

## गावाचे नाव : माणकोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5891650
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1823854.648
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : सदनिका नं: 1103, माळा नं: 11, वा मजला, इमारतीचे नाव: ईडन पिन अप्पर ठाणे, ब्लॉक नं: अप्पर ठाणे लोढा धाम जवळ, भिवंडी ठाणे, रोड : मुंबई नाशिक हायवे, इतर माहिती: सोवत एक कार पार्किंग ( Survey Number : 55/12 A, 55/12B (P) & 55/7 of Mankoli 27/1 (P), 28/14, 28/14B & 28/15 of Surai व दस्तात नमूद केल्याप्रमाणे ; )
(5) क्षेत्रफळ	1) 53.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मॅक्रोटोक डेव्हलपर्स लि. तर्फे डायरेक्टर रोनिना मल्होत्रा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. पंडरी केसरकर वय:-50; 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, मुम्बई. पिन कोड:-400001 पं नं:- AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- उदयकुमार पॉल वय:-33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, विनायक अपार्टमेंट, शिवाई विद्यालय, शिवाई नगर, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पं नं:- BBYP9888B 2): नाव:- मार्था निनोरी वय:-27; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, विनायक अपार्टमेंट, शिवाई विद्यालय, शिवाई नगर, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400606 पं नं:- AVKPN6682L
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9711/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	206500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेता	



मह. दुय्यम निबंधक वर्ग-२  
भिवंडी-२

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.





खरड - २  
 द. क्र. १०९९ / १०२२  
 पाने २१००



GRN	MH007447327202223E	BARCODE			Date	07/09/2022-15:49:19	Form No.	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No. (If Applicable)	AAACL1490J			
Office Name	BVD1_EHIWANDI NO 1 SUB REGISTRAR			Full Name	Macrotech Developers Limited			
Location	THANE			Flat/Block No.	Flat No. 1103 Wing A Eden			
Year	2022-2023 One Time			Premises/Building	Upper Thane Near Lodha Dram Mumbai Nashik Highway Bhiwandi			
Account Head Details		Amount In Rs.	Remarks (If Any)					
0030046401	Stamp Duty	206500.00	PAN2=BBYPP9888B~SecondPartyName=Udaykumar Paul-CA=5891650					
0030063301	Registration Fee	30000.00	Amount In					
			Two Lakh Thirty Six Thousand Five Hundred Rupees Only					
Total		2,36,500.00	Words					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332022090813969	716126901		
Cheque/DD No.			Bank Date	RBI Date	08/09/2022-16:40:49	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

*mp*  
*Martha*

Mobile No. : 9773726152





ख. क्र.	१०११	१२०२२
पाने	३१२०	

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 12<sup>th</sup> day of Sep 2022

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

Udaykumar Paul and Martha Ningeri residing / having its address at 403, Vinayak Apt, Shivai Vidyalay, Shivai Nagar, Thane 400606 Maharashtra India and assessed to income tax under permanent account number (PAN) BBYPP9888B , AVKPN6682L 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"

mp Martha





पं. नं. २०१९	पं. नं. १०००
दि. १०/१०	

**WHEREAS:**

- A. The Company is/shall be constructing the Building(s) as defined herein on the Larger Property (as defined herein) as part of the Project.
- B. The chain of title of the Company to the Larger Property is set out 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:**

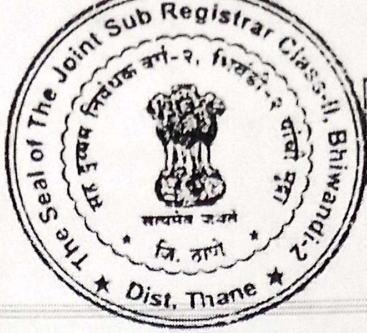
**1. DEFINITIONS**

- 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.
- 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.

*Moutha*

*[Signature]*



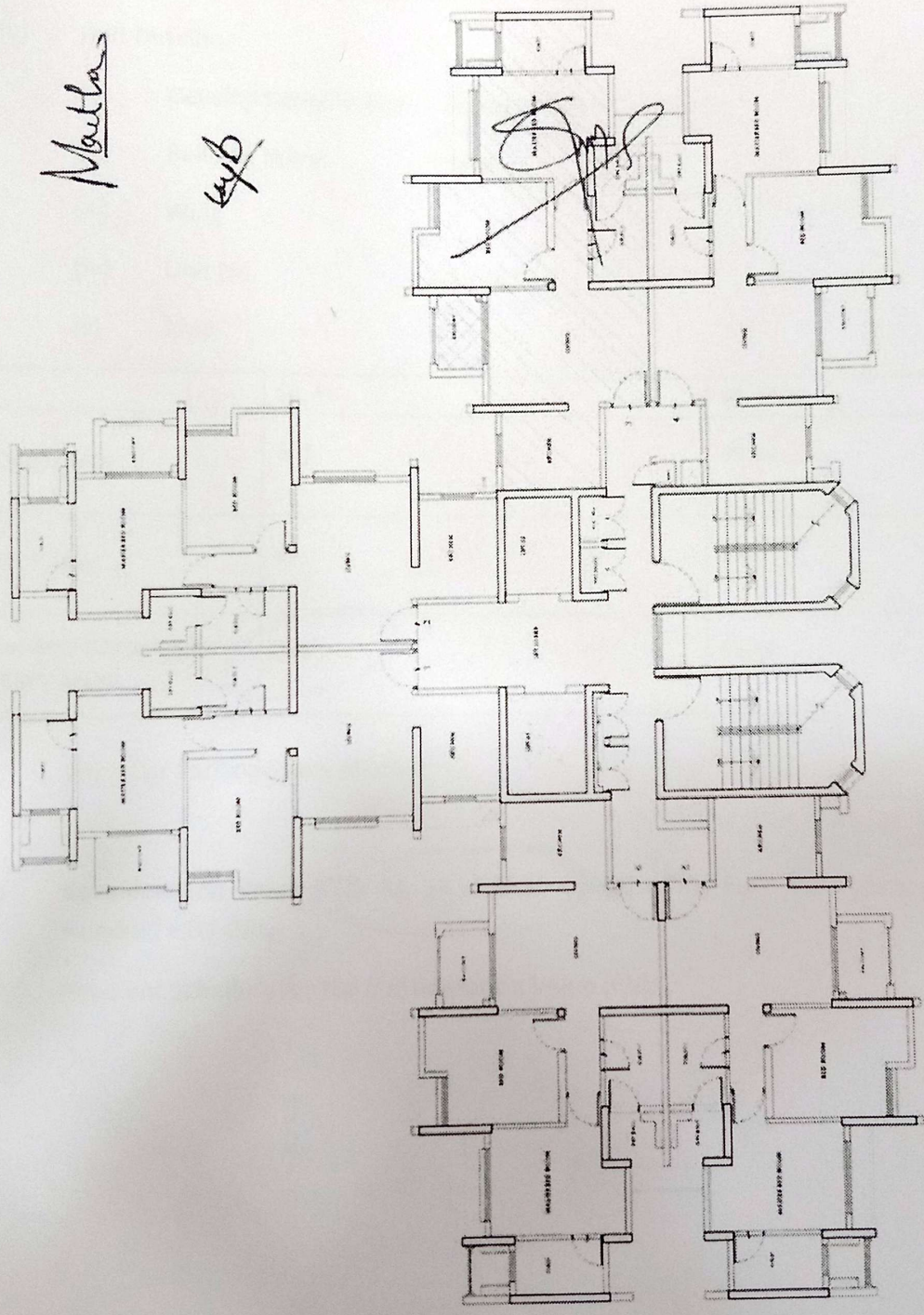


ख. प्र. २  
 द. प्र. २७११ १२०२२  
 पाने २/१०

ANNEXURE - 5

*Maithla*

*key B*

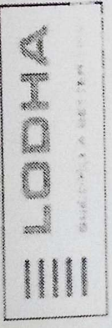


UNIT NO 3  
 FLOORS : 1st to 7th, 9th to 12th, 15th to 18th, 20th to 24th.  
 WING: A FLOOR: 11th  
 UPPER: CASAE EDEN  
 FLAT NO. 1103

LEGEND		NORTH	
	CARPET AREA		NORTH
	EBVT		

ARCHITECT HAFEEZ CONTRACTOR  
 FIRST FLOOR 25 BOAGALA BUILDING, BASHI  
 STREET, FORT, MUMBAI 400002  
 TEL: 2342-2207/2342-2208/2342-2209

DEVELOPERS  
 MACROTECH DEVELOPERS LIMITED  
 412, 1st Floor, 4, TTC, Yashwantrao Chavan Road, Colaba, Mumbai - 400005  
 Registered Office: Fort, Mumbai-400001



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."



Annexure 6

(Unit and Project Details)



दफ़्तर - २  
प. क्र. १०९९ / २०२२  
तारीख ५०/१०

(I) CUSTOMER ID : 2221187  
(II) Correspondence Address of Purchaser: 403, Vinayak Apt, Shivajinagar, Thane 400606 Maharashtra India

(III) Email ID of Purchaser: udaypaul.09@gmail.com

(IV) Unit Details:

- (i) Development/Project : Upper Thane – Casa Eden  
(ii) Building Name : Eden  
(iii) Wing : A  
(iv) Unit No. : A-1103  
(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	531	49.33
EBVT Area	41	3.81
Net Area (Carpet Area +EBVT Area)	572	53.14

(vi) Car Parking Space Allotted: 1

(V) Consideration Value (CV): Rs. 58,91,650/- (Rupees Fifty-Eight Lakh Ninety-One Thousand Six Hundred Fifty Only)

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



Annexure 6A

(Other Amount Payable before DOP) दि. ठाणे



ब व ड  
द. क्र. २०११  
पाने ५११०

(I) **Reimbursements:** Payable on/before the Date of Offer of Possession (If Any):

1. Land Under Construction (LUC) Reimbursement: Rs. 17,160/- (Rupees Seventeen Thousand One Hundred Sixty Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
2. Electricity Deposit Reimbursement: Rs. 7,000/- (Rupees Seven 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 when meter is transferred to the Purchaser's name.
3. Connection and related expenses: Rs. 1,06,000/- (Rupees One lakh Six Thousand Only).
4. Share Money: Rs.600/- (Rupees Six Hundred 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. **CAM Charges:**

Rs. 46,332/- (Rupees Forty-Six Thousand Three Hundred Thirty-Two Only) covering period of 18 months from DOP and (b) **Neighborhood Linked Utility Charges:** Rs. 8,237.00/- (Rupees Eight Thousand Two Hundred Thirty-Seven Only) covering period of 18 months from DOP.

2. **Property Tax (Estimated):** Rs. 6,795/- (Rupees Six Thousand Seven Hundred Ninety-Five Only) covering period of 18 months from DOP.

3. **Building Protection Deposit:** Undated Cheque of Rs.28,600/- (Rupees Twenty Eight Thousand Six 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.

(III) **User Based Fees:**

1. **Internal Bus Services Fee:** 12,000 /- (Rupees Twelve Thousand Only) for a covering period of 60 months from DOP.

2. **Parking Area Maintenance Fee:** 9,000.00/- (Rupees Nine Thousand Only) covering period of 60 months from DOP.

3. **Club Usage Charges:** 45,000.00/- (Rupees Forty-Five Thousand Only) for a membership period of 60 months from DOP.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]



बतु - २
द. क्र. ६१९९ / २०२२
पाने ७६१०

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700034837

Project: Upper Thane-Casa Eden Plot Bearing / CTS / Survey / Final Plot No. 55/12 A, 55/12B (P) & 55/7 of Mankoli 27/1 (P), 28/14, 28/14B & 28/15 of Surai at Surai, Bhiwandi, 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 28/04/2022 and ending with 31/03/2026 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 25-05-2022 18:47:17

Dated: 28/04/2022  
Place: Mumbai

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



# FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

If Yes, CIF No/ Account No.

Name:  First Name  Middle Name  Last Name

Date of Birth:  PAN:

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

## Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian  Person Of Indian Origin (PIO)  Foreign Citizen

## FOR DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

## IS YOUR SERVICE UNDER:

Defined Benefit Pension  New Pension Scheme



Scam Done  
22/10/24

# SSL

Code No. MUM99999

File

Ref No.

RP10/24100021

DDE  
Done

ASE	Naresh kadu 7208687848
ASM	Sarvesh Pandey
AQM	ROHIT PENKAR

Lead ID:- 32235827.  
RLMS:- 50124101966932

LOS Number  
LOS Branch Name  
Branch Code  
Source Type  
Expected Disbursement Date  
Reference ID

Kanjurmarg W/CSR  
61722  
connector

Applicant Name  
CIF- 91827332655  
Co-Applicant Name  
CIF- 90802548547  
Date of Birth

Udaykumar Paul  
Martha Shema Ningeri  
22/04/1988

Pan Card Number  
Bank Account Number

BBYPP9888B  
124701501234

E-mail ID  
Mobile No.

UDAYPAUL.09@GMAIL.COM  
9773726152

Loan Amount & Interest Rate  
Tenure

56Lac  
30 year

Connector Name & Code

Proposed Type  
Property Final Yes / No

Take over  
yes

RACPC

Ghatkopar  
Ghatkopar

RBO

**Shelke**  
**Manish**  
23/10

Daily  
manish

PROCESSING OFFICER	
OFF	CRUX
QUALIFICATION	Rukha Prabhu DHAVAJ BROKERAGE
LOCATION	Ventakala
MAN A/C	

# 79202