

[D-1403]

APPLICATION FORM

 **LODHA**
BELLAGIO

Live elite

APPLICATION DETAILS



CRN: _____

Date: ___/___/___

Thank you for choosing a unit at Lodha Bellagio. Please provide us with the following information to enable us to process your application.

Name of the Primary Applicant* (Mr/Ms): DILESH C TANNA

Name of the Joint Applicant/s (if any): _____

Date of Birth* 24 / 04 / 1988 Nationality: Indian

Mobile No*: (+91) 9977663530 Email*: dileshanna35@gmail.com

Alternate Ph.: (+91) 7304065920 Relationship of Alternate Phone Owner: _____

Alternate Email: _____

Relationship of Alternate Email Owner: _____

Residence (Communication) Address*: D 702, Royal Residency, Ramdev Park, Misa Road -2.

PIN*: 401107 State*: Maharashtra Country*: India

Address to be used in Agreement* (Same as Residence Address): _____

PIN*: _____ State*: _____ Country: _____

Residential Status: Resident Non- Resident Foreign National of Indian Origin

Organisation: _____ Office Country: _____ Office PIN: _____

Existing Customer Yes No If Yes, Project _____ Building _____ Unit _____ Loyalty ID _____

I agree to receive important updated and notifications on WhatsApp

2. Details of Unit applied in Lodha Bellagio*:

Project: Lodha Bellagio Wing: D Floor: 14 Residence(s) No. 1404

Carpet Area: 875 square feet (equivalent to _____ square meters)

Exclusive Balcony/Verandah/Open Terrace (EBVT) Area: 73 sq. feet equivalent to _____ sq. meters

Net Area: 918 sq. feet equivalent to _____ sq. meters.

Parking allotted: Number of parkings allotted [1] [ONE]

Consideration Value: ₹ 3,58,29,750 (In Words) Rupees _____

Date of Offer of Possession: June-25 For: Personal Use Investment

Unit type: Single Jodi Other

3. TDS Related*:

a) TDS payment is the responsibility of the purchaser. Under Section 194-IA of the Income-Tax (IT) Act, a buyer is liable to deduct and deposit 1% of the total consideration including other charges, as applicable, if the property value is above Rs.50 lakhs. Please make the TDS payment at the time of releasing payment to Lodha by logging into your IT portal and share the TDS Challan, Form 26QB and Form 16B with us within 7 days of the payment. On receiving the form 16B a credit will be passed towards your account. Please note that if TDS payment is delayed, penalties will be charged by the government. If you would like Lodha to assist you with the TDS payments, kindly reach out to us.

b) PAN**: AHBPT1963D ** (Submission of Primary Applicant Pan card Copy is mandatory as a Photo ID Proof.)

Signature of Applicant

Signature of Sales Manager

Date of Application: ___/___/___
dd/mm/yyyy

APPLICATION DETAILS



4. Booking Amount | Details*:

Booking Amount I: ₹ _____ Cheque No.: _____ Favoring - "Macrotech Developers Limited"

Rupees (In Words): _____

Credit card details: _____

Drawn on Bank: _____ Date: ____|____|____

I hereby apply for the allotment of the above mentioned Unit/s in Lodha Bellagio, Behind Dr. L. H. Hiranandani Hospital, Ramabai Ambedkar Nagar, Powai, Mumbai - 400076. I confirm that the details provided by me in this Application Form are true and correct. I further agree and undertake to pay the The Total Consideration in the manner as set out at Annexure A and Annexure B and elsewhere in this Application Form. Details available at website: <http://maharera.maharashtra.gov.in> | MahaRERA Registration Nos.: P51800033966, P51800034759

Signature of Applicant

Signature of Joint Applicant

Signature of Sales Manager

Date of Application: ____|____|____
d d / m m / y y y y

ANNEXURE A: PAYMENT SCHEDULE



Kindly tick the correct status as on date of application*

Sr. No.	Payment Milestone	% CV	Cum %
1.	Booking Amount I - On Booking	₹4,50,000	
2.	Booking Amount II - within 21 days from booking	10% - ₹4,50,000	10.00%
Mandatory Registration of Agreement to Sell			
3.	Booking Amount III - within 50 days from booking	15.00%	25.00%
4.	05 March 2025	25.00%	50.00%
5.	On date of receipt of OC	50.00%	100.00%

Notes:

- All Amounts should be paid as per the timeframe mentioned hereinabove.
- Registration of Agreement to sell (Stamp Duty & Registration charges apply) to be completed immediately after payment of 10% and before the next instalment as per the Schedule of Payments is due. If GST is applicable, please mention.
- In the event that the Applicant approaches a bank/financial institution for availing a loan, any delay by such bank/financial institution in making the payment as per the Payment Schedule shall attract interest as per the terms of this Application Form, from the date they fall due till realization of payment and shall constitute an event of default.

PAYMENT DETAILS

FAVOURING MACROTECH DEVELOPERS LIMITED

Note: Third party payments are not permitted. Demand Drafts will have to be supported by a letter from the bank confirming that the same has been drawn from the Applicant's account.

Signature of Applicant

Signature of Joint Applicant

Signature of Sales Manager

Date of Application: / /
d d / m m / y y y y

ANNEXURE B: OTHER CHARGES



Government/Utility/Infrastructure:

₹ _____ /- (Rupees _____ Only),
to be payable on/ before the date of Offer of Possession (for Fit Outs)

GST No. _____

Name and Address which reflects on GST registration document _____
_____ State _____ State Code _____

Note:

Maintenance Related Amounts[#] (Provisional amounts subject to actuals) – Payable on/before the Date of Offer of Possession:

- (1) BCAM charges for 18 months @ ₹ 12.01 _____ per sq. ft. net area;
- (2) FCAM (if applicable) for 60 months @ ₹ 3.00 _____ per sq. ft. net area;
- (3) Property Tax deposit for 12 months @ ₹ 4.15 _____ per sq. ft. net area;
- (4) An undated cheque of ₹ _____ shall be taken towards building protection deposit which shall be encashed only on violation of guidelines for interior work.

Note:

TDS Payment is the responsibility of the customer, Lodha will assist the customer if required.

[#] Estimate as in 2024. The CAM Charges are subject to inflation increase as per market factors (currently estimated @ 7.5%-10% per annum). The CAM Charges shall not include costs associated with Diesel (or any other fuel consumption) and HVAC consumption from common system within the Unit which shall be payable by the Applicant on monthly basis based on actuals. Further, Property Tax shall not form part of the CAM Charges and the same shall be dealt with as per the terms outlined hereinafter.

Signature of
Applicant

Signature of
Joint Applicant

Signature of
Sales Manager

Date of Application: _____
d | / | m | / | y | y |

ANNEXURE C: COMMON AREAS AND AMENITIES*



Building Amenities:

1. Grand entrance lobby
2. Designer lift lobby on each floor
3. Elegant classical European façade
4. Roof top Lounge with Scenic view of Powai and Vihar Lake
5. 3 Passenger Lifts in each wing from Otis/ Schindler/ ThyssenKrupp/ Hyundai**
6. Advanced 5 tier security with
 - a. CCTV monitoring of key common areas
 - b. RFID controlled access to parking areas
 - c. Access controlled main lobby
 - d. Visitor registration
 - e. Video door phone in each apartment
7. D.G power backup for lifts & common area lighting
8. Domestic staff toilet/ shower facilities (at staircase mid-landing level)

Development Amenities:

1. Master planning and Architecture by India's most renowned architect: Hafeez Contractor
2. Landscape design by India's finest landscape designers - M/s Prabhakar B Bhagwat, Ahmedabad
3. ~40,000 sq. ft. (1 acre) of open, landscape and amenity spaces including gardens & lawns
4. Swimming Pools
 - i. 25 m lap pool
 - ii. Kids' pool
5. 25,000 sq. ft. International standard Club areas with:
 - a. Gymnasium with world class fitness equipment
 - b. Library / Café/ Lounge
 - c. Squash Court
 - d. Badminton court
 - e. Indoor Games area with Table Tennis, Pool, Carrom & Chess etc.
 - f. Indoor play area for Kids
 - g. Toilets & Changing rooms with steam
6. Rooftop lounge to enjoy scenic views of Powai Hills, Powai and Vihar lake with:
 - a. Food serving counter
 - b. Powder toilet
7. Outdoor children's play area
8. Cricket pitch
9. Half Basketball court
10. Walking / Jogging track
11. Ample car parking

Unit Amenities:

1. Well-designed residences with minimal passage for optimal space utilisation
2. Fully air conditioned homes*
3. Imported marble flooring in living/dining, passage and master bed room. Other bedrooms and kitchen with Marbital® tiled flooring
4. Tall windows[^] to maximize light and ventilation in all bedrooms
5. Large Sundeck in living room*** to enjoy stunning views of Powai and Vihar lake
6. Cross ventilation in master bedroom***
7. Separate wardrobe area in each bedroom
8. European designed Kolher/Duravit/Grohe** CP fittings and sanitary ware, Granite / Marble vanity counters*** & designer tiles in toilets
9. Kitchen with high quality Granite counter-top, sink with drain board and designer tiles in Dado
10. Utility area in each residence with anti-skid ceramic tile flooring
11. Provision for telephone and TV connectivity
12. Fibre-optic connectivity providing hi-speed Internet access[^]
13. Piped gas provision[^]

* Excluding kitchen, toilets and any service areas

** Or equivalent

*** For select units

[^] Services by 3rd party provider on chargeable basis

[^] starting from ~75 mm above finished floor level

Signature of
Applicant

Signature of
Joint Applicant

Signature of
Sales Manager

Date of Application: / /
dd/mm/yyyy

ANNEXURE D: TERMS AND CONDITIONS



Developers: Macrotech Developers Limited ("Company") and Rajesh Estates and Nirman Private Limited

4. Allotment of Parking Spaces:

The Applicant shall be allotted parking(s) as follows:

Parking Sr. No.	Type of Parking (open (O) / covered (C)*)	For Type of Vehicle (4-wheeler (4W) / 2-wheeler (2W))	Slot location and no.
1.			
2.			
3.			
4.			
5.			

*shall mean space where a 4-wheeler or 2-wheeler vehicle can be parked, the details whereof are specified in Annexure 6. Parking Spaces includes covered (including Podium / Basement / Multi-level car park / mechanical parking / any other form of parking which is >50% covered by a slab / roof / equivalent from top) or open parking spaces.

Any Parking Sr. No. which does not have details filled in shall be deemed to be not allotted to the Purchaser. The slot location and no(s). may be renumbered and the revised locations and no(s). informed at time of Possession shall be binding.

Each 4-wheeler parking shall have following dimensions (can be larger but not smaller): 111 sq. ft. area with 14.7 feet length x 7.5 feet breadth. Further, in case the parking is a covered parking, it shall have atleast 7 feet of vertical clearance below the roof/slab.

Each 2-wheeler parking shall have following dimensions (can be larger but not smaller): 13 sq. ft. area with 6.5 feet length x 3.2 feet breadth. Further, in case the parking is a covered parking, it shall have atleast 6 feet of vertical clearance below the roof/ slab.

5. Acceptance / Rejection of Application:

- 5.1 The Company reserves the right to accept or reject this Application Form, at its sole discretion and without assigning any reason for the same.
- 5.2 Upon full and due realization of the Booking Amount I and fulfilment of necessary formalities by the Applicant, the Company will consider the application and communicate in writing to the Applicant, the acceptance or rejection thereof, within 30 (thirty) days from the date of receipt of Booking Amount I.
- 5.3 If no communication is received from the Company within 30 (thirty) days from the date of receipt of Booking Amount I (subject to timely payment of the Booking Amounts in accordance with the Schedule of Payments), the Application Form shall be deemed to be accepted and the Unit shall be deemed to be allotted to the Applicant on the terms and conditions as stated in this Application Form. In such case, the Applicant shall be bound by the terms of the Application Form (including the obligation to make payments in accordance with the Schedule of Payments).
- 5.4 In the event, the Company rejects the Application Form for any reason other than non-receipt of the Booking Amounts / other instalments as per the Schedule of Payments and/ or for any other reason not directly attributable to the Applicant, the Company shall inform the Applicant of the same in writing within the period of 30 (thirty) days from the receipt of Booking Amount I. In such case, the amounts paid by the Applicant to the Company upto the date of the rejection letter shall be refunded to the Applicant after deducting therefrom the Taxes and the charges incurred by the Company without any interest within a period of 30 (thirty) days from the date of the rejection letter.
- 5.5 In the event that the Company rejects the application on account of non-receipt of Booking Amounts or any part thereof or the Applicant not abiding by terms and conditions contained in the Application Form (including these terms and conditions), then this Application Form shall, without any further notice, be liable to be rejected and all amounts paid towards Booking Amount I and II (or 10% (ten per cent) of the Consideration Value and all other amount payable under this Application Form), or part thereof, shall stand forfeited.
- 5.6 The Applicant agrees that the amounts forfeited at paragraph 5.5 above represents a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of default by the Applicant in making payments in accordance with the provisions of this Application form and the Agreement for Sell. The forfeited amount is arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Applicant waives his / her right to raise any objection to the forfeiture by the Company of the forfeited amount in the manner and under the circumstances set out herein.
- 5.7 In the event that the Applicant decides to cancel the booking, following terms shall apply:

S. No.	Timelines for Cancellation request being received by Company from Applicant in writing	Amounts to be refunded
1.	Within 15 (fifteen) days from issuance of the Application Form	Entire amount paid by Applicant will be refunded after deducting therefrom the Taxes and the charges incurred by the Company
2.	After 15 (fifteen) days from issuance of the Application Form and prior to signing of Agreement for Sell	Entire amount paid by Applicant will be refunded through credit voucher*
3.	On/After signing of Agreement for Sell by Applicant	Cancellation is not permitted (except for reasons as stated in the Agreement for Sell); Refund, if any, shall be as per the terms of the Agreement for Sell

*Subject to the terms and conditions thereto.

Signature of Applicant

Signature of Joint Applicant

Signature of Sales Manager

Date of Application: ___/___/___
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ANNEXURE D: TERMS AND CONDITIONS



Developers: Macrotech Developers Limited ("Company") and Rajesh Estates and Nirman Private Limited

- 9.3 The payments received by the Company shall be deposited in the RERA Designated Collection Bank Account _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, the Company has opened in the same bank, RERA Designated Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.
- 9.4 The Applicant undertakes that, any payments made by (i) the Applicant; and, or, (ii) a third party for and on behalf of the Applicant shall be in accordance with applicable law and inter alia the Prevention of Money Laundering Act, 2002 and the Benami Transactions (Prohibition) Amendment Act, 1998, or any statutory amendment(s), modification(s), notifications, guidelines made thereof any other law or regulation administered or any similar law enacted in the any relevant jurisdiction on and after the date of this Application Form.
- 9.5 The Applicant agree that all over-due payments shall attract interest which shall be at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2% (two per cent), calculated with monthly rests ("Interest"), from the dates they fall due till realization. It is clarified that payment of Interest will be without prejudice to the other rights and/or remedies available to the Company including the right to cancel/terminate the allotment and/or claim losses/damages incurred or suffered in that regard. The Applicant confirm that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party, responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 % (two per cent) of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2022 and shall be revised on 1st April of each year as per rate of RBI's consumer price index).
- 9.6 In case of dishonour of any cheque, the cheque bouncing charges equivalent to 2.5% (two point five per cent) of the value of the cheque in question, which will be payable by the Party which issued the cheque in question. The relevant Party must also ensure payment of the amount of the cheque in question and the cheque bouncing charges within 30 (thirty) days from the date of dishonour of the cheque failing which, the cheque bouncing charges shall increase to 5% (five per cent) of the amount of the cheque issued.
- 9.7 The Consideration Value shall remain fixed as stated in this Application Form, save and except for proportionate share (in ratio of Carpet Area) of any increase in costs / charges levied by any statutory/ regulatory authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building and the Applicant shall pay such proportionate share, as demanded.
- 9.8 It is clarified that the Consideration Value payable by the Applicant is exclusive of all goods and services tax, service tax, value added tax, sales tax, stamp duty, registration charges, customs and import duties, levy, impost, octroi, property tax, land under construction tax and, or, duty of any nature ("Taxes"), Maintenance Related Amounts and charges towards government/utility/infrastructure (charges towards government/utility/infrastructure charges are collectively referred to as "Other Charges") which shall be payable by the Applicant in respect of and/or in connection with the allotment of the Unit. The Applicant agrees to pay without demur and objection, the Other Charges as and when demanded by the Company, time being of the essence. A list of the Other Charges payable by the Applicant is set out in at Annexure B of this Application Form.
- 9.9 Various Maintenance Related Amounts and Other Charges including but not limited to common area maintenance ("CAM") charges, and property tax are provisional and based on estimates at the time of sales launch of the development. The CAM charges are subject to inflation, increases, etc. as per market factors (currently estimated @ 7.5 (seven point five) to 10% (ten per cent) per annum). Further, these charges are subject to revision every 12 (twelve) months after the Date of Offer of Possession by 7.5 (seven point five) to 10% (ten per cent) per annum.
- 9.10 The Applicant hereto agrees and acknowledges that subject to the terms and conditions as may be formulated by the Company from time to time, the Applicant shall be liable to pay the applicable club usage charges. The number of members of the family of the Applicant eligible for club membership shall be as under:

Area	No. of club members covered by the standard fee
2 BHK	5
3 BHK	5
4 BHK or larger	6

- 9.11 It is clarified and the Applicant accords their consent that any payment made by the Applicant to the Company hereunder shall be appropriated in the manner below:
Firstly, towards the cheque bouncing charges in case of dishonour of any cheque issued by the Applicant;
Secondly, towards Interest due as on the date of payment;
Thirdly, towards costs and expenses for enforcement of this Application Form and recovery of the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts and all indirect Taxes thereto payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Applicant and consequential actions required to be taken by the Company; and
Fourthly, towards outstanding dues including Consideration Value, and any other amount payable in respect of the Unit or under the Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts and all indirect Taxes thereto.
 Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Applicant with regards to appropriation/ application of the payment made hereunder shall be valid and binding upon the Company.
- 9.12 As a part of the Company's 'Go Green' initiative, the Applicant shall endeavour to make payment of the amounts in respect of the Unit through RTGS/NEFT. However, if the Applicant makes payments by Cheque/Pay Order/Demand Draft, then the Applicant shall ensure that the same is delivered to Company's head office at least 3 (three) working days before and the amounts are realized by the Company on or before the relevant due date of payment, in order to avoid levy of interest due to delay in realization of the proceeds thereof.

Signature of Applicant

Signature of Joint Applicant

Date of Application: ____/____/____
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ANNEXURE D: TERMS AND CONDITIONS



Developers: Macrotech Developers Limited ("Company") and Rajesh Estates and Nirman Private Limited

10. Encumbrances

The Unit is free from all encumbrances and no encumbrances shall be created on the Unit.

11. Possession

11.1 In the event the Applicant is allotted the Unit and provided that the Applicant is not in breach of any of the terms hereof and the Agreement for Sell, the Company shall endeavor to make available the possession of the Unit on the Date of offer of Possession mentioned herein. The Company shall, without being liable to the Applicant, be entitled to a grace period of 18 (eighteen) months beyond the Date of Offer of Possession and any extension as may be applicable on account of provisions of paragraph 11.2 below.

11.2 Notwithstanding any other provisions hereof, the Company shall, without being liable to the Applicant in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available possession of the Unit or completion of Building beyond the Date of Offer of Possession mentioned herein, if the same is delayed for reasons beyond the control of the Company including on account of:-

- (a) Any event of *force majeure* such as 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; or
- (b) Riots / other civil disturbances; or
- (c) Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent authority or of the court which affects the Building in which the Unit is located.

12. Safeguard of exclusivity:

Keeping in mind and to safeguard the exclusivity of the said Project, the Applicant shall not let, sub-let, transfer, assign or part with Applicant's interest or benefit under the Application Form or part with the possession of or interest in the Unit till the Unit is handed over to the Applicant. Any transfer of the Unit after such time shall be subject to the prior written consent of the Company and the terms and conditions, in that regard. Any such application for transfer shall only be considered if

(i) the Applicant has paid to the Company all amounts (including Consideration Value, Maintenance Related Amounts, Other Charges, and Taxes thereof) payable in respect of the Unit; (ii) the Applicant is not in breach of any of the terms and conditions contained herein or the Agreement for Sell; and (iii) valid no objection letter is obtained from the ultimate organisation and federation separately (in the absence of the ultimate organisation/federation, from the Company).

13. Set Off/Adjustment:

The Applicant hereby grants to the Company his unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Applicant to the Company including the Consideration Value, Maintenance Related Amounts, Other Charges, Interest and/or liquidated damages against any other amounts payable by the Applicant to the Company or by the Company to the Applicant pursuant to the Application Form/ Agreement for Sell in relation to the Unit. The Applicant agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Applicant, in that regard, shall be deemed to have been waived.

14. Disbursal from Banks/ Financial Institution:

In the event the Applicant obtains a loan from any bank or financial institution for payment of the Consideration Value (or part thereof) in respect of the Unit, the Applicant shall solely be responsible and liable to ensure that the payment of the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts and all indirect Taxes thereto, as and when due, is made by the bank without any objection or demur. Any delay or default by such bank or financial institution for any reason whatsoever in disbursal of such amounts, as and when due, shall constitute a breach of the terms of this Application Form/ Agreement for Sell.

15. Securitization and Charge:

15.1 The Applicant hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Applicant hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under applicable laws, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Applicant hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Company (without requiring specific consent from the Applicant), the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts and/or part thereof and any amounts received/ receivable by the Company hereunder including without limitation, the right to directly receive from the Applicant such amounts pertaining to the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts and, or, part thereof and, or, any amounts payable by the Applicant herein.

15.2 It is further agreed that any such securitization shall not lead to an increase in the Consideration Value and all other amounts payable under this Application Form, including, but not limited to, Other Charges, Maintenance Related Amounts paid by the Applicant for the Unit and any payment made by the Applicant to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Applicant under this Application Form to the extent of such payment.

Signature of
Applicant

Signature of
Joint Applicant

Signature of
Sales Manager

Date of Application: / /
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ANNEXURE D: TERMS AND CONDITIONS



Developers: Macrotech Developers Limited ("Company") and Rajesh Estates and Nirman Private Limited

16. Defect Liability:

If within a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under applicable law, the Applicant brings to the notice of the Company any structural defect in the Unit or the material used therein (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Applicant) shall be rectified by the Company at its own costs. In case it is not possible to rectify such defects, then the Applicant shall be entitled to receive from the Company reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project architect of the Company. The Company shall not be in any way liable to repair or provide compensation for structural defects where the Applicant has made any structural changes in the Unit or in the materials used thereon.

17. Governing Law and Arbitration:

- 17.1 This Application Form shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai shall have exclusive jurisdiction over all matters arising out of or relating to this Application Form.
- 17.2 Any dispute, controversy or claim arising out of, or relating to this Application Form or the breach, termination or invalidity thereof, shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any enactment thereof.
- 17.3 The arbitral tribunal shall consist of 1 (one) arbitrator, to be appointed by the Company. The place of arbitration shall be Mumbai. Any award whether interim or final, shall be made and be deemed, for all purposes between the Applicant and the Company, to have been made in Mumbai.
- 17.4 The arbitration proceedings shall be conducted in the English language and any award or awards shall be rendered in the English language. The award of the arbitral tribunal shall be final, conclusive and binding upon the Applicant and the Company hereto.

18. Declaration of free will:

The Applicant hereby expressly admits, acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained / given in any advertisement or brochure, by the Company and/or its agents to the Applicant and/or the Applicant's agents, other than such terms, conditions and provisions as are contained or incorporated in this Application Form either expressly, impliedly or by law, shall be deemed to form part of this Application Form or to have induced the Applicant to make this application vide this Application Form. The Applicant further declares that he has executed this Application Form after reading and understanding and being explained the contents of this Application Form and undertakes not to raise any objection and waives his right to raise such objection in that regard. Further, the Applicant confirms and undertakes not to seek any amendment, modification and/or change in the terms and conditions of the Application Form /Agreement for Sell and hereby waives his rights in that regard.

19. Right to contact:

- 19.1 The Applicant is aware that in connection with/relation to the project(s) of the Company and/or its group and/or the Unit, the Company and/ or its representatives shall, from time to time be communicating with the Applicant. The Applicant hereby accords his unconditional consent/ no objection to such communication (written, email, voice, SMS or otherwise) by the Company and/or its representatives with the Applicant.
- 19.2 The Applicant confirms that the communication sent by the Company through email shall constitute a valid mode of communication and the Applicant waives his right to raise any objection whatsoever in that regard. The Applicant further confirms and acknowledges that the communication sent by the Company through email/ electronically generated would not require and shall not bear any signature thereon.
- 19.3 The Applicant shall be bound to notify promptly to the Company any change in the preferred address for all correspondence and/or in the Applicant's e-mail address and in absence of any such notification by the Applicant, all communication (including the demand letters for the payments) shall be deemed to have been duly served, if sent to the Applicant, on the address /email address mentioned in this Application Form.

20. Special Conditions:

The Applicant agrees there may be special conditions in the Agreement for Sell.

Signature of Applicant

Signature of Joint Applicant

Signature of Sales Manager

Date of Application: / /
dd/mm/yyyy

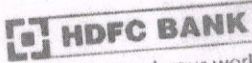
Pricesheet for Lodha Bellagio w.e.f 17th October, 2024

Price Sheet for Mr. Dilesh Tanna			
20 December 2024			
Residence Details	Project		Lodha Bellagio
	Tower		D
	Floor		14
	Unit No.		03
	Typology		2.5 BHK
	Carpet Area	sq. ft.	845
	EBVT* Area	sq. ft.	73
	Net Area (Carpet Area + EBVT Area)	sq. ft.	918
	Parking Details**	Car	1
1. Consideration Value	Unit Cost (UC)	INR	3,21,18,129
	Other Building Expenses***	INR	35,68,681
	Sub-Total 1: Consideration Value	INR	3,56,86,810
2. Amounts payable prior to registration	Stamp Duty [^]	INR	Paid by Lodha
	Registration Charges	INR	36,000
	Sub-Total 2: Stamp Duty and Registration Fees	INR	36,000
3. Other Charges payable at the time of possession	Government/Utility/Infrastructure Charges	INR	4,69,380
	Sub-Total 3: Other Charges	INR	4,69,380
4. GST	GST on Consideration Value [^]	INR	17,84,341
	GST on Other Charges [^]	INR	23,469
	Sub-Total 4: GST	INR	18,07,810
Total: (Sub-Total 1 to 4)	Total Cost of Ownership (TCO)⁵	INR	3,80,00,000
Notes			
All amounts are stated in Indian Rupees (INR). *Exclusive Balcony, Verandah and Open Terrace Area ** Location shall be determined by the Developer at its sole discretion. [^] Subject to actuals. Stamp duty and Registration charges are payable on Ready Reckoner Value or CV whichever is higher.			
***Other Building Expenses include expenses related to building ground, building garden, building signage and building basement/podium/stilts, building lifts & lift rooms, building lobbies at various levels, storage tanks for building and other MEP systems for the building			
Following maintenance related amounts shall be payable additionally at time of possession: BCAM charges for 18 months at Rs. 12.01 per sq. ft. net area; FCAM for 60 months at Rs. 3 per sq. ft. net area; Property Tax deposit for 18 months @ Rs. 4.15 psf net area; these are estimates and maybe revised at the time of offer of possession, GST as applicable based on prevalent govt rates will be payable on these charges.			
An undated cheque of Rs.100 psf net area + GST, shall be taken towards building protection deposit which shall be encashed only on violation of guidelines for fit-outs/interior work.			
All government taxes/levies, as may be applicable, shall be borne separately by the purchaser; Payments can be made by Cheque/DD in favour of <Macrotech Developers Limited> / RTGS to Company account / Credit Card (only for Booking Amount I). Cash payments or third party payments are not permitted; DDs will have to be supported by a letter from the bank confirming that the same has been drawn from the applicant's account; Booking Amount I and Booking Amount II are non-refundable. This price sheet should be read along with application form/ allotment letter/ registered agreement for sale			
TDS payment is the responsibility of the purchaser. Under Section 194-IA of the Income-Tax (IT) Act, a buyer is liable to deduct and submit 1% of the total cost of ownership as TDS if the property value is over Rs.50 lakhs. Please make timely TDS payments by logging into your IT portal and share the TDS certificate, Form 26QB and Form 16B with us.			

Dilesh

Payment Schedule for Mr. Dilesh Tanna						
Milestones	% of CV	Amount Towards CV	TDS @ 1%	GST @ 5%	Total Demand	Due Date
Booking Amount I		5,00,000	-	-	5,00,000	20 December 2024
Booking Amount II (Less BA1, within 10 days from date of booking)	10% - BA I	30,68,681	35,687	1,78,434	32,11,428	29 December 2024
Mandatory registration						
Booking Amount III: (Within 41 days from date of booking)	65%	2,31,96,427	2,31,964	11,59,821	2,41,24,284	29 January 2025
On or Before 15/03/2025	22%	78,51,098	78,511	3,92,555	81,65,142	15 March 2025
On date of Receipt of OC	3%	10,70,604	10,706	53,530	11,13,428	Due as per Construction
Total	100%	3,56,86,810	3,56,868	17,84,341	3,71,14,283	

Dilesh



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LIDHA VENZIA LIDHA SALES GALLERY4THF
MUMBAI MH

DATE : 2024-11-14 TIME : 14:42:56
ME CODE : YY1049 TID : 42352713
BATCH NUM : 000077 INV. NUM : 000204

Sale

*****5156 Chip
EXP DATE : XX/XX CARD TYPE : VISA
TAN ID : 6114466717 APP: VISA CREDIT
AID: A0000000031010 TVR: 0080048000
TSI: F800 TC : 1A92E89C24B7A5A3
APPR CODE : 177668 REN : 00000000297

BASE AMT. : INR 200000.00

PIN VERIFIED OK

SIGNATURE NOT REQUIRED

DILESH C TANNA

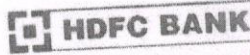
I AGREE TO PAY AS PER CARD ISSUER AGREEMENT

**** MERCHANT COPY ****

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DATE : 2024-11-14 TIME : 14:42:02
ME CODE : YY1049 TID : 42352713
BATCH NUM : 000077 INV. NUM : 000203

Sale

*****6005 Chip
EXP DATE : XX/XX CARD TYPE : VISA
TAN ID : 6114466717 APP: VISA CREDIT
AID: A0000000031010 TVR: 0080048000
TSI: F800 TC : 3FAF396A34EB1C00
APPR CODE : 414172 REN : 00000000296

BASE AMT. : INR 300000.00

PIN VERIFIED OK

SIGNATURE NOT REQUIRED

DILESH C TANNA

I AGREE TO PAY AS PER CARD ISSUER AGREEMENT

**** MERCHANT COPY ****

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BASE AMT. : INR 300000.00

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**** MERCHANT COPY ****

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To
M/S Lodha _____,
(Mention the Lodha address here as per AFS)

From,

Name: Dilesh Tanna
Address: D702, Royal Residency
Ramdev Park, Mira Road East
Thane - 401107
Date: 22/12/2024

Dear Sir/Madam,

Sub: Application for change in residence applied for.

I am not in a position to hold the "Current Residence" any further. Hence I request you to cancel the current booking and transfer my booking to the "New Residence" as mentioned below.

Current booking details:

CRN No.	Project	Cluster/Wing	Flat	Application date

Hereinafter referred to as the "Current Residence"

Shifting to (new booking details) (New Residence)

Project	Cluster/Wing	Flat	Consideration Value

Hereinafter referred to as the "New Residence"

I have already made the following amount towards my original booking application

Amount paid towards CV (in figures) _____

Amount paid towards CV (in words) _____

I/ We hereby declare and confirm the following, that upon cancellation of the current booking and on signing this letter,

- I will not have any right, title, interest or claim in or upon the said current residence mentioned above.
- You are entitled to dispose off or sell the said current residence to such person or persons and at such price and on such terms and conditions as you may in your absolute discretion think fit and proper and I undertake not to raise any objection on the same.
- I further confirm that I have neither created any charge or encumbrance over or upon the said current residence nor I have entered into any agreement for transfer, assignment, sale of the said current residence with any other person or persons. I have also not entered into any agreement for inducting any person or persons in the said current residence. / I further confirm that the charge created on my current residence due to my home loan will be closed immediately after the registration on my new Residence and the original 'Agreement to Sell' will be submitted to you.
- I further state that in the event that any person or persons making any claim/demand/charge or any charges against the said current residence, then in such event I hereby indemnify or agree and undertake of indemnify you against such claims, demand charges or charges whatsoever
- I further state that notwithstanding the above and without prejudice to any other rights and remedies available under law and in equity, you have a right to adjust and/or set off any accounts received by you from me and/or any cost, expenses and damages incurred by you with regards to any claim, demand or charges against the said current residence.
- I further confirm my acceptance with you retaining with you the amount refundable from me on cancellation of the said current residence, which shall be adjusted towards the consideration payable for the new booking
- I will pay any incremental Taxes if required.
- I hereby accept all the Terms & Conditions mentioned in the Application form / Allotment letter & / Agreement to sell thereafter for my new residence.

Thanking you.
Yours faithfully



Applicant/s

Co - Applicant

Greeting from Lodha Group. We request you to read the details below so that you understand this transfer process well.

Commercials	
Principal Amount	Once the new unit is registered and old unit is cancelled i.e after execution of Deed of Cancellation (DOC), the amount paid towards the CV of the old unit will be transferred to the new unit post the following deductions. <ul style="list-style-type: none"> - Admin charges + GST on Admin charge - SD/R recovery charges (If SD/R paid by Lodha) (This recovery charge is applicable when the duty payer is Lodha eg. If customer paid SD to Lodha and Lodha paid the SDR to authorities or Budget Bonanza where Lodha paid SD on behalf of the customer)
GST	Amount paid towards GST on Existing unit in the previous financial year is eligible to be transferred to new unit on completion of transfer formalities, provided that the Existing unit is transferred by September 30th of the next financial year (e.g. if the booking is done in FY 19-20, then transfer needs to be completed by 30 th Sep 2020. In case the transfer happens post 30 th September'20 then only the GST paid in the current financial year is transferrable to the new unit. i.e. From April'20 onwards till the time of transfer in the current financial year.
Service TAX & MVAT	Any amount paid towards Service Tax & MVAT (if any) on the Existing unit cannot be transferred to the new unit as it is a sunk cost.
Lodha had paid Stamp Duty on Existing unit	In case of Budget Bonanza where Lodha has paid the SD/R of the old unit, a recovery is updated on the new unit until the SD/R amount is recovered. <ul style="list-style-type: none"> - SD/R Recovered prior to possession of the new unit: If the SD/R is recovered from the Collector of Stamps prior to possession then the recovery placed on the new unit is negated by applying credit to the new account - SD/R is not recovered from Collector of Stamps prior to possession of the new unit: If the SD/R is not recovered prior to the possession of the new unit then the same is billed and collected in the PDL from you once the SD/R amount is recovered from the Collector of Stamps then the same is refunded to you. PS: SD refund is subject to government approvals and Lodha cannot commit on the timelines for SD refund.
Interest on Existing unit	Any amount paid towards interest on Existing unit is non-transferrable. Interest charged/accrued but not paid will be deducted from the transferred amount.
Payments as per payment schedule for Existing Unit	You will be required to make all payments as per the payment schedule of the Existing Unit till such time that the Agreement for sale (AFS) of the new Unit is registered and old unit is cancelled and the applicable amount is transferred to the new unit, and original Agreement to sell of the old unit is handed over to the developer.
Administrative Charge	Since the transfer of a unit is a complex process, a nominal administrative charge of <ol style="list-style-type: none"> 1. Before registration and within 90 days of SO creation – No charges for downgrade 2. Post registration or after 90 days of SO creation – 2.5% of old CV + 18% GST per transfer shall apply
How long will it take for the entire process	Basis existing trends, For Bank funded cases, especially if you are doing a Balance Transfer i.e old and the new Bank are different, time taken would be around 3 months we expect that the process of transfer will be completed in 60-90 days. This of course, will depend, on the timeliness of your actions in relation to paying of the home loan (if any) on existing unit and getting approval for home loan (if applicable) on new unit. In case you are a self-funded customer then once the Deed Of Cancellation of the old unit & Registration of the new unit is completed and you have submitted the Agreement of the old unit to Lodha. The transfer of funds from old unit to new unit will take only 2-3 working days.

*Amount will be mapped from Existing unit to the new unit once the Existing unit is cancelled, new unit is registered and Agreement of the old unit is submitted to Lodha

Process for transferring Ownership from Old to New Unit where the original unit is registered

If you have taken loan for your existing unit and/or are taking loan for your New unit:

1. If you have taken loan for your existing unit, you will need to decide whether you wish to:
 - Repay the loan on the existing unit
 - Transfer your loan to the new unit (and your lender should also be willing)
- a. Transfer Steps if you are repaying the loan on an existing unit:
 - i. Prior to effecting transfer, you will need to get a release of charge / no lien letter from your lender for the existing unit. This may require you to pay the outstanding amount of home loan to your lender (or lender may shift to your new unit).
 - ii. Once you have received the release of charge / no lien letter, please submit the same to us with the original agreement. We will schedule an appointment with Registrar office to execute the Deed of Cancellation for existing unit and Registration of the New Unit.
 - iii. Transfer of applicable amount from Existing Unit to New Unit will be completed within 2-3 days after registration of Agreement, Cancellation of the old unit and old units AFS is submitted to Lodha.
- b. Transfer steps if you are doing a Loan Transfer or Balance Transfer:
 - i. You have to first pay off all outstanding in the old unit and pay BA1 & BA2 in the new unit
 - ii. Register the new unit
 - iii. Provide Bank documents confirming the bank loan is transferred to the new unit (This process may take 60 – 90 days)
 - iv. Submit the AFS of the old unit to Lodha
 - v. Cancel the old unit by executing a Deed of Cancellation (DOC)
Transfer of applicable amount from Existing Unit to New Unit will be completed within 2-3 days after registration of Agreement, Cancellation of the old unit and old units AFS is submitted to Lodha.

If you have funded your existing unit from your own sources:

1. Submit the Original Agreement to Lodha. We will schedule an appointment with Registrar office to execute the Deed of Cancellation for existing unit and Agreement for Sale for the New Unit.
2. Transfer of amount from Existing Unit to New Unit will be completed within 2-3 days of registration of Agreement for Sale for the New Unit, cancellation of the original unit and AFS of the old unit is handed over to the developer.

Sign: _____

Applicant

Sign: _____

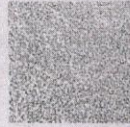
Co-Applicant

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AHBPT1983D



नाम / Name
DILESH C TANNA

पिता का नाम / Father's Name
CHETAN BHAGWANDAS TANNA

जन्म की तारीख /
Date of Birth
24/04/1995

PAN Application/Digital Signed Card
1995-04-24 19:55:10

भारत सरकार
Government of India

दिनेश सी तन्ना
Dilesh C Tanna
जन्म तारीख / DOB: 24/04/1998
पुरुष / Male

5510 4086 9368

मेरा आधार, मेरी पहचान