



सूची क्र.2

दुय्यम निबंधक: मह.दु.नि.ठाणे 2

24/02/2025

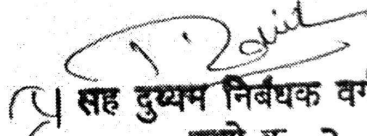
दस्ता क्रमांक : 5580/2025

नोंदणी :

Regn.63m

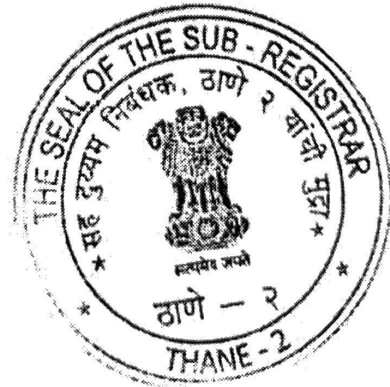
गावाचे नाव : ढोकाळी

(1)विनेखान्ता प्रकार	करारनामा
(2)मोवदना	5433407
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3475332.63
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (अमल्यास)	1) पानिकेचे नाव:ठाणे म.न.पा. उत्तर वर्णन ; उत्तर माहिती: यदनिका नं- 906 माळा नं-9वा मजला इमारतीचे नाव - क्राउन कोलथेत डॉवर 2 विंग टी2 प्रोजेक्टचे नाव- लोडा क्राउन कोलथेत डॉवर 2 प्रोजेक्ट चा पना- क्राउन कोलथेत मॅन्डोस बाग,कोलथेत रोड ठाणे वेस्ट((Survey Number : 32/1A,33/1 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 29.91 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना.	1): नाव:-मॅकोटेक डेव्हलपमेंट लि. तर्फे कु.मु.पॅट्रिक मोनिम तर्फे कवुलीजबावायाडी कु.मु. पंढरी केसरकर वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान बेंडर कावमजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ज्वांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना	1): नाव:-मचिन बाबू पुजारी वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. ए/10 श्री मार्टे कोऑप एचएसजी सोसायटी जेएम रोड कुलकर्णी - बाडी घाटकोपर (ए) मुंबई, ज्वांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-BGLPP9317H 2): नाव:-गिरीजा बाबू पुजारी वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. ए/10 श्री मार्टे कोऑप एचएसजी सोसायटी जेएम रोड कुलकर्णी - बाडी घाटकोपर (ए) मुंबई, ज्वांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-BGLPP9316G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	5580/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	380500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	


सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

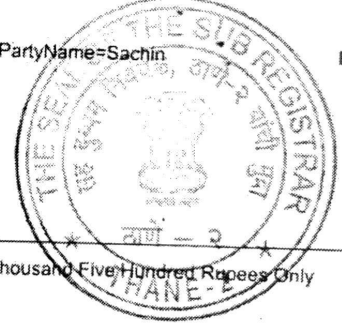




CHALLAN
MTR Form Number-6



GRN	MH016494635202425E	BARCODE		Date	20/02/2025-15:53:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAACL1490J		
Location	THANE			Full Name	Macrotech Developers Limited		
Year	2024-2025 One Time			Flat/Block No.	T2 906 Lodha Crown Kolshet		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401	Stamp Duty	380500.00		Road/Street	Sandoz baug, Kolshet Road		
0030063301	Registration Fee	30000.00		Area/Locality	Thane west		
				Town/City/District	दरम. ११८० / २०२५		
				PIN	१ ४ ० ० ६ ० ७		
				Remarks (If Any)	PAN2=BGLPP9317H-SecondPartyName=Sachin Babu Poojary-CA=5433407		
Total		4,10,500.00		Amount In Words	Four Lakh Ten Thousand Five Hundred Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF BARODA				Bank CIN	Ref. No.	02003942025022101438	1426242085
Cheque-DD Details				Bank Date	RBI Date	21/02/2025-18:28:48	Not Verified with RBI
Name of Bank				BANK OF BARODA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			



Department ID :

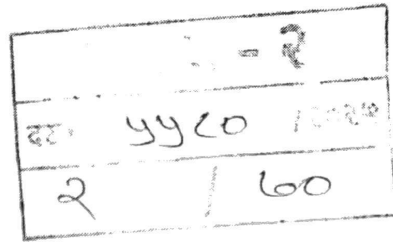
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8898862911

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Sachin

Gurija



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 24th day of Feb-2025

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

Sachin Babu Poojary and Girija Babu Poojary residing / having its address at Room No A/10 Shree Sai Coop HSG Society JM Road Kulkarni - Wadi Ghatkopar (W) Mumbai 400084 Maharashtra India and assessed to income tax under permanent account number (PAN) BGLPP9317H , BGLPP9316G 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**"

Sachin

Girija

WHEREAS:

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

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **DEFINITIONS –**
- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.

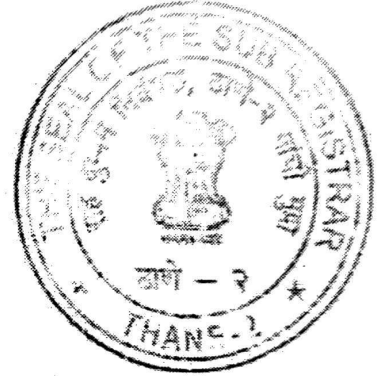
2
Pachar
T-7
Givita

Annexure 1

(Description of Larger Property)

All that pieces and parcels of land bearing Old Survey No. 32/1A and now bearing New Survey No. 32/1/1 admeasuring 27770.61 square meters or thereabouts and bearing Survey No. 33/1 admeasuring 5690.70 square meters or thereabouts, aggregating in all 33461.31 square meters or thereabouts, and lying being and situate at Village Dhokali, Taluka Bhiwandi and District Thane ("Larger Property")

ढवण - २
वरुणक्र. ५५८० / १३००२
३४ / ६०

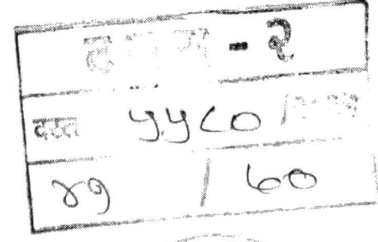


Barla

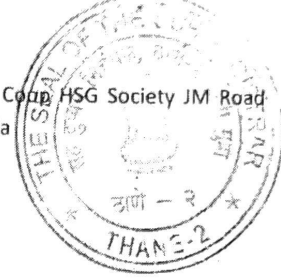
T. Givita

Annexure 6

(Unit and Project Details)



- (I) CUSTOMER ID :2253453
- (II) Correspondence Address of Purchaser: Room No A/10 Shree Sai Colony HSG Society JM Road Kulkarni - Wadi Ghatkopar (W) Mumbai 400084 Maharashtra India
- (III) Email ID of Purchaser: poojari.sachin5@gmail.com
- (IV) Unit Details:
- (i) Development/Project : Lodha Crown Kolshet - Tower 2
 - (ii) Building Name : Crown Kolshet - Tower 2
 - (iii) Wing : T2
 - (iv) Unit No. : T2-906
 - (v) Area :



	Sq. Ft.	Sq. Mtrs.
Carpet Area	322	29.91
EBVT Area	-	-
Net Area (Carpet Area +EBVT Area)	322	29.91

(vi) Two-Wheeler Parking Space Allotted: 1

(V) Consideration Value (CV): Rs. 54,33,407/- (Rupees Fifty-Four Lakh Thirty-Three Thousand Four Hundred Seven Only)

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

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	54,000	11-02-2025
2	Booking Amount II	3,26,338	11-02-2025
3	Booking Amount III	9,78,014	20-03-2025
4	Within 75 days	13,58,352	24-04-2025
5	On or Before 15-May-25	13,58,352	15-05-2025
6	On or Before 15-Jul-25	11,95,350	15-07-2025
7	Offer for Possession - P Date	1,63,001	Due As Per Construction

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

Poojari *T-7* *Giriya*

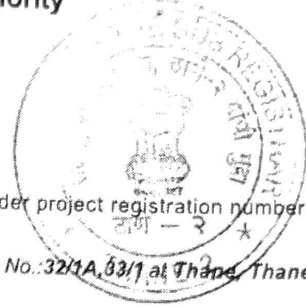


43	440	600
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :
P51700049074

Project: **Lodha Crown Kolshet - Tower 2**, Plot Bearing / CTS / Survey / Final Plot No.: **32/1A, 63/1 at Thane, Thane, 400607;**

- Macrotech Developers Limited** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001.**
- 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 **30/01/2023** and ending with **31/07/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:30-01-2023 12:47:21

Dated: **30/01/2023**
Place: **Mumbai**

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

S

Girija → mail ID

Pending.

ASE	Subject
ASM	SINGH
AQM	Sarvesh Pandey
	ROHIT PENKAR

RLMS Number	
Branch Name & Code	
Source Type	CONNECTOR
CRM ID	87558847842 / 86578893440
Applicant Name	SACHIN BABU POOJARY
Co-Applicant Name	GIRIJA BABU POOJARY
CIF NO. APPLICANT & CO. APPLICANT	86578893440
Date of Birth	30/11/1991
Pan Card Number	BGLPP9317H
Bank Account Number	43846154982
E-mail ID	
Mobile No.	888862911 8898862911
Loan Amount & Interest Rate	5 Lakh . 55 Lakh
Tenure	240 months
Connector Name & Code	
Proposal Type	
Property Final: Yes / No	
RACPC	
RBO	
AMT NO.	

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR SSP Legal	2	3/3/25
VALUATION	vastukara	
SITE		
LOAN A/C		
T.D.		
D.E.		