



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P51700032684

Project: **Fiora A, B and C** , Plot Bearing / CTS / Survey / Final Plot No.: 260/1A, 260/1B, 260/2, 260/3 at Hedutane, Kalyan, Thane, 421203;

1. **Macrotech Developers Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**  
District: **Mumbai City**, Pin: **400001**.

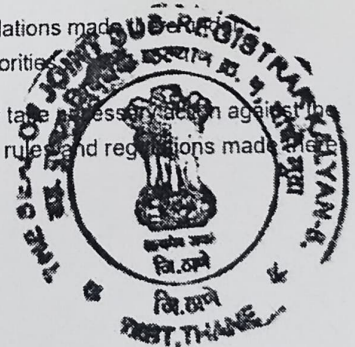
2. This registration is granted subject to the following conditions, namely:-

- 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 (I) 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 24/01/2022 and ending with 30/11/2025 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 thereunder.
  - 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 thereunder.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 24-01-2022 10:53:34

Dated: 24/01/2022

Place: Mumbai

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



11/06/2023 2 09:59 PM







दस्त गोपवारा भाग-2

कलन5

दस्त क्रमांक:8238/2023

दस्त क्रमांक:कलन5/8238/2023





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मॅक्रोटॅक डेव्हलपर्स लि.तर्फे कु.मु.मुरेन्द्रन नायर तर्फे कु.मु. पंढरी केसरकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन मार्केट, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	लिहून देणार वय :-50 स्वाक्षरी:- <i>P.R. Kesarkar</i>		
2	नाव:रमेशकुमार रामलखन पांडेय -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203 श्री सद्गुरू अपार्टमेंट कल्याण शील रोड ललित कटा माणगाव डोंबिवली ईस्ट ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BQXPP7312Q	लिहून घेणार वय :-42 स्वाक्षरी:- <i>रमेशकुमार पांडेय</i>		
3	नाव:पूनम रमेश पांडेय -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203 श्री सद्गुरू अपार्टमेंट कल्याण शील रोड ललित कटा माणगाव डोंबिवली ईस्ट ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:COYPP4888P	लिहून घेणार वय :-38 स्वाक्षरी:- <i>पूनम पांडेय</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:11 / 06 / 2023 02 : 08 : 56 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रामविलास तिवारी -- वय:52 पत्ता:डोंबिवली पू पिन कोड:421201		
2	नाव:श्रीमप्रकाश कुनवर -- वय:49 पत्ता:कल्याण पू पिन कोड:421301		

शिक्का क्र.4 ची वेळ:11 / 06 / 2023 02 : 09 : 32 PM

शिक्का क्र.5 ची वेळ:11 / 06 / 2023 02 : 09 : 41 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan-5

सह. दर्याम निबंधक तर्फे 2

Payment Details.

सह. दर्याम निबंधक तर्फे 2  
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332023060913503	MH003281267202324E	184500.00	SD	0001797989202324	11/06/2023
2		DHC			1700	RF	1006202303691D	11/06/2023
3	Macrotech Developers Limited	eChallan		MH003281267202324E	30000	RF	0001797989202324	11/06/2023

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)

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# CONGRATULATIONS

Dear Customer,

In support of the Prime Minister's mission of 'Housing for All', Lodha Group is proud to pass on the benefits of the incentives extended under Union Budget 2017

Budget Bonanza shall be given to you towards payment of stamp duty at the time of booking (or within 21 days thereafter)

Project : Lodha Codename Premier 1

Application No : 128631

Date of Application : 14/04/2023

Wishing you all the prosperity and happiness with your new home.

*Prashant*

Prashant Bindal  
Chief Sales Officer

*अशोकमायापंडे*

Signature of  
Primary Applicant

*पूनम पान्डे*

Signature of  
Joint Applicant

Ramesh Pandey

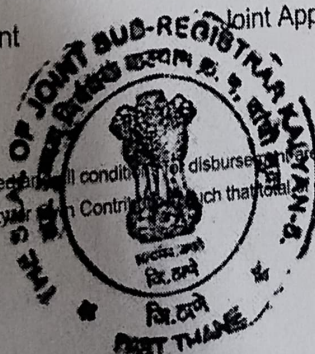
Name of  
Primary Applicant

*पूनम पान्डे*

Name of  
Joint Applicant

## Terms & Conditions:

\* After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions for disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty) in Contribution such that total own contribution + 1st HL disbursement will be min. 19.90% ; \* 0 CAM/FCAM/CGF;



Signature of Primary Applicant

Signature of Joint Applicant

Signature of Sales Manager



# List Of Amenities for Premier (Casa Foresta & Fiora & Liana).

## LIST OF AMENITIES FOR LEGAL/ AGREEMENT PURPOSE

### Amenities for 1 BHK, 2 BHK, 2BHK ULTIMA & 3 BHK OPTIMA (All floor levels)

#### Apartment:

1. Air-conditioned bedrooms.
2. Marbital\*\* flooring for living, dining & passage.
3. Kitchen with granite platform, stainless steel sink and vitrified tile flooring.
4. Toilets finished with CP fittings from Jaquar/Kohler/Isenberg\*\* & sanitary ware from toto/Roca\*\*.
5. Provision for telephone, data and TV connectivity^
6. Selected apartments with Private Gardens a Ground floor.

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#### Building:

1. Entrance lobby
2. 2 elevators (including one stretcher elevator)
3. Standard firefighting system.
4. DG power back up for common area lighting, elevators and water supply system.
5. Provision for Fibre optic (FTTH) and Direct to Home TV (DTH) connectivity providing internet access^
6. Multi-tier security system with:
  - a. Intercom for each residence
  - b. Access controlled entrance lobby at Ground floor- through swipe card/biometric access
  - c. CCTV monitoring of entrance lobby

#### Neighbourhood Amenities:

1. School<sup>2</sup>
2. Temple
3. Clubhouse facilities with:
  - a. Gymnasium
  - b. Café
  - c. Indoor Games area
  - d. Party Hall
  - e. Swimming Pool
4. Outdoor Play court.



#### City level Amenities (As part of Palava City)

Access to infrastructure^ spread across Palava city, including:

1. Olympic Sports Centre (facilities for swimming, tennis, badminton, etc.)
2. Lakeside Park
3. Waterfront Promenade
4. Retail Outlets

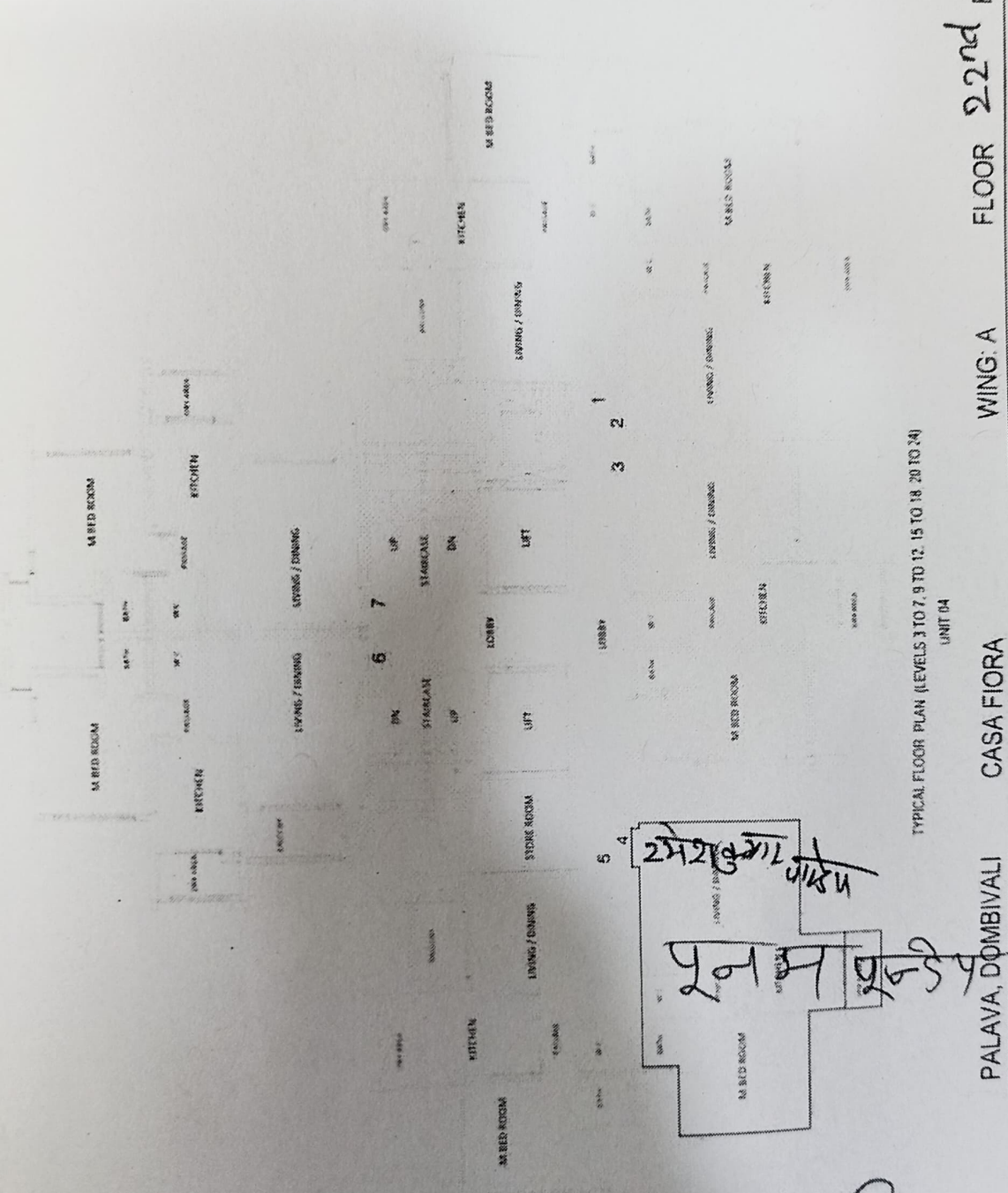
\*\* or equivalent

^ On chargeable basis



ANNEXURE - 5

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TYPICAL FLOOR PLAN (LEVELS 3 TO 7, 9 TO 12, 15 TO 18, 20 TO 24)

FLOOR 22nd FLAT NO. 2204

WING: A

CASA FIORA

PALAVA, DOMBIVALI

ARCHITECT  
 ARCHITECT HAFEEZ CONTRACTOR  
 20, MAIN STREET, PUNE, INDIA 411002  
 TEL: 2088 7033

LEGEND  
 CARPET AREA  
 ERT AREA

NOTE  
 Please refer to the layout for available  
 carpet area. The carpet area shown above  
 is for reference only. The actual carpet area  
 may vary by +1.2% on account of  
 construction or design tolerances.

Developers  
**Macrotech Developers Limited**  
 412, Floor-4, 17G Vardhaman Chamber,  
 Cawasji Palle Road, Horniman Circle,  
 Fort, Mumbai-400001

**LODHA**  
 BUILDINGS A BETTER LIFE



*[Handwritten signature]*







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. Suroj
2. Sunil

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**SIGNED AND DELIVERED**

By the within named Purchaser

**Rameshkumar Ramlakhan Pandey**

Poonam Ramesh Pandey

In the presence of:

1. Ramesh
2. Poonam

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रमेश पूनाम



ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.

- 1.28. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.29. "FEMA" shall have the meaning ascribed to it in Clause 20.1(bb) below.
- 1.30. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.31. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.

1.32. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.14 below.

1.33. "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.

1.34. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> (first) 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.

1.35. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be land parcels which may be added to / be reduced from the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

1.36. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.

1.37. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.

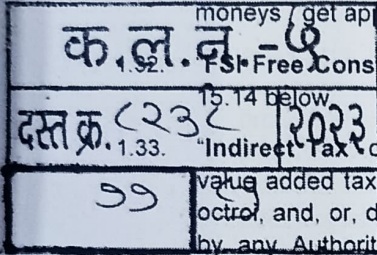
1.38. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A.

1.39. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.

1.40. "OC" shall have the meaning ascribed to it in Clause 10.3 below.

1.41. "Possession Demand Notice" shall have the meaning ascribed to it in Clause 10.2 below.

1.42. "Project" shall mean a 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).



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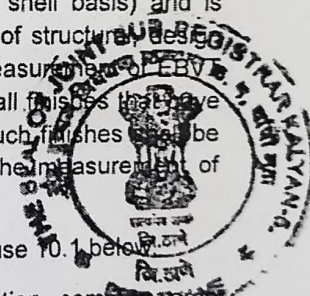
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Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

- 1.17. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.18. "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) but shall not include the Demarcated Area.
- 1.19. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.20. "Consideration Value" shall have the meaning ascribed to it at Annexure 6 (Unit and Project Details).
- 1.21. "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).
- 1.22. "Demarcated Area" shall mean the community hall(s) / temple(s) (if any) that may / has been constructed on the Larger Land and appurtenant land(s) thereto;
- 1.23. "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.
- 1.24. "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% (three per cent) on account of structural 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.
- 1.25. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.26. "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 Organization and will be as set out at Annexure 6A.
- 1.27. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations 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 Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the

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- 1.5. "Attorney" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
- 1.6. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.

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

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

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

1.10. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A.

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

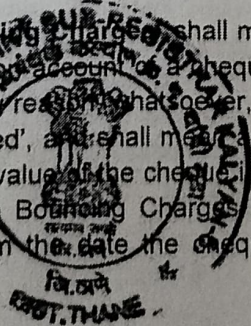
1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.

1.13. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below;

1.14. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.15. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.16. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) on 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 (thirty) days from the date the cheque is not cleared in the first instance, the



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**WHEREAS:**

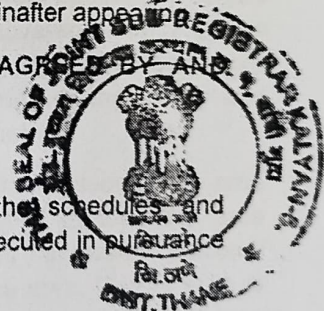
- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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**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.





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**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 11<sup>th</sup> day of June-2023

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

**Rameshkumar Ramlakhan Pandey and Poonam Ramesh Pandey** residing / having its address at **203 Shree Sadguru Apartment, Kalyan Shill Road, Lalit Kata, Mangaon, Dombivali East, Thane - 421201 Maharashtra India** and assessed to income tax under permanent account number (PAN) **BQXPP7312Q , COYPP4888P** 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"

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CHALLAN  
MTR Form Number-6



GRN	MH003281267202324E	BARCODE		Date	08/06/2023-13:25:30	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAACL1490J
Location	THANE	Full Name	Macrotech Developers Limited
Year	2023-2024 One Time	Flat/Block No.	Flat No. 2204 Wing A FIORA Lodha Codename
		Premises/Building	Premier 1

Account Head Details	Amount In Rs.	Road/Street	Premiere colony ground, On Kalyan Shil road, Dombivali E, Taluka Kalyan
0030046401 Stamp Duty	184500.00	Area/Locality	Thane
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	क.ल.न. २ १ २ ० ३
		Remarks (If Any)	दस्तक्र. २३८ २०२३
		PAN2=BQXPP7312	SecondPartyName=Rameshkumar Ramlakhani
		Pandey-CA=409407	२ ८
		Amount In	Two Lakh Fourteen Thousand Five Hundred Rupees Onl
Total	2,14,500.00	Words	y

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	69103332023060913503 727750153
Cheque/DD No.	Bank Date	RBI Date	09/06/2023-16:27:21 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Serial No. , Date	Not Verified with Scroll	

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

रमेश कुमार पांडेय



पूनम पान्डीप



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	20230611225			11 June 2023,01:33:33 PM		
कलन5						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : कल्याण					
उप मूल्य विभाग	52/165/1-पलावा प्रकल्प					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
3800	49200	56500	61300	56500	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	45.375 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	41.25 चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs. 54120/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )					
	= ( ( (54120-3800) * (100 / 100) ) + 3800 )					
	= Rs. 54120/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 54120 * 45.375					
	= Rs. 2455695/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.75 चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (49200 * 25/100)					
	= Rs. 169125/-					
Applicable Rules	= 3, 9, 18, 19, 15					
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बाल्कनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2455695 + 0 + 0 + 0 + 169125 + 0 + 0 + 0 + 0 + 0 = Rs. 2624820/- = ₹ सव्वीस लाख चोवीस हजार आठ शे वीस /-					

Home

Print

क.ल.न.-५	
दस्त क्र.	२३८
	२०२३
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11/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 8238/2023

नोंदणी :

Regn:63m

गावाचे नाव : हेदुटणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4094017
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2624900
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : मदनिका नं: 2204, माळा नं: 22 वा मजला, इमारतीचे नाव: फिओरा ए विंग, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड, डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक कार पाकींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सबलत(टीपीएम 1218/म.क्र.3587/प्र.क्र.93/19/नवि-12( ( Survey Number : 260/1A, 260/1B, 260/2, 260/3 व दस्तात नमूद केल्याप्रमाणे : ) )
(5) क्षेत्रफळ	1) 41.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. पंढरी केसरकर -- वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड ट्रान्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. 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:- रमेशकुमार रामलखन पांडेय -- वय:-42; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203 श्री सद्गुरू अपार्टमेंट कल्याण शील रोड सलित कटा माणगाव डोंबिवली ईस्ट ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BQXPP7312Q 2) नाव:- पूनम रमेश पांडेय -- वय:-38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203 श्री सद्गुरू अपार्टमेंट कल्याण शील रोड सलित कटा माणगाव डोंबिवली ईस्ट ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-COYPP4888P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8238/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	184500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

