



महाराष्ट्र शासन
नगर रचना आणि मूल्यनिर्धारण विभाग
ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, काटंनाका, ठाणे(प) - ४०० ६०१

✉ ईमेल- adip1.thane@maharashtra.gov.in/adip1thane@gmail.com दूरध्वनी क्रमांक ००२२-२५३४२७४४

जा.क्र./ भोदा/ए.न.व.प्र./मौ. अंतर्ली, खोणी व इतर/ससंठाणे/2 e E

दि. ८/०२/२०२२

प्रति,

✓ मे. मॅक्रांटेक डेव्हलपर्स, लिमिटेड.
मुंबई

विषय :- वापर दाखला / भोगवटा प्रसाणपत्र मिळणेबाबत.

मंजूर एकात्मिकृत नगर वसाहत प्रकल्प
मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता.कल्याण आणि मौजे उंब्रोली,
ता. अंबरनाथ तसेच मौजे धारिवली, काटई, कोळे व माणगांव,
ता. कल्याण, जि.ठाणे, स.न. / गट नं. / सि.स.क्र.१९/२अ. १९/२ब, १९/३ व
इतर, एकूण क्षेत्र ३७९०९०७.३८ चौ.मी.

सेक्टर C मधील

Trinity Cluster १.१९ Wing-B&C

सेक्टर E मधील

Estella Cluster ३.०५ Wing-D,E,F&G

सेक्टर F मधील

Aurora Cluster ६.०८ Wing-A

Marvella Cluster ६.०९ Wing-A,B,G&H

सेक्टर I मधील

Jasmine (EWS-४) Wing-D,E&F

१. जमीन मालकाचे नांव : मे.मॅक्रांटेक डेव्हलपर्स, लिमिटेड.

२. वास्तुविशारद/ इंजिनिअर यांचे नाव - श्री. प्रदिप कांबळे

संदर्भ:- १) शासनाचे पत्र क्र. टिपीएस-१२२१/ ९९४/प्र.क्र. ९३/२१/नवि-१२, दि. १८/१०/२०२१.

२) मा.जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र. एकात्मिकृत नगर वसाहत प्रकल्प

क्र. १ व २ /एकत्रिकरण एसआर-५४/२०२१, दि. २७/१०/२०२१.

३) सहसंचालक नगर रचना, कोकण विभाग नवी यांचे पत्र क्र. एकात्मिक नगर वसाहत /मौ.अंतर्ली, खोणी व इतर/सहसंकांवि/१९८८. दि. ०३/१२/२०२१.

४) मा. जिल्हाधिकारी, ठाण्यांचेपत्रक्र. महसूल/कक्ष-१/टे-७/अंतर्ली -खोणी- हेदूटणे-कोळे, वारिवली, काटई, माणगांव/ता.कल्याण/ उंब्रोली ता.अंबरनाथ/ एकात्मिक विशेष नगरवसाहत प्रकल्प एकत्रीकरणे/रेखांकन / एसआर-६१/२०२१, दि. ३०/१२/२०२१.

५) या कार्यालयाचे सुधारित बांधकाम परवानगी पत्र (सेक्टर C,D,E&F) क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी वइतर/ससंठाणे/४७१ दि.१४/०३/२०१८.

६) या कार्यालयाचेसुधारितबांधकाम परवानगी पत्र (सेक्टर I) क्र. एकात्मिक नगर वसाहत/मौ. अंतर्ली, खोणी वइतर/ससंठाणे/३१३ दि.१६/०२/२०१९.

७) या कार्यालयाचे सुधारित बांधकाम परवानगी पत्र (सेक्टर D,E,F,G&I) क्र. एकात्मिक नगर वसाहत/ मौ. अंतर्ली, खोणी वइतर/ससंठाणे/१४९३ दि.३०/०८/२०१९.

८) अर्जदार मे.मॅक्रोटेक डेव्हलपर्स, लिमिटेड यांचे या कार्यालयास पत्र दि. २५/१०/२०२१ व २४/११/२०२१.

संदर्भित पत्र क्र. ८ अन्वये अर्जदार मे. मॅक्रोटेक डेव्हलपर्स, लिमिटेड यांनी विषयार्थित प्रकरणी मौजे अंतर्ली, खोणी, हेदूटणे, कोळे ता.कल्याण आणि मौजे उंब्रोली, ता. अंबरनाथ तसेच मौजे वारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.ठाणे, स.न. / गट नं. / सि.स.क्र.१९/२अ, १९/२ व, १९/३ व इतर, एकूण क्षेत्र ३७९०९०७.३८ चौ. मी. मधील या कार्यालयाने संदर्भ क्र. ५ ते ७ अन्वये मंजूर केलेल्या सेक्टर C, E, F & I मधील वरील नमूद इमारती करता वापर दाखला/ भोगवटा प्रमाणपत्र मिळणेबाबत संदर्भित अर्ज क्र. ८ अन्वये या कार्यालयाकडे प्रस्ताव सादर केला आहे.

या कार्यालयाने संदर्भित पत्र क्र. ४ ते ७ अनुसार वरील नमूद इमारतीच्या बांधकाम नकाशांस परवानगी दिली आहे. सदर मंजूर बांधकाम नकाशातील भोगवटा/ वापर दाखला द्यावयाच्या इमारतीचा तपशील खालील प्रमाणे आहे.

सेक्टर C						
अ.क्र.	इमारत / क्लस्टर नंबर	विंग	भोगवटादाखला द्यावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटादाखला द्यावयाचे एकूण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
१	CL-१.१९ (TRINITY) (रहिवास)	B	तळ + २१	६९.७५	९०९९.२१	८३ रहिवास

CL-१.१९ (TRINITY) (वाणिज्य गाळे)	B	तळ	४.४५	३८५.१७	६ वाणिज्य गाळे
CL-१.१९ (TRINITY) (रहिवास)	C	तळ + २१	६९.७५	९१०३.८७	८३ रहिवास
CL-२.१९ (TRINITY) (वाणिज्य गाळे)	C	तळ	४.४५	५४४.५९	१० वाणिज्य गाळे
एकूण (रहिवास सेक्टर-C)				१८२०३.०८	१६६
एकूण (वाणिज्य गाळे सेक्टर-C)				९२९.७६	१६
एकूण				१९१३२.८४	

सेक्टर E					
इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला द्यावयाचे मजले	इमारतीची एकूणतंची (मी.)	भोगवटा दाखला द्यावयाचे एकूण बांधकाम क्षेत्र (चां. मी.)	एकूण सदनिका
CL-३.०५ (ESTELLA) (रहिवास)	D	तळ + १७	५२.६५	४१६२.१२	७०
CL-३.०५ (ESTELLA) (रहिवास)	E	तळ + १७	५२.६५	४८९३.००	१०४
CL-३.०५ (ESTELLA) (रहिवास)	F	तळ + १७	५२.६५	४८५३.८२	१०४
CL-३.०५ (ESTELLA) (रहिवास)	G	तळ + १७	५२.६५	४१५६.५३	७०
एकूण				१८०६५.४७	३४८
एकूण (रहिवास सेक्टर-E)				१८०६५.४७	३४८

सेक्टर F					
इमारत / क्लस्टर नंबर	विंग	भोगवटा दाखला घावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला घावयाचे एकूण वांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
CL-६.०८ (AURORA) (रहिवास)	A	तळ + १७	५२.६५	५४८५.३२	७०
CL-६.०९ (MARVELLA) (रहिवास)	A	तळ + १७	५२.६५	४८५३.८२	१०४
CL-६.०९ (MARVELLA) (रहिवास)	B	तळ + १७	५२.६५	४१५६.५३	७०
CL-६.०९ (MARVELLA) (रहिवास)	G	तळ + १७	५२.६५	४१६२.१२	७०
CL-६.०९ (MARVELLA) (रहिवास)	H	तळ + १७	५२.६५	४८९३.००	१०४
एकूण				२३५५०.७९	४१८
एकूण (रहिवास सेक्टर-F)				२३५५०.७९	४१८

सेक्टर I						
अ.क्र.	इमारत/क्लस्टर नंबर	विंग	भोगवटा दाखला घावयाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला घावयाचे एकूण वांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
१.	EWS-०४ (Jasmine) (रहिवास)	D	तळ + १२	३७.५०	५२१८.५९	११३
२.	EWS-०४ (Jasmine) (रहिवास)	E	तळ + १२	३७.५०	६४४७.४३	१३९

३.	EWS-०४ (Jasmine) (रहिवास)	F	तळ + १२	३७.५०	३३०७.३१	७५
	एकुण				१४९७३.३३	३२७

UDCPR २०२०२ नियमावलीतील विनियम १४.१.१.१९ मधील अनुसार Social Housing (EWS/LIG) वाढतच्या आवश्यक तरतुदींची विकासकाने पूर्तता केली असून विनियम क्र.१४.१.१.९ (VI) अनुसार विक्री करावयाच्या सदनिकांच्या भोगवटा / वापर दाखल्यासाठीच्या आवश्यक प्रमाणात द्यावयाचे Social Housing (EWS/LIG) चे बांधकाम क्षेत्र भोगवटा/वापर दाखल्यासाठी प्रत्यक्ष जागेवर बांधून वापरासाठी तयार ठेवले आहे. Social Housing (EWS/ LIG) चे भोगवटा/वापर दाखल्यासाठी आवश्यक बांधकाम क्षेत्र १,३२,४४९.१३ चौ. मी. असून विकासकाने भोगवटा/वापर दाखल्यासाठी १,६५,०३३.३५ चौ. मी. क्षेत्र प्रत्यक्षात दिले आहे.

उपरोक्त नमूद घाबी लक्षात घेता या कार्यालयाकडील बांधकाम परवानगी पत्र. क्र एकात्मिकृत नगर वसाहत/मो. अंतर्ली, खोणी व इतर/संस्थाणे/८८ दि. १२.०१.२०२२ मधील अटी व शर्तीस अधीन राहून उपरोक्त इमारतीस भोगवटा/ वापर दाखला देण्यात येत आहे.

- १) विकासकास भोगवटा प्रमाणपत्र घेण्यापूर्वी कामगार उपकराची आवश्यक रक्कम रू. ६४,३६,५००/- संबंधित विभागाकडे भरणा केलेला आहे. तसेच उपकराच्या रक्कमेबाबत काही तफावत आल्यास ती भरणे विकासकास बंधनकारक आहे.
- २) पार्किंग सुविधा पुरविणेबाबत दिनांक ०४/०२/२०२२ रोजीचे प्रतिज्ञापत्र सादर केले आहे. त्यानुसार पार्किंग सुविधा पुरविणे विकासकास बंधनकारक राहिल.

सोवत:- वरीलप्रमाणे

आपला,



(किशोर भि. पाटील)

सहायक संचालक, नगर रचना,
ठाणे



Possession Demand Letter

0001282347

Date: 27 September 2022

Kunda Rajan Mashelkar
Dr bhats hospital,B26, Himen shopping centre
MG Road, opp Ratna hotel
Goregaon West
Mumbai, 400062
Maharashtra, India
Contact No. 00919619182242
Email Id: kundam07@gmail.com

Dear Mrs. Kunda Rajan Mashelkar,

Greetings from the Lodha Group!

We would like to congratulate you on your choice of a home at CODENAME EPIC. You will be happy to know that the project has received a wonderful response and, with your support, has redefined the landscape of the neighborhood forever.

We are committed to delivering excellence and are confident that the time and effort that has gone into the development will ensure a fulfilling and enriching lifestyle.

We are pleased to herein offer your residence Casa Estela C-4, CODENAME EPIC for handover. We would request you to refer to statement of final dues (detailed in Annexure A) and make the requisite payments by 11.10.2022, to enable us to initiate the process of handover of your residence..

For any queries or assistance required, please refer to the common FAQs email to you on your registered Email ID or do get in touch with us at 022-67161111 or write to us at service.support@lodhagroup.com.

As we enter the last leg of this journey, we would like to thank you for your belief in the project and for your continued support. We remain committed to putting in our best efforts to deliver a magnificent product to you and trust that the effort and time that have gone into the development will allow you to experience a truly differentiated lifestyle.

We value your patronage immensely and assure you of our best services at all times.

Warm Regards,

Macrotech Developers Limited

This is an electronically generated letter and hence does not require any signature.

Important Notes:

All capitalized terms used in this letter shall bear the meaning assigned to the term in the agreement to sell.

- **Balance Payments and timeline:** To make online payments log in at My Lodha Account, please click the tab on the right corner "Click to receive bank account details". Once clicked, you will receive an email with the bank account details to transfer the funds online.

Alternatively, please send us a cheque or DD in favor of "MACROTECH DEVELOPERS LIMITED", payable at Mumbai, with your name & flat number mentioned overleaf. The cheque/DD will need to be sent via courier or hand delivered to the following address: Customer Experience, Level 1, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai-400011.

Please note that clearance of payments through cheque may take upto 5 - 6 working days, and clearance of online transfers may take upto 3 – 4 working days. Post clearance of all payments, we shall invite you to schedule a slot for completing the possession formalities and key handover. We would need 15 days from the date you schedule a slot to organize the requisite paperwork and to prepare your residence for handover.

- **Common Area Maintenance Charges (CAM):** This is a part of what may be referred to as 'Building Common Area Maintenance (BCAM) Charges' in your agreement to sell. CAM charges shall mean: (i) the maintenance charges payable by you inter alia for the maintenance of the common areas of the Unit/ Building and (ii) City Linked Utility Charges, which shall include but not be limited to maintenance charges payable by you, inter alia, for the maintenance of the sewage treatment plan ("STP") (including the pumping of water to the STP, treatment of the water and recirculation of the treated water back to the relevant portions on the Larger Property) and maintenance costs incurred towards replacement and upkeep of the STP or parts thereof and solid waste management plant ("SWMP") (which inter alia includes the process of waste collection, waste segregation, waste processing, waste recycling and disposing of the waste) which may be located on the Larger Property, which cater to the Unit and, or, the Building. You would be aware that under the agreement to sell, all the facility charges in respect of the said Unit including CAM charges and share application money were estimated on a provisional basis. The CAM charges and other charges in respect of your unit as on date are provided under Annexure A: Statement of Final Dues herein on the basis of all direct and indirect costs/overheads allocable to providing the CAM Services for the said building/development. Please note that the aforesaid charges are only indicative and provisional in nature and are subject to change as per the actual costs incurred therein, which shall be intimated to you from time to time and shall accordingly become payable. You shall, after the periods for which the CAM charges are already collected, pay the CAM charges to the Company / Ultimate Organisation and/ or the relevant Authority, as the case may be, in accordance with the provisions of the agreement to sell.

- All attempts are made to optimize costs while maintaining our aspiration of high quality service. Please note that the CAM charges in respect of the said Unit shall be applicable with effect from the CAM Commencement Date

RESIDENCES | OFFICES | IT CAMPUS | INTEGRATED TOWNSHIPS

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India.

T +91 22 2302 4400, F +91 22 2300 0693, E: info@lodhagroup.com, www.lodhagroup.com

Regd office: 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.

- **City Infrastructure Charges :** This is a part of what may be referred to as 'Federation Common Area Maintenance (FCAM) Charges' or 'Civic Governance Charges (CGC)' in your agreement to sell. City Infrastructure Charge shall mean the charges payable by you for upkeep and management of all common areas and amenities in respect of the Larger Property, including maintenance of central road, temple, street lights on the central roads, recreational grounds and spaces, city security, landscape outside the society and domestic water network maintenance. Please note that the aforesaid charges are only indicative and provision in nature and are subject to change as per the actual costs incurred therein, which shall be intimated to you from time to time and shall accordingly become payable.
- **User Based Membership Fee:** This is a part of what may be referred to as 'Federation Common Area Maintenance (FCAM) Charges' or 'Civic Governance Charges (CGC)' in your agreement to sell. User based membership fee shall mean the membership amounts payable by you for the usage of Club, Olympic Sports Complex, Internal Bus Services (i.e., bus services provided within the Larger Property), parking spaces and such other services as may be provided to you.
- **CAM Commencement Date:** The CAM charges in respect of the your Unit shall be applicable with effect from 30 days from the offer of possession or the date of key handover, whichever is earlier, and the same shall be recorded in your final possession documentation aswell.
- **Property Tax:** This is a municipal tax on property imposed by the municipal authorities based on the projected value of the property as determined by them. The advance property tax being collected herein is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities. Please note that the property tax shall be applicable with effect from the CAM Commencement Date.

RESIDENCES | OFFICES | IT CAMPUS | INTEGRATED TOWNSHIPS

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India.

T +91 22 2302 4400, F +91 22 2300 0693, E: info@lodhagroup.com, www.lodhagroup.com

Regd office: 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.

Annexure A

Statement of Final Dues		Amount (Rs.)
A	Balance Consideration Value	143275.0
a.	Consideration Value	143275.0
b.	Interest on previously delayed payments (if any)	0.0
c.	Delayed payment admin charges (if any)	0.0
d.	Other dues	0.0
B	Society/land Other Charges	287472.0
a.	Share Money	600.0
b.	CAM Charges ¹	44075.0
c.	City Linked Utility Charge (STP + SWMP) ²	8395.0
d.	City Infrastructure Charge ³	42326.0
e.	Administrative Expenses	0.0
f.	Legal	0.0
g.	Infrastructure	0.0
h.	Club Membership (one time)	0.0
i.	Utility Connection & Related Expenses	90750.0
j.	Piped Gas Connection & related infrastructure	0.0
k.	Club Usage Charges ⁴	24000.0
l.	Sports Complex Charges ⁵	21000.0
m.	Internal Bus Services Charges ⁶	21000.0
n.	Parking Area Charges ⁷	9000.0
o.	Provisional Property Tax	6926.0
p.	Electricity Deposit Reimbursement	4400.0
q.	Land Under Construction (LUC) Reimbursement	0.0
r.	Power Infrastructure	0.0
s.	Advance Electricity Deposit ⁸	15000.0
t.	Other applicable charges (if any)	0.0
C	Balance Taxes	26180.0
a.	Service Tax	0.0
b.	GST ⁹ on Consideration Value & Other Charges	26180.0
c.	MVAT ¹⁰	0.0
D	Less: Credits	-45980.0
a.	Excess! & MyGain	-45980.0
b.	GST savings	0.0
c.	Other Credits	0.0
FINAL DUES PAYABLE (A+B+C+D)		410947.0

LODHA GST: 27AAACL1490J1ZG

¹Provisional charges @ Rs. 4.2 per sq. ft. for 18 months

²Provisional charges @ Rs. 0.80 per sq. ft. for 18 months

³One time charge for 60 months

⁴Membership charges for 60 months @ 400 Rs per month, post this membership needs to be renewed at prevailing rates

⁵Membership charges for 60 months @ 350 Rs per month, post this membership needs to be renewed at prevailing rates

⁶Membership charges for 60 months @ 350 Rs per month for all internal bus services, post this membership needs to be renewed at prevailing rates. External bus services are chargeable at rates fixed by the bus service providers

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⁷Pre collected maintenance charges for 60 months @ 150 Rs per month, post this maintenance amount needs to be paid at prevailing rates

⁸This is towards advance electricity deposit for your unit for 6 months. In case of installation of meter prior to completion of the above 6 months, the balance deposit amount will be adjusted against BCAM

^{9.a)} Effective 1st July 2017, GST is applicable @ 18% (CGST:9%, SGST: 9%) on Taxable Components of Consideration Value and Other Charges

^{9.b)} Effective 25th January 2018, for units having rera carpet Greater than 60 sm in an affordable housing project, GST is applicable @12% (CGST: 6%, SGST: 6%) on Taxable Components of Consideration Value

¹⁰ MVAT credit in respect of MVAT paid at the time of agreement registration in excess of 1% of the payment received up to 30.6.2017 OR MVAT debit in respect MVAT payable at 1% of the payment received up to 30.6.2017, will be apportioned under Balance MVAT

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Casa Estela A to J Co-op. Hsg. Soc. Ltd.
Palava Phase 2, Downtown, Khoni-Antarli, Dombivli E,
Thane 421204

Reg. No.:- TNA/DOM/HSG/(TC)/36565/YEAR-2023 DATED 27/12/2023

Share Certificate

m. Register No: 105 Certificate No: 0105

is to certify that Kunda Rajan Mashelkar.

are the registered holder/s of TEN

paid-up shares numbered 1041 to 1050

clusive Rs. 50k each in the above named -

ject to the bye-laws there of Rs. 500k

in under the common seal of the said this 27th Dec day of 2023



Chairman

Hon. Secretary

Committee Member