमत्ता कराचे देयक  
(महाराष्ट्र महानगरपालिका अधिनियम अनुसूची ३ प्रकरण ८, कराधान नियम ३९, ४० अन्वये)

करदाता प्रत

मालमत्ता क्र. (PTN No.)  
2021051080030

सब कोड (SUB Code)  
00167

प्रभाग कार्यालय(Ward) KOLSHET

वसुली ब्लॉक क्र.: 108

घर क्र.:

देयक क्र.: TMC222310806212

सिटी सर्व्हे/ टिका क्र.:

देयक दिनांक: १०/४/२०२२

करदात्याचे नाव : LAND OWNER :M/S. MACROTECH DEVELOPERS LTD / DEVELOPER NAME :M/S. MACROTECH DEVELOPERS LTD / OWNER NAME :M/S. MACROTECH DEVELOPERS LTD. THE HOLDER :

मालमत्तेचा पत्ता : 29TH FLOOR, FLAT NO. 2904, (NOMENCLATED AS 3004) LODHA AMARA PLOT "C", W-30. VARCHA GAON, KOLSHET , THANE.

देयक प्रकार : मालमत्ता कराचे देयक

वि.प्र.क्र. :

करनिर्धारण वर्ष : 22-11-2019

देयक कालावधी : 01/04/2022 To 31/03/2023

वापर : निवासी

बिगर निवासी

एकूण

वार्षिक करयोग्य मूल्य (रु.): 20,281

0

20,281

कराचा तपशील	कराचे दर (%)		पहिली सहामाही (१ एप्रिल ते ३० सप्टेंबर) (A) (रु)	दुसरी सहामाही (१ ऑक्टो. ते ३१ मार्च) (B) (रु)	एकूण (रु.) (A+B)	
	निवासी	बिगर निवासी				
सामान्य कर / General Tax	31.00	43.50	3,152	3,135	6,287	
गमिशामन कर / Fire Tax	1.00	1.00	102	101	203	
शिक्षण कर / Education Tax	4.00	5.00	407	404	811	
जलनिपादन / Water Benefit Tax	17.00	22.00	1,729	1,719	3,448	
मलनिःस्सारण कर / Sewerage Tax	10.00	13.00	1,017	1,011	2,028	
रोजगार हमी कर (शासन)/ Employment Guarantee Cess (GoM)	0.00	3.00	0	0	0	
मोठ्या निवासी जागेवरील कर / Large Resi. Premises Tax	10.00	0.00	0	0	0	
विशेष साफ सफाई कर/ Special Con. Tax	2.00	10.00	204	202	406	
वृक्ष उपकर/ Tree Cess	1.00	1.00	102	101	203	
शिक्षण कर (शासन)/ Education Cess (GoM)	6.00	12.00	610	607	1,217	
रस्ता कर / Road Tax	6.00	9.00	610	607	1,217	
मलनिःस्सारण लाभ कर/ Sewerage Benefit Tax	14.00	17.50	1,423	1,416	2,839	
			एकूण	9,356	9,303	18,659

### महत्वाची सूचना :

- महाराष्ट्र शासन, नगर विकास विभागाकडील दि.०७/०३/२०२२ रोजीच्या पत्राच्या अनुषंगाने ५०० चौ.फूट चटई क्षेत्रफळापर्यंतच्या निवासी मालमत्तांना सामान्य करामध्ये सूट देण्यात येत आहे.
- सदरची सूट ही महानगरपालिकेच्या अभिलेखी असलेल्या क्षेत्रफळाच्या आधारे देण्यात येत असून, सद्या प्रत्यक्षात असलेले चटई क्षेत्रफळ ५०० चौ.फूट पेक्षा कमी किंवा जास्त असल्यास, संबंधित प्रभाग कार्यालयाकडे संपर्क साधणे.

(मोठे पत्र...)

### ऑनलाईन पेमेंट सुविधा

<https://propertytax.thanecity.gov.in>

ठामपाच्या वेबसाईटवर उपलब्ध आहे.



Online Payment Help Center  
9152818798

१) चालू कराची एकूण मागणी (A+B)	
२) शासनाचे दि. ७/०३/२०२२ रोजीच्या पत्रानुसार ५०० चौ.फूट चटई क्षेत्रफळापर्यंतच्या निवासी मालमत्तांना कर माफीमुळे सूट	0
३) सन २०२२-२३ आर्थिक वर्षाची सूटनंतर कराची मागणी (३-१-२)	18,659
४) कर थकबाकी(मागील)	18,659
५) कर थकबाकी वरील कराधान नियम ४१ (१) अन्वये शास्ती / व्याज (दि. ३१/३/२०२२ पर्यंत)	1,984
६) एकूण थकबाकी(दि. ३१/०३/२०२२ पर्यंत)(४+५)	20,643
७) समायोजित रक्कम	0
८) थकबाकीसह एकूण देय कर (३+६-७)	39,302



*Signature*

(जी जी गोदेपुरे)  
उप आयुक्त (कर)  
ठाणे महानगरपालिका, ठाणे

तीत न भरल्यास दरमहा २% शास्ती (व्याज) लागू राहिल.

मुदतीत कर भरा, दरमहा २% शास्ती (व्याज) लागू राहिल. दुसऱ्या सहामाहीचे देयक दि. १५ जून पूर्वी भरा व दुसऱ्या सहामाहीच्या सामान्य करामध्ये १०% सूट मिळवा.





23/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 5904/2020

नोंदणी :

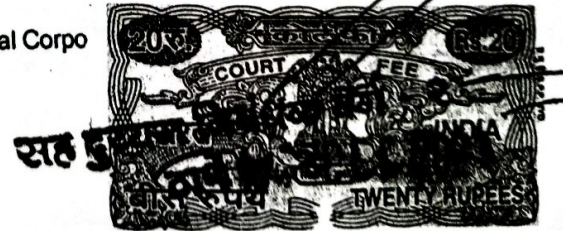
Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9422807
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8315000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.गा. इतर वर्णन :सदनिका नं: 3004, माळा नं: 30वा मजला, इमारतीचे नाव: डब्ल्यु-30,लोढा अमारा, ब्लॉक नं: क्लेरियंट कंपाउंड,ठाणे, रोड नं: कोलशेत रोड, इतर माहिती: सोबत एक कार पार्किंग ( ( Survey Number : 64/3,64/7,65/2,65/3,65/4,65/5, 68/3,68/4,68/5,69/2,69/6,70/1,70/2,70/3,70/4,72/2,72/3,73/1 व दस्तात नमुद केल्याप्रमाणे ; ) )
(5) क्षेत्रफळ	1) 62.52 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:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.सु सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु. सु. शैलेश मोरे वय:-30; 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:-सुशीलकुमार राजगदीशभाडे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-601, कृष्णा विहार अपार्टमेंट, सेक्टर 16, घणसोली बस डेपो न्यायाभागे, घणसोली, नवी मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,ठाणे. पिन कोड:-400701 पॅन नं:-BFEPG5814E 2): नाव:-निकिता सुशीलकुमारभाडे वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-601, कृष्णा विहार अपार्टमेंट, सेक्टर 16, घणसोली बस डेपो न्यायाभागे, घणसोली, नवी मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,ठाणे. पिन कोड:-400701 पॅन नं:-AUIPJ2249L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2020
(10) दस्त नोंदणी केल्याचा दिनांक	20/03/2020
(11) अनुक्रमांक, खंड व पृष्ठ	5904/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	660000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corpo



C F Rs. 20- Dt. 23/12/2021

अर्थ क्र. 2970 दिनांक 23/12/2021

खरी नक्कल



ठाणे महानगरपालिका, ठाणे  
एक खिडकी योजना  
मिळकतीचे हस्तांतरण

टीकन क्रमांक :-  
अंतीम कार्यवाहीचा दिनांक :-  
क्रियत क्र. ५/

भाष्यत हो.  
ठाणे महानगरपालिका, ठाणे

विषय : मिळकतीचे हस्तांतरण

फारम अनुक्रमांक 038835

श्रावक क्र 833  
दिनांक 3/8/2022

माजिवडा मानपाहा प्रभाग सामर्थ

संदेह

अर्जदार श्री. सुशिलकुमार जगदीश गाडे यांनी निश्चिता सुशिलकुमार यांना पाठविले

यांचा विमती अर्ज असाजे नमूद केलेल्या मिळकतीला नाव दाखला करणेबाबत

१) अर्जदारचे संपूर्ण नांव	श्री. श्रीमती सुशिलकुमार जगदीश गाडे यांनी निश्चिता सुशिलकुमार यांना
२) संपूर्ण पत्ता व फो. नं.	३००५, W-३०, लोहा अमार कोलशेत रोड, प. ४१९३५५९५३३, ४१५९०२३९१
३) मिळकतधारकाचे नांव	निश्चिता सुशिलकुमार यांनी निश्चिता सुशिलकुमार यांना
४) मिळकत धाहक क्रमांक	
५) मिळकत वर्ग व ठिकाणचा पत्ता टि. व क्रि. नं. मजली नॉट नं.	र. हजि. क्र. नं. ३००५, मा. क्र. नं. ३० वा मंगला, W-३०, लोहा अमार कोलशेत रोड, प. ४१९३५५९५३३, ४१५९०२३९१
६) मिळकत वर पूर्ण भरला आहे काय ? असल्यास पावती क्रमांक व दिनांक	होय / नाही पावती क्रमांक दिनांक
७) पावत्याचा ग्राहक क्रमांक	
८) पावत्याचे संपूर्ण रक्कम भरली आहे काय ? भरली असल्यास पावती क्रमांक व दिनांक	होय / नाही पावती क्रमांक दिनांक
९) मिळकत नीला कोणाची नावे व खल करावयाची आहेत त्यांची नावे व पत्ता	सुशिलकुमार जगदीश गाडे यांनी निश्चिता सुशिलकुमार यांना ३००५, W-३०, लोहा अमार कोलशेत रोड, प.

उपरोक्त माहिती खरी बरोबर आहे.

(सुशिलकुमार जगदीश गाडे)  
(अर्जदाराची सही / अंगठा)  
(निश्चिता सुशिलकुमार)  
२०२२

टीप :-

- १) वारस लत्वाने मिळकतीचे हस्तांतरण / बक्षीस पत्राद्वारे मालमतेचे हस्तांतरण / खरेदीखताद्वारे मिळकतीचे हस्तांतरण.
- २) मिळकतीचे हस्तांतरणासाठी आवश्यक असलेल्या कागदपत्राच्या साक्षात्कृत प्रतीमागे सूचना दिल्याप्रमाणे जोडल्या आहेत.  
(आवश्यक असणाऱ्या ठिकाणी (✓) अशी खूण करावी.





ठाणे महानगरपालिका, ठाणे  
माजिवडा मानपाडा प्रभाग समिती  
यशस्वी नगर, बाळकुम, हायलॅन्ड रोड, ठाणे (प.) ४०० ६०८  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

दुरध्वनी क्र. :- ०२२ २५४४७२२०



संदर्भ क्र. / ठा.म.पा. / मामाप्रस / मार्कावि / सहा आ

को.जा.क्र. ४५

दिनांक :-

२७/०६/२२

Ref. / T.M.C./

प्रति,

श्री. / श्रीमती सुशिलकुमार जगदीश गाडे /  
निकीता सुशिलकुमार गाडे.  
छोटा समाय W-३० फ्लोअज. ३९०४ (३००४)  
वस्वा गाव कोलशेत ठाणे

कोलशेत विभाग  
ठाणे महानगर पालिका ठाणे

विषय : मालमत्ता क्रमांक २०२१०५१०८००३०/०९६० पूर्ण मिळकत / स्ट्रक्चर प्रत्यक्ष  
ताबेदार म्हणून दस्तरी नोंद घेणेबाबत.

संदर्भ : आपला दि. ३/६/२०२२ रोजी चा आवक अर्ज क्र. ४३३

महाशय,

वरील संदर्भाकित विषयाबाबत आपणास कळविण्यात येते कि वॉर्ड क्र. १०८ घर क्र. \_\_\_\_\_  
येथील मालमत्ता ग्राहक क्र. २०२१०५१०/००३० पूर्ण / \_\_\_\_\_ खोल्या \_\_\_\_\_ चौ. फूट ७२३  
००९६०  
मिळकत / स्ट्रक्चर इकडील कार्याव्याचे वारआकारणी दस्तरी श्री. / श्रीमती \_\_\_\_\_  
मॅक्रोटेक डेव्हलपर्स लि. यांचे नावावरून कमी करून प्रत्यक्ष  
श्री. / श्रीमती सुशिलकुमार जगदीश गाडे / निकीता सुशिलकुमार गाडे यांचे नावे  
सादर केलेल्या कागदपत्राच्या प्रतीवरून ताबेदार म्हणून आपल्या नावाची दस्तरी नोंद घेण्यात आली आहे.

- |                               |                                      |                              |
|-------------------------------|--------------------------------------|------------------------------|
| 1) खरेदीखत रजि. दुय्यम निबंधक | 2) मोसायटी (NOC)                     | 3) टॅक्स बिल / पावती         |
| 4) खरेदीखत नोटरी              | 5) वारस हक्क सत्यप्रतिज्ञापत्र नोटरी | 6) सत्यप्रतिज्ञापत्र ना हरकत |
| 7) शेअर सर्टीफिकेट            | 8) इतर कागदपत्रे.                    |                              |

सादर केलेल्या वरील कागदपत्रे वनावट / खोटी / दिशाभूल करणारी असल्याचे आढल्यास अथवा  
कायदेशीर अडचण निर्माण झाल्यास सादरचे हस्तांतरण रद्द समजण्यात येईल याची नोंद घ्यावी.

  
सहायक. आयुक्त

माजिवडा मानपाडा प्रभाग समिती  
ठाणे महानगर पालिका ठाणे



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दस्त क्रमांक ye08 / 2020  
3 / 92L

**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Thane this 20<sup>th</sup> day of March, 2020

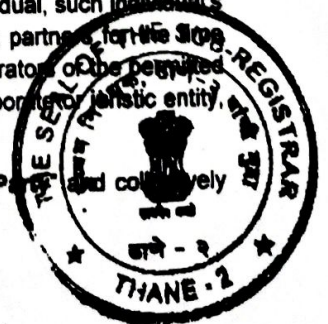
BETWEEN:

**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 Rd, Horniman Circle, Fort, MUMBAI 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

**Sushilkumar Jagdish Gade and Nikita Sushilkumar Gade** residing / having its address at A-601, Krushna Vihar Apartment, Sector 16, Behind Ghansoli Bus Depot, Ghansoli, Navi Mumbai, -400701 India and assessed to income tax under permanent account number (PAN) BFEPG5814E, AUIPJ2249L 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 firm being, the survivors or the last survivor of them and legal heirs, executors, administrators of the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate, its legal heirs, executors, administrators and collectively its successors and permitted assigns) of the Other Part.

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



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**WHEREAS:**

- A. The Company has constructed 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 has been 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.



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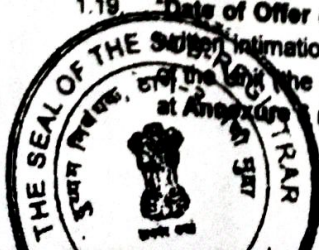
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"BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

- 1.7. "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 its written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit maybe for part or whole of the Building). The estimated DOP is set out at Annexure 7 (Unit and Project Details).





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- 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. 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. "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), but shall not include 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).
- 1.23. "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.
- 1.24. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.25. "FEMA" shall have the meaning ascribed to it in Clause 20(aa) below.
- 1.26. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.27. "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.
- 1.28. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.29. "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.
- 1.30. "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.
- 1.31. "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.
- 1.32. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.33. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.34. "Maintenance Related Amounts" shall include the amounts collected by the Confederation 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





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list of Maintenance Related Amounts is at Annexure 6 (Unit and

- 1.35. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.36. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.37. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.38. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.39. "Refund Amount" shall mean:

1.39.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3<sup>rd</sup> parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

- 1.40. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6 (Unit and Project Details).
- 1.41. "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.
- 1.42. "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.43. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.44. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.
- 1.45. "Taxes" shall mean and include Direct Tax and Indirect Tax.
- 1.46. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
- the Unit or any part of the right, title or interest therein; and, or,
  - the benefit of this Agreement; and, or,
- in case the Purchaser is a company, directly or indirectly, the change in (i) control and management; and, or, (ii) shareholding constituting more than 25 per cent of the shareholding rights and, or, economic interest;



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**Annexure 6**

*(Unit and Project Details)*

- (I) **CUSTOMER ID** : 0001298366
- (II) **Correspondence Address of Purchaser:** A-601, Krushna Vihar Apartment, Ghansoli Bus Depot, Ghansoli, Navi Mumbai, -400701 India
- (III) **Email ID of Purchaser:** gadesushilkumar@gmail.com

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- (IV) **Unit Details:**
- (i) **Development/Project** : LODHA AMARA - TOWER 26, 27, 28, 30, 34, 35 / १२८
- (ii) **Building Name** : Wing 30
- (iii) **Wing** : W30
- (iv) **Unit No.** : W30-3004
- (v) **Area** :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	621	57.69
EBVT Area	52	4.83
Net Area (Carpet Area + EBVT Area)	673	62.52

- (vi) **Car Parking Space allotted:** 1 nos.

- (V) **Consideration Value (CV):** Rs.9,422,807.00/- (Rupees Ninety Four Lakhs Twenty Two Thousand Eight Hundred and Seven only)

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

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
01	Booking Amount-1	108,000.00	16-02-2020
02	Booking Amount-2	363,140.00	16-02-2020
03	Booking Amount-3	1,884,562.00	16-03-2020
04	Possession	7,067,105.00	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.

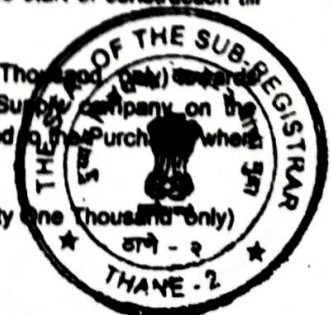
- (VII) **Reimbursements: Payable on/before the Date of Offer of Possession\*:**

1) **Land Under Construction (LUC) Reimbursement:** Rs.9,881.00/- (Rupees Nine Thousand Eight Hundred and Eighty One only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

2) **Electricity Deposit Reimbursement:** Rs.13,000.00/- Rupees Thirteen Thousand (only) towards provisional amount of reimbursement of deposit paid to Electricity Supply Company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser where meter is transferred to the Purchaser's name.

3) **Utility connection and related expenses:** Rs.91,000.00/- (Rupees Ninety One Thousand only)

4) **Share Money:** Rs.1,050.00/- (Rupees One Thousand And Fifty only)





(VIII) **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.65,900.00/- ( Rupees Sixty Five Thousand Nine Hundred only) covering period of 18 months from DOP.
- 2) FCAM Charges (if applicable): Rs.158,290.00/- (Rupees One Lakh Fifty Eight Thousand Two Hundred and Ninety only) covering period of 60 months from DOP.
- 3) Property Tax (Estimated): Rs.16,960.00/-(Rupees Sixteen Thousand Nine Hundred and Sixty only) covering period of 12 months from DOP.

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK OR LARGER	6

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**Building Protection Deposit:** Undated cheque of Rs.0.00/- ( ) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

**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.

- (IX) **Date of Offer of Possession:** 31.05.2020, subject to additional grace period of 12 (twelve) Months and any extension as may be applicable on account of the provisions of Clause 10.4.
- (X) **Project Details:**

- 1) Project Name: LODHA AMARA - TOWER 26, 27, 28, 30, 34, 35
- 2) RERA Registration Number: P51700001031
- 3) No. of Buildings: 6





Annexure - "7"

COMMON AREAS AND AMENITIES

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**Amenities for each building:**

- Entrance lobby
- Lift lobby on each level
- 2 elevators from Otis/Schindler/Kone/ Hyundai\*\*
- Fire-fighting equipment
- Domestic help toilet/ shower facilities
- 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^

**Amenities inside each apartment:**

- Full height windows\* in Living room and Master Bedroom
- Air-conditioned apartments with split unit A/C\*
- Marbital<sup>o</sup> 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 Roca/Kohler/Kerovit\*\* and CP fittings from Jaquar/Kohler/Isenberg\*\*
- Separate Store room in each apartment<sup>#</sup>
- Separate Pooja room in each apartment<sup>5</sup>
- Separate Utility area in each apartment
- Separate cupboard area in each bedroom
- Provision for telephone and TV connectivity<sup>&</sup>

**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 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+
  - Health Club with steam and changing rooms
  - Gymnasium



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Certificate No. 1826

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 17)

**Occupancy Certificate**

प्रमाणित कर. भागील पागावर नगर नगर

VP No. 505/0083/14

TMC/IDD/000/0713/19 Date 29/10/2019 59/921

2  
59/921/2020

To: M/s Pradeep M. Kamble & Asso. (Architect)  
M/s. Macrotech Developers Ltd. (Owners)

Sub Occupation Certificate for - Bldg. Plot -C Building W26 R, W27 R,  
W28, W29, W30 - Ground + 29th Floors  
Ref. V.P. No. D3(W05), Q15(W16) - Ground Floor Only, M.C.P. 12<sup>th</sup> (Part) Floor  
Your Letter No. VP. 505/0083/14  
6084 Dt. 04/10/2019

The part/full development with structural alteration in / of building / part building no. As Above situated at Road / Street Ward No. Sector  
No. V S.No. (C.I.S. No. / P.P. No. on back side Village Kolshet, Dhokali & Balkumbar  
supervised by Pradeep Kamble & Asso. Licensed Surveyor / Engineer / Structural Engineer / Supervisor  
Architect License No. CA/87/10471 may be occupied on the following conditions

1) अग्निप्रमाण, वृद्ध, भागी व इन्जेन या विभागकडील ना हरकत राखत्यातले अटी विकसित/भाग्यद्वार पागावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

With liability PTO

Office No.:  
Office Stamp  
Date:

Municipal Corporation of  
the City of Thane

- Copy to  
1) Collector of Thane  
2) Dy. Mun. Commissioner  
3) B. E. (Water Works) TMC  
4) Assessor Tax Dept. TMC  
5) Vigilance Dept. T.D.D. TMC







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Certificate No. 31847



**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

इमारत क्र. बागील पानावर नमुद नुसार

V.P. No. S05/0083/14 TMC/TDD /0CC/0794/20 Date 08/01/2020

To,  
M/s. Pradeep M. Kamble & Asso. (Architect)  
M/s. Macrotech Developers Ltd. (Owners)

Sub - Occupation Certificate for - Bldg. Plot - C Building W31, W32,  
W33, W34, W35 - Ground + 29th Floors

Ref. V. P. No. VP. S05/0083/14

Your Letter No.: 6084 Dt. 04/10/2019.

Sir,

The part/full development work/erection/re-erection alteration of building / part building no. As Above situated at \_\_\_\_\_ Road / Street \_\_\_\_\_ Ward No. \_\_\_\_\_ Sector \_\_\_\_\_ No. V S.No./C.T.S.No./F.P.No. \_\_\_\_\_ on back side Village Kolshet, Dhokali & Balkum under the supervision of Pradeep Kamble & Asso. Licensed Survey or / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/87/10471 may be occupied on the following conditions.

१) अग्निरामन, वृक्ष, पाणी व-ट्रेनेज या विभागाकडील ना हरकत दाखल्यातील अटी विकासका/भोगवटदार यांचेवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

PTO

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Municipal Corporation of  
the city of Thane



Scanned with CamScanner

THANE . 2









Certificate No.:- 1499

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

न - २  
५०४/२०२०  
५५/१२८

**Occupancy Certificate**

इमारत क्र. मागील पानावर नमूद नुसार

V.P. No. S05/0083/14TMC/TDD/CCC/0669/19 Date 22/03/2019To, M/s. Pradeep M. Kamble & Asso. (Architect)M/s. Bellissimo Developers Thane Pvt.Ltd. (Owners)Sub - Occupation Certificate for - Bldg. Plot -C W17 R, W18 R,  
W19 R & MLCP (part)Ref. V. P. No. VP. S05/0083/14Your Letter No.: 13311 Dt. 06/02/2019.

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at \_\_\_\_\_ Road / Street \_\_\_\_\_ Ward No. \_\_\_\_\_ Sector

No. V S. No. / C.T.S. No. / F.P. No. on back side Village Kolshet, Dhokali & Balkur under thesupervision of Pradeep Kamble & Asso. Licensed Survey or / Engineer / Structural Engineer / Supervisor /No. CA/87/10471 may be occupied on the following conditions.

१) वृक्ष, पाणी व ट्रेनेज या विभागाकडील ना हरकत दाखल्यातील अटी विकासक भोगवटदार यांचेवर बंधनकारक राहतील.

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PTO

Office Stamp :

Date :

Copy to

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- 2) Dy. Mun. Commissioner





2  
 4908/2020  
 426

६७, ६८/१ ते ५, ६९/१ ते ३, ४अ, ४ब, ५, ६, ७०/१ ते १०, ७१/१ ते ७ य ९, ७२/१ ते ९, ३१/१ ते ४, ३२/१अ, २अ, २ब, ३, ३३/१, १२, १३/२य व मीजे व्होकाळी येथील स.नं. ४१/१क, ५०/१२ब/२, ५०/१२ब/३, ५०/१३, ५१/१य, 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.टाणे.

**Occupancy Certificate :-**

**Plot C-**

Building W17 R, W18 R, W19 R- Ground + 29th Floors

MLCP- 4<sup>th</sup> (Part) to 11<sup>th</sup>(Part) Floors

- २) रेन वॉटर हार्वेस्टिंग सिस्टीम, सौर उर्जेवर पाणी गरम करण्याची यंत्रणा, सी.सी.टी.व्ही. कॅमेरा तसेच Organic Waste Composting System कार्यान्वित ट्रेवण्याची जबाबदारी विकासक /भोगवटादार यांची राहिल.
- ३) महसूल विभागाकडून प्राप्त परवानग्यांमधील अटी बंधनकारक राहतील.
- ४) पुढील वापर परवान्यापूर्वी भूखंडावरील आर.जी. प्रमाणशीररित्या विकसित करणे बंधनकारक राहिल.

विकासक/भोगवटादार यांचेवेली दिलेली हमीपत्रे विकासक/भोगवटादार यांचेवर बंधनकारक राहतील.   
 दि.१६/०३/२०१९ रोजी दिलेल्या ना हरकत दाखल्यामधील अटी बंधनकारक राहतील.

स्वायत्त  
 Office No: नवभारत नगरपालिका नगरपालिका नगरपालिका  
 Office Stamp  
 नगरपालिका नगरपालिका नगरपालिका

Yours faithfully

*[Signature]*  
 Executive Engineer  
 Town Development Department  
 Municipal Corporation of  
 the City Of Thane.











Certificate No.:- 1300

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

टबल - २  
दस्त क्रमांक ५९०४ / २०२०  
६५ / ९२०

**Occupancy Certificate**

इमारत क्र. मागील घानावर नमुद नुसार

V.P. No. S05/0083/14

TMC/TDD/OCC/0453/18 Date 24/01/2018.

To,  
M/s. Pradeep M. Kamble & Asso. (Architect)  
M/s. Lodha Developers Thane Pvt.Ltd. (Owners)

Sub - Occupation Certificate for Plot C - W 1 to W 5 & W 7 to W 16 SMLCP(PL)

Ref. V. P. No. VP. S05/0083/14

Your Letter No.: 11825 Dk-1/01/2018.

Sir,

The part/full development work/extension/re-erection alteration of building / part building no. As Above situated at Om Back Lane, Dhotkali & Balkum Road / Street Ward No. V Sector No. V S.No./C.T.S.No./F.P.No. CA/5/10471 under the supervision of Pradeep Kamble & Asso. Licensed Structural Engineer / Supervisor / Architect / Licence No. CA/5/10471 may be occupied on the following conditions.

- १) अग्निशमन विभागाकडील अंतिम नाहरकत दाखल्यातील अटी विकासक/भोगवटदार यांचेवर बंधनकारक राहतील.
- २) वृक्ष, पाणी व इन्जेन या विभागाकडील ना हरकत दाखल्यातील अटी विकासक/भोगवटदार यांचेवर बंधनकारक राहतील.

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Copy to

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- 2) Dy. Mun. Commissioner
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- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

