



सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

01/02/2023

दस्त क्रमांक : 734/2023

नोंदणी :

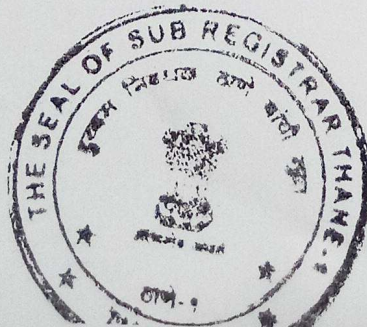
Regn:63m

गावाचे नाव : देसाई

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलखाचा प्रकार | करारनामा |
| (2) मोनदला | 4494281 |
| (3) वाजारभाव(भाडेपट्टयाच्या बाबत निपट्याकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 2491600.02 |
| (4) भू-भाषण, पोटव्हिस्मा व परतभाक(असल्यास) | 1) पानिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 2103, माळा नं: 21 वा मजला, इमारतीचे नाव: X3, ए-विंग, मॅरिथॉन नेक्सटाऊन रुबी, ब्लॉक नं: मॅरिथॉन नेक्सटाऊन, ऑफ कल्याण शिळ फाटा, रोड : मौजे - देसाई, ता. व. जि. ठाणे, इतर माहिती: सदनिका क्षेत्र 39.20 चौ.मी. कारपेट, (म्हणजेच 422.00 चौ. फुट), व डेक/ओपन बाल्कनी क्षेत्र 2.42 चौ.मी. (26.00 चौ. फुट), व इनक्लोज्ड बाल्कनी क्षेत्र 2.60 चौ.मी. (28.00 चौ. फुट), (रेरा प्रमाणे), एक कार पार्किंग सहित (एकूण रेरा कारपेट क्षेत्र व बाल्कनी क्षेत्र सोबत 44.22 चौ.मी. (476.00 चौ. फुट)) (Survey Number : सर्वे नं. 140/1, 140/2, 141/2/A, 141/2/B, 142/1, 142/3, 220/1A, 220/1D, 220/2/A, 220/5, 232, ;) |
| (5) क्षेत्रफळ | 1) 39.20 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मॅरिथॉन एनर-जन एल एल पी. यांच्यावतीने मिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री. द्वारकानाथ के.राव यांच्यावतीने कुलमुखत्यार म्हणून जिनेंद्र दुर्गे वय:-45; पत्ता:- प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड - पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड - पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAUFM8302P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- अमित सहदेव भगत वय:-43; पत्ता:- प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: ध्रुव तारा सीएचएस, ब्लॉक नं: डी.के.टॉवर, सेक्टर-20, रोड नं: ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AIHPB8116F 2): नाव:- आकांशा अमित भगत वय:-41; पत्ता:- प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: ध्रुव तारा सीएचएस, ब्लॉक नं: डी.के.टॉवर, सेक्टर-20, रोड नं: ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BIVPB7784A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/01/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 01/02/2023 |
| (11) अन्क्रमांक, खंड व पृष्ठ | 734/2023 |
| (12) वाजारभावाप्रमाणे मुद्रांक शुल्क | 314700 |
| (13) वाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक वर्ग-२
ठाणे-१

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 24th day of January, 2023

BETWEEN

Marathon Ener-Gen LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (West), Mumbai-400 080, hereinafter referred to as "**the Promoter**" (which expression shall unless it berepugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART**

AND

Mr. Amit Sahadev Bhagat, Mrs. Aakansha Amit Bhagat, having his/her/their address at **C-502, Sector-20, Dhruv Tara CHS, D. K. Tower, Airoli, Navi Mumbai-400708, Maharashtra**, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

The Promoter and the Allottee/s are for the sake of brevity are individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

[Handwritten signatures and dates]

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WHEREAS:

- A. The details pertaining to the title/rights/entitlement of the Promoter to the Larger Land is as follows:
- i. (1) Vishnu Govind Mhatre, (2) Banubai Vishnu Mhatre, (3) Dashrath Vishnu Mhatre (for self and as a natural guardian for Nikita, Viki and Rajat), (4) Parvatibai Dashrath Mhatre, (5) Prakash Vishnu Mhatre (for self and as a natural guardian for Darshna, Payal and Alpita), (6) Kalubai Prakash Mhatre, (7) Prahlad Vishnu Mhatre, (8) Kalpana Prahlad Mhatre, (9) Chandrakant Vishnu Mhatre, (10) Savita Chandrakant Mhatre, (11) Shashikala Vasudev Salvi (before marriage Shashikala Vishnu Mhatre), (12) Pushpa Sharad Patil (before marriage Pushpa Vishnu Mhatre), (13) Muktabai Vishnu Mhatre, (14) Ramesh Vishnu Mhatre (for self and as a natural guardian for Atul and Prem), (15) Anju Ramesh Mhatre, (16) Subhash Vishnu Mhatre (for self and as a natural guardian for Jia), (17) Vidya Subhash Mhatre, (18) Rama Nana Patil (before marriage Rama Vishnu Mhatre), (19) Vandana Dilip Patil (before marriage Vandana Vishnu Mhatre), (20) Shaila Manoj Patil (before marriage Shaila Vishnu Mhatre), (21) Kisan Govind Mhatre, (22) Anandi Kisan Mhatre, (23) Pandhari Kisan Mhatre, (24) Sharidas Kisan Mhatre, (25) Reshma Kisan Mhatre, (26) Nirabai Karsan Mhatre (for self and as a natural guardian for Tejas), (27) Monika Karsan Mhatre, (28) Nitesh Karsan Mhatre, (29) Premabai Kaluram Mhatre, (30) Housabai Gulab Bedekar, (31) Babybai Hanuman Patil, (32) Mamata Tulshiram Mhatre (for self and as a natural guardian for Sarika and Sajan), (33) Navnath Tulshiram Mhatre, (34) Mohini Tulshiram Mhatre, (35) Motiram Bendu Mhatre (on behalf of Rasika, Suraj, Bhavika and Namrata as their natural guardian), (36) Sulochana Motiram Mhatre, (37) Jijabai Govind Bhoir, (38) Hasubai Shantaram Mhatre, (39) Baburao Shantaram Mhatre, (40) Jijabai Baburao Mhatre, (41) Rajesh Baburao Mhatre (for self and as a natural guardian for Kaushik), (42) Ranjana Rajesh Mhatre, (43) Malti Bharat Patil, (44) Rupa Nandkumar Mhatre, (45) Nita Rupesh Fulare, (46) Indrabai Dattu Patil, (47) Manubai Jagan Thakur, (48) Chandrabai Narayan Patil, (49) Sumitra Bhim Patil, (50) Sugandhabai Kishore Tare, (51) Shevantabai Kana Bhoir, (52) Vijay Baburao Mhatre, (53) Vasant Shankar Mhatre, (54) Rajaram Vasant Mhatre, (55) Sunita Rajaram Mhatre, (56) Sundarabai Suresh Mhatre, (57) Ranjana Balaramu Bhagyavant, (58) Sangita Baliram Wayle, (59) Archana Balaram Patil, (60) Tarabai Gopinath Bhoir, (61) Mathura Parshuram Patil, (62) Jaibai Gajanan Alimkar, (63) Kamlabai Kana Mhatre, (64) Barkubai Prabhakar Thakur, (65) Maruti Shankar Mhatre (for self and as a natural guardian for Vikas, Akash and Atish), (66) Gangubai Maruti Mhatre, (67) Satish Vasant Mhatre (for self and as a natural guardian for Mayuresh), (68) Nilam Satish Mhatre, (69) Dwarkabai Ratan Mhatre, (70) Sunil Ratan Mhatre (for self and as a natural guardian for Muskan), (71) Sanam Sunil Mhatre, (72) Anjani Ganesh Patil, (73) Vinod Ratan Mhatre (for self and as a natural guardian for Khushi), (74) Seema Vinod Mhatre, (75) Shripat Shankar Mhatre, (76) Yamuna Shripat Mhatre, (77) Jagdish Shripat Mhatre, (78) Pravin Shripat Mhatre, (79) Deepa Yashwant Mhatre, (80) Kalpana Shripat Mhatre, (81) Monika Shripat Mhatre, (82) Nagubai Narayan Mhatre, (83) Lahu Narayan Mhatre, (84) Gulabbai Lahu Mhatre, (85) Premnath Lahu Mhatre (for self and as a natural guardian for Prema, Vighnesh and Janvi), (86) Savita Premnath Mhatre, (87) Manisha Vinod Patil, (88) Anita Varghese Patil, (89) Devidas Lahu Mhatre, (90) Indubai Gangaram Mhatre, (for self and as a natural guardian for Menka), (91) Soumitra Keshav Mhatre, (92) Vishwas Keshav Mhatre, (93) Kiran Keshav Mhatre, (94) Rupesh Keshav Mhatre, (95) Ramdas Narayan Mhatre (for self and as a natural guardian for Akshay), (96) Ranjana Ramdas Mhatre, (97) Ranjita Ramdas Mhatre, (98) Kajal Ramdas Mhatre, (99) Sitabai Ramchandra Patil, (100) Suman Vasant Pawar, (101) Parvatibai Shivram Patil, (102) Draupadabai Tulshiram Patil, (103) Janabai Pandhari Patil, (104) Budhubai Pandurang Mhatre, (105) Shantabai Waman Mhatre, (106) Manda Balam Mhatre, (107) Kavita Sanjay Mhatre, (108) Chayabai Padmakar Mhatre, (109) Sunil Padmakar Mhatre (for self and as a natural guardian for Shradha, Hinduja and Swayambhu), (110) Reshma Sunil Mhatre, (111) Dinesh Padmakar Mhatre, (112) Rekha Ashok Desle, (113) Jayashri Padmakar Mhatre, (114) Bhaskar Pandurang Mhatre, (115) Kalubai Bhaskar Mhatre, (116) Ranjit Bhaskar Mhatre (for self and as a natural guardian for Nitishri and Jai), (117) Swati Ranjit Mhatre, (118) Arun Bhaskar Mhatre (for self and as a natural guardian for Kirtika) and (119) Rajani Arun Mhatre, (hereinafter referred to as "the Owners") all adult/s, Indian Inhabitant/s of Thane, all residing at Village Desai, Khidakali, Taluka and District-Thane, are the owners of all those pieces and parcels of land bearing Survey No.140, Survey No.142 Hissa No.1, Survey No.142 Hissa No.3, Survey No.220 Hissa No.1B, Survey No.220 Hissa No.2, Survey No.220 Hissa No.5, Survey No.232 and Survey No.141 Hissa No.2, admeasuring about 56,330 square meters in the aggregate situate, lying and being at Village Desai, Taluka-Thane, District-Thane.
- ii. Vide Mutation Entry No.1905 dated 10th October, 2017, Survey No. 140 has Sub-divided into several New Survey Numbers i.e. 140/1, 140/2, 140/3 and 140/4. The new Survey Numbers have been more particularly stated in the **First Schedule** hereunder written. Out of the Larger Land the Survey No.141/3 and 141/4 have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.
- iii. Vide Mutation Entry No.1905 dated 10th October, 2017, Survey No. 141/2 has Sub-divided into several New Survey Numbers i.e. 141/2/A and 141/2/B. The new Survey Numbers have been more particularly stated in the **First Schedule** hereunder written.

Allottee/s : Mr. Amit Sahadev Bhagat

: Mrs. Aakansha Amit Bhagat

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| Address | |
| Notified Email ID | |
| दस्त क्र. | 2022 |
| Address | |
| 32 | १० |
| Notified Email ID | |

C-502, Sector 30, Dhruv Tara CHS, D. K. Tower, Airoli, Navi Mumbai-400708, Maharashtra

amitbhagat_1979@yahoo.com

Marathon Ener Gen LLC

70X Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai-400

080

customer@marathonrealty.com

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

41. Joint Allottees:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

42. Stamp Duty and Registration Charges:

Any one of the clauses stated below will be applicable to the Allottee/s as per fact of the case.

The stamp duty and the registration charges and other incidental charges to this Agreement shall be borne and paid by the Allottee/s. In the event, any liability towards the Stamp Duty arises in future, the Allottee/s shall be liable to bear the same. The Allottee/s shall at his/her/their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof.

OR

The stamp duty upto an amount of Rs. 3,14,700 /- (Rupees Three lakh Fourteen Thousand seven hundred Only) and the Registration of Rs. 30,000 /- (Rupees Thirty Thousand Only) Charges shall be borne and paid by the Promoter and the Allottee/s shall be liable for payment of any amount over and above the above mentioned amount in the event any liability towards the Stamp Duty arises in future. The Allottee/s shall lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof and bear all other incidental charges in respect thereof, if any.

43. Dispute Resolution:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

44. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

Promoter : AAUFM8302P

Allottee/s : AIHPB8116F, BIVPB7784A

45. Governing Law:

This Agreement and the rights and duties of the Parties arising out of this Agreement shall be governed by and construed in accordance with the laws of India and the competent courts of Thane/Mumbai shall have exclusive jurisdiction for all disputes arising under this Agreement.

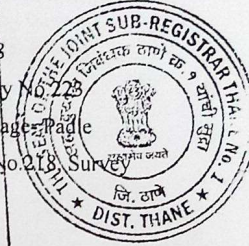
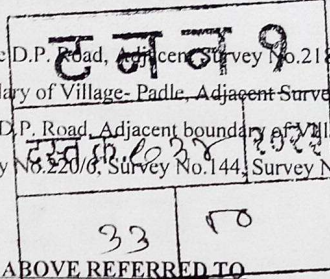
THE FIRST SCHEDULE ABOVE REFERRED TO

(description of the said Larger Land)

All that pieces or parcels of land or ground situated lying and being and within the Registration District-Thane, Village-Desai, Taluka-Thane, District-Thane within the limits of Thane Municipal Corporation as follows:

| Sr. No. | Survey No. | Hissa No. | Area (Sq.mtrs.) |
|--------------|------------|-----------|-----------------|
| A | 140 | 1 | 2770 |
| B | 140 | 2 | 70 |
| C | 141 | 2/A | 4040 |
| D | 141 | 2/B | 280 |
| E | 142 | 1 | 1100 |
| F | 142 | 3 | 14200 |
| G | 220 | 1/A | 21790 |
| H | 220 | 1/D | 40 |
| I | 220 | 2/A | 1450 |
| J | 220 | 5 | 3200 |
| K | 232 | - | 450 |
| Total | | | 49390 |

On or towards the East by : 30.00 M. Wide D.P. Road, Adjacent Survey No.218
 On or towards the West by : Adjacent boundary of Village- Padle, Adjacent Survey No.228
 On or towards the South by : 30.00 M. Wide D.P. Road, Adjacent boundary of Village- Padle
 On or towards the North by : Adjacent Survey No.220/G, Survey No.144, Survey No.218, Survey No.242



THE SECOND SCHEDULE ABOVE REFERRED TO

(description of the said Land)

All that Land admeasuring 710 sq.mts. (approximately), situate at Village - Desai, Taluka - Thane, District - Thane within the limits of Thane Municipal Corporation being the portion of the said Larger Land as mentioned in First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

(description of the said Premises)

All the right, title and interest in the Flat/Premises No. 2103 admeasuring 39.20 square meters RERA carpet area (equivalent to 422.00 sq.ft) on the 21 floor, Wing 'X3-A' in the said Building/Real Estate Project known as "Marathon Nextown Ruby" of the Whole Project known as "Marathon Nextown" being constructed on the said Land described in the Second Schedule hereinabove with exclusive right to use the ONE number of Car Parking/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(description of Amenities of Whole Project)

COMMON AMENITIES

1. Paved Access.
 2. Grand Entrance Lobby with Elevators.
 - *3. Membership to Clubhouse with Swimming Pool.
- * Item 3 is charged as provided in the Agreement.

The common areas and amenities as mentioned in this Schedule for the Whole Project shall be completed on the completion of the Whole Project.

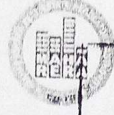
ANNEXURE " 12 "

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT 2022

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 : P51700021189

Project **MARATHON NEXTOWN RUBY** Plot Bearing / CTS / Survey / Final Plot No. 140,1412,1421,1423,2201B,2202,2205,232 at Thane (M Corp.), Thane, Thane, 421201;

1. **Marathon Ener-Gen** having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400080**.

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 **14/06/2019** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date 04-05-2022 17:47:49

Dated: 14/06/2019
Place: Mumbai

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

ANNEXURE "I"

(Premises and Transaction Details)

1. Building Address :

Whole Project known as 'Marathon Nextown' situated at Desai Village, near Saraswati School, Off Kalyan-Shil Road.

2. Said Building/Real Estate Project :

'Marathon Nextown Ruby'

3. Details of the Flat/Premises :

- a. Type of Residential Flat/Premises : 2BHK
 b. Residential Flat/Premises No. : 2103
 c. Floor : 21
 d. Wing : X3-A
 e. Carpet Area As Per RERA : 39.20 Sq.mt. equivalent to 422.00 Sq.ft.
 f. Other Areas exclusive to the said Premises if any :
 i. Deck/ Open Balcony : 2.42 Sq.mt. equivalent to 26.00 Sq.ft.
 ii. Enclosed Balcony : 2.60 Sq.mt. equivalent to 28.00 Sq.ft.
 g. Carpet Area plus Other Exclusive Area : 44.22 Sq.mt. equivalent to 476.00 Sq.ft.

4. Consideration Details :

- a. Sale Consideration for said Premises : Rs.44,94,281.00
Rupees: Forty Four Lakh Ninety Four Thousand Two Hundred Eighty One Only
 b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 4,44,934 (Rupees: Four Lakh Forty Four Thousand Nine Hundred Thirty Four Only).

c. Payment Schedule :

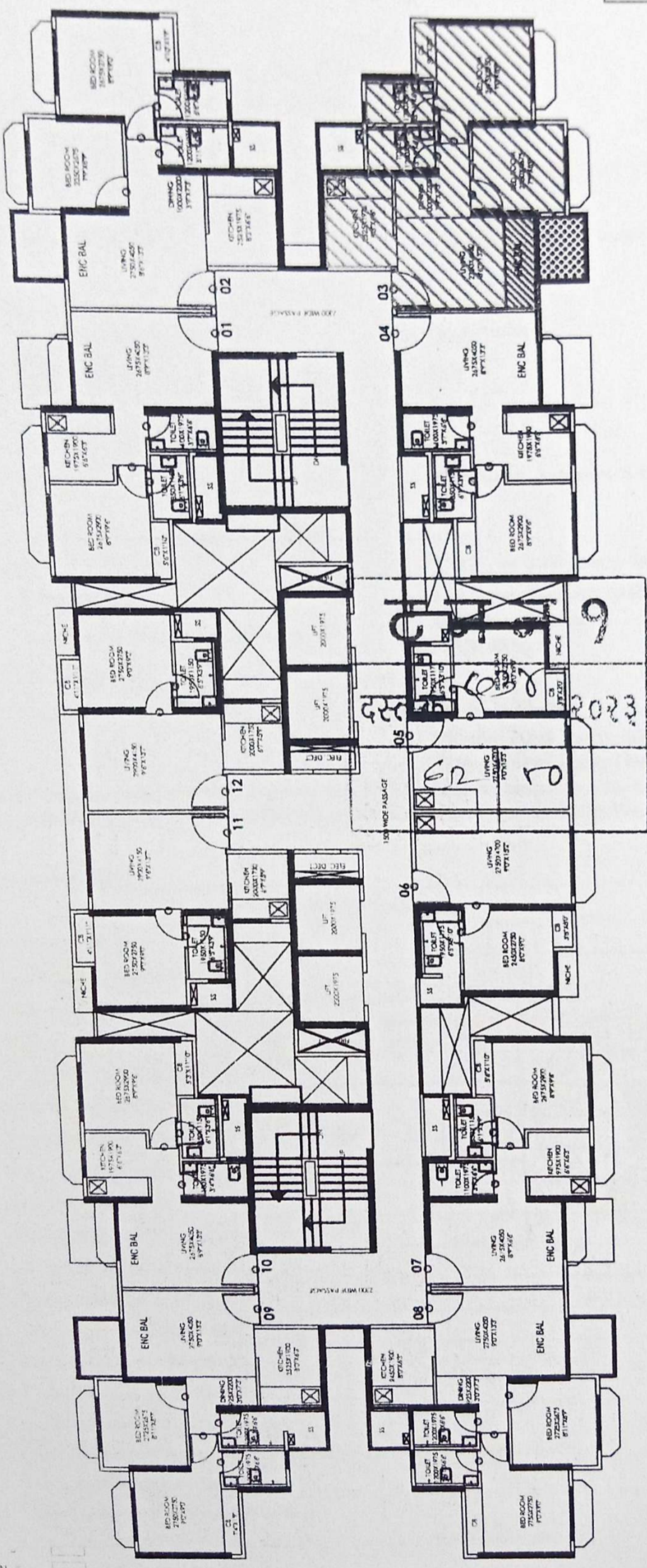
| SR. NO. | MILESTONE NAME | % |
|---------|------------------------------------------------------------------------------|-----|
| 1 | Earnest Money (S) | 9.9 |
| 2 | On execution of Agreement (S) | 15 |
| 3 | On Completion of Foundation (E) | 7.5 |
| 4 | On Completion of Plinth (E) | 7.5 |
| 5 | On Completion of 1st Slab (E) | 3.1 |
| 6 | On Completion of 2nd slab (E) | 2.5 |
| 7 | On Completion of 4th Slab (E) | 2.5 |
| 8 | On Completion of 6th Slab (E) | 2.5 |
| 9 | On Completion of 8th Slab (E) | 2.5 |
| 10 | On Completion of 10th Slab (E) | 2.5 |
| 11 | On completion of 12th floor (E) | 2.5 |
| 12 | On Completion of 14th Slab (E) | 2.5 |
| 13 | On Completion of 16th Slab (E) | 2.5 |
| 14 | On completion of 18th slab (E) | 2.5 |
| 15 | On Completion of 20th Slab (E) | 2.5 |
| 16 | On Completion of Terrece slab (E) | 2 |
| 17 | On Completion of walls, internal plastering of the said premises (E) | 2.5 |
| 18 | On completion of main door (E) | 2.5 |
| 19 | On completion of staircase, lift wells (E) | 2.5 |
| 20 | On completion of lobbies upto floor level & windows of the said premises (E) | 2.5 |
| 21 | On completion of external plumbing (L) | 2.5 |
| 22 | On completion of external painting & elevation (E) | 2.5 |
| 23 | On completion of lifts (E) | 2.5 |

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31/01/2023

ANNEXURE "10"



NOTE:
 Hatched Area - CARPET AREA
 Dotted Area - ENCL. BAL.
 White Area - BALANCE

BLDG. TITLE :- MARATHON NEXTTOWN -RUBY
 FLOOR NO :- 21st FLAT NO. :- 2103



MATRIX
 702, MARATHON MAX
 MULUND-GOREGAON LINK RD.
 MULUND (W)
 CORPORATE OFFICE:- 67728484



Certificate No. 4980

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/COMMENCEMENT CERTIFICATE

Proposed building :- X3 (Wing A) - St + 22 floors, X3 (Wing B) - St + 14 floors,
X4 (Wing A & B) - St + 1 floor, I(EWS/LIG) - Gr/Stilt + 20 floors & F - St + 16 floors

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 4113 / 22 Date of / 07 / 2022

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

Shri Mr. Vishnu Govind Mhatre & Others (Owners) (Owners)

Mr. Mayur Ramniklal Shah & Kaivalya Chetan Shah (Partners of M/s. Marathon ENER - Gen LLP) (P.O.A.H.)

With reference to your application No. 12017 dated 28/2/2022/29/3/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / 142/3, 141/2, 142/1

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in Amended Permission (C.C.) No. TMC/TDD/3095/19 dated 6/6/2019 shall be binding.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ Undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

YP/X3-A/Ruby/2103/NOC

08-Feb-23

To,
State Bank of IndiaThe Assistant General Manager, State Bank of India,
RACPC, Ashok Silk Mills Compound, LBD Road,
Ghatkopar (W), Mumbai-400086

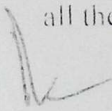
Dear Sir,

Sub: No Objection CertificationWe, **Marathon Ener-Gen LLP** hereby certify that:




1. We have transferable rights to the property described below, which has been allocated by us to **Amit Sahadev Bhagat and Aakansha Amit Bhagat** herein after referred to as "the purchasers" subject to the due and proper performance and compliances of all the terms and conditions of the Registered Agreement Dated **01-Feb-22** Which is duly registered under Document Number **TNN1-734-2023**.

Description of the property:Apartment No: **2103**Wing: **X3-A**Project Name: **Nextown Phase II**Building Name: **Ruby**Address: **Desai Village, Off Kalyan -Shil Road, District Thane – 421204**

2. That the total consideration for this transaction is **Rs. 44,94,281/-** (Rupees **Forty Four Lakh Ninety Four Thousand Two Hundred Eighty One** Only) towards sale document. -
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. We have not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to State Bank of India as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.


MARATHON ENER GEN LLP

Customer Care Department

Marathon Millennium, 4th Floor, LBS Road,
Moti Nagar, Mulund (West), Mumbai - 400 080. /  +91 7677350350 customercare@marathonrealty.com

LLPIN : AAA-6171

WEB: www.marathon.in

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/50042/00118

To,

आकाशा अमित भगत

Aakansha Amit Bhagat

S/O: Amit Bhagat

3-20 Navi Bhagat Chawl Sanjeev Niwas Shivkrupa Nagar

Bhandup East

Mumbai

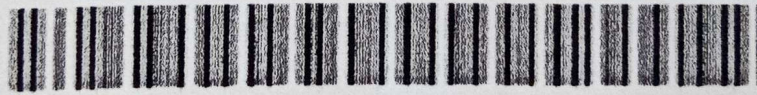
Bhandup East Mumbai Mumbai

Maharashtra 400042

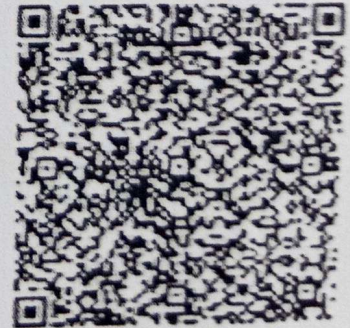
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29/04/2013

Ref: 369 / 23G / 698555 / 699745 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

9540 7645 9321

CONSUMER CIR

CONSUMER: AMIT SAHADEV BHAGAT

MEMBER ID: BS00115012_MUMBCIR39805

MEMBER REFERENCE NUMBER:

TELEPHONE(S):

| TELEPHONE TYPE | TELEPHONE NUMBER |
|----------------|------------------|
| OFFICE PHONE | 02271313386 |
| MOBILE PHONE | 9833628887 |
| HOME PHONE(e) | 797793447 |
| MOBILE PHONE | 9082185732 |

EMAIL CONTACT(S):

EMAIL ADDRESS

AMITBHAGAT_1979@YAHOO.IN

AMITDEEPTBHAGAT2011@GMAIL.COM

AMITBHAGAT_1979@YAHOO.CO.IN

AMITBHAGAT_1979@YAHOO.CO.IN

ADDRESS(ES):

ADDRESS : 3RD FLR BLDG NO 1 GIGAPLEX PLOT NO IT 5 NAVI MUMBAI MAHARASHTRA