

391 17825

Monday, September 04, 2023  
5:27 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 19220

दिनांक: 04/09/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-17825-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुकेश बाबू पुजारी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 88

रु. 30000.00

रु. 1760.00

एकूण:

रु. 31760.00


मूळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:47 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.6641244.328 /-

मोबदला रु.9805500/-

भरलेले मुद्रांक शुल्क : रु. 588400/-

  
सह दु.निबंधक कुर्ला-४

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंढई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923016713707 दिनांक: 04/09/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007264686202324P दिनांक: 04/09/2023

वॅकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला

सूची क्र.2

दुय्यन निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 17825/2023

नोदणी :

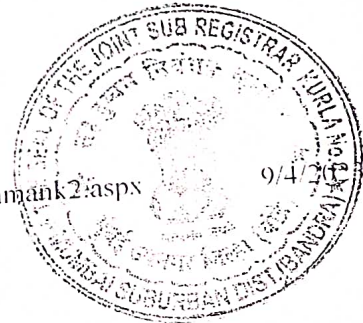
Regn 63m

गावाचे नाव : मुलुंड

|  |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 9805500  |
| (3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 6641244.328  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: सनसेट गार्डन्स, ब्लॉक नं: देवीदयाल गार्डनच्या पाठीमागे, ऑफ देवीदयाल रोड, रोड : डी.सी.दास मार्ग, मुलुंड-पश्चिम, मुंबई-400080, इतर माहिती: सदनिका क्षेत्र 40.32 चौ.मी. कारपेट(रेरा प्रमाणे), 1(एक) कार पाकींग सहीत PUI: TX0405710000000 ( ( C.T.S. Number : 1032 A ; ) )   |
| (5) क्षेत्रफळ  | 1) 40.32 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- युनायटेड एंटरप्रायझेस यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून रोबिन वी मॅथ्यू वय:-25; पत्ता:- प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगाव लिंक रोड मुलुंड-पश्चिम, मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABFU4965H  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:- सुकेश वावू पुजारी वय:-33; पत्ता:- प्लॉट नं: सी-306, माळा नं:-, इमारतीचे नाव: गुलमोहर रेसिडेन्सी, ब्लॉक नं: धर्माधिकारी हॉलच्या जवळ, रोड नं: नांदिवली गाव, डोंबिवली-पूर्व, ठाणे-421201, . . . पिन कोड:-421201 पॅन नं:-BCBPP3650B<br>2): नाव:- मिनल सुकेश पुजारी वय:-34; पत्ता:- प्लॉट नं: सी-306, माळा नं:-, इमारतीचे नाव: गुलमोहर रेसिडेन्सी, ब्लॉक नं: धर्माधिकारी हॉलच्या जवळ, रोड नं: नांदिवली गाव, डोंबिवली-पूर्व, ठाणे-421201, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AKZPT8643H |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 28/08/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 04/09/2023   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 17825/2023   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 588400   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) शेरा  |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

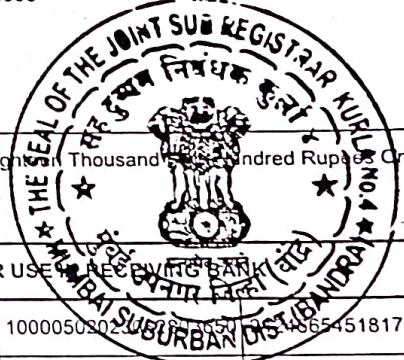
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN  
MTR Form Number-6



|                      |                                   |         |           |                        |   |  |                       |      |
|----------------------|-----------------------------------|---------|-----------|------------------------|---|--|-----------------------|------|
| GRN                  | MH007264686202324P                | BARCODE | [Barcode] |                        | Date  | 28/08/2023-13:43:41                            | Form ID               | 25.2 |
| Department           | Inspector General Of Registration |         |           | Payer Details          |   |  |                       |      |
| Type of Payment      | Stamp Duty<br>Registration Fee    |         |           | TAX ID / TAN (If Any)  |   |  |                       |      |
| Office Name          | KRL4_JT SUB REGISTRAR KURLA NO 4  |         |           | PAN No.(If Applicable) | BCBPP3650B  |  |                       |      |
| Location             | MUMBAI                            |         |           | Full Name              | SUKESH BABU POOJARY AND OTHER                                 |  |                       |      |
| Year                 | 2023-2024 One Time                |         |           | Flat/Block No.         | FLAT NO 602 SUNSET GARDENS DC DAS                             |  |                       |      |
| Account Head Details |                                   |         |           | Amount In Rs.          | Premises/Building   |  |                       |      |
| 030045501            | Stamp Duty                        |         |           | 588400.00              | Road/Street   | VILLAGE MULUND WEST TALUKA KURLA               |                       |      |
| 030063301            | Registration Fee                  |         |           | 30000.00               | Area/Locality   | MULUND करल ४                                   |                       |      |
|                      |                                   |         |           |                        | Town/City/District  | [Handwritten Box: १७८२५ ३० ०४६ ८ ०]            |                       |      |
|                      |                                   |         |           |                        | PIN   | [Handwritten Box: २०२३]                        |                       |      |
|                      |                                   |         |           |                        | Remarks (If Any)  | [Handwritten Box: २०२३]                        |                       |      |
|                      |                                   |         |           |                        | PAN2=AABFU4965H-SecondPartyName=UNITED ENTERPRISES-CA=9805500 |  |                       |      |
| Total                |                                   |         |           | 6,18,400.00            | Amount In Words   | Six Lakh Eight Thousand Four Hundred Rupay Chl |                       |      |
| Payment Details      |                                   |         |           | STATE BANK OF INDIA    | FOR USE OF RECEIVING BANK                                     |  |                       |      |
| Cheque-DD Details    |                                   |         |           | Bank CIN               | Ref. No.  | 1000050202008015571865451817                   |                       |      |
| Cheque/DD No.        |                                   |         |           | Bank Date              | RBI Date  | 28/08/2023-13:44:28                            | Not Verified with RBI |      |
| Name of Bank         |                                   |         |           | Bank-Branch            |   | STATE BANK OF INDIA                            |                       |      |
| Name of Branch       |                                   |         |           | Scroll No. , Date      |   | Not Verified with Scroll                       |                       |      |



Department ID : \_\_\_\_\_ Mobile No. : 9987157325  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Suby Mind*

*[Handwritten signature]*

## AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai, on 28<sup>th</sup> August 2023

### BETWEEN

**M/S. United Enterprises**, a Partnership Firm, duly incorporated and registered under the provisions of the Indian Partnership Act, 1932, 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 be repugnant to the context or meaning thereof, be deemed to mean and include its partners, the survivors or the survivor of them, the heirs, executors and administrators of such last surviving partner) of the **One Part**;

### AND

**Mr. Sukesh Babu Poojary and Ms. Minal Sukesh Poojary**, having his/her/their address at C-306, Gulmohar residency, Nandivali Gaon, Near Dharmadhikari Hall, Dombivli East, Thane - 421201, 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 coparcenary 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 individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

*[Handwritten signature]*

*[Handwritten signature: Sukesh]* *[Handwritten signature: Minal]*

WHEREAS:

करल ४  
 १५८२५  
 २०२३

A. The Promoter is the owner of the land admeasuring 1668.70 sq.mts bearing CTS No.1032/A (carved out and old CTS No.1011(pt) and 1012(pt) bearing Survey No.1000(pt) of Village-Mulund, Taluka Kurla, District of Mumbai Suburban. Out of this entire land, the Promoter is entitled to undertake the construction and development of that piece and parcel of land or ground bearing CTS No.1032A corresponding to Survey No.1000(pt), admeasuring approximately 500.61 sq.mt. lying, being and situate at Village Mulund, Taluka Kurla, District Mumbai Suburban and more particularly described in the **First Schedule** hereunder written and delineated in red colour boundary line on the plan is annexed and marked as **Annexure "2"** hereto, and hereinafter referred to as the **Larger Land"**.

B. The details pertaining to the title/rights/entitlement of the Promoter to the said Larger Land is as follows:

I. By virtue of the Deed of Conveyance dated 8th June, 2005 (executed between the trustees of Bimla Om Charitable Trust through its Trustees 1) Bimladevi Tulsiram Agarwal, 2) Priya Atmaprakash Agarwal and 3) Abha Atmaprakash Agarwal by obtaining the sanction of Charity Commissioner U/s. 36 of Bombay Public Trust Act, 1950 vide Order dated 10th December, 2004 in Application No.J-4/167/2004 and M/s United Enterprises vide which the property more particularly mentioned therein including the said Larger Land conveyed and transferred to M/s United Enterprises.

II. By virtue of Deed of Confirmation dated 7th May, 2011 has entered into between the Trustees of Bimla Om Charitable Trust viz. 1) Bimladevi Tulsiram Agarwal, 2) Priya Atmaprakash Agarwal and 3) Abha Atmaprakash Agarwal and M/s United Enterprises, for confirming the Deed of Conveyance dated 8th June, 2005. The said Deed of Confirmation is registered with the Sub-Registrar at Kurla-2, Mumbai Suburban District, Bandra under Serial No. BDR-7/03507/2011. By the Deed of Conveyance dated 8th June, 2005, read with Deed of Confirmation dated 7th May, 2011, the Promoter is absolutely seized and possessed of and well and sufficiently entitled to the said Larger Land.

C. The Municipal Corporation of Greater Mumbai has issued Development Permission No. Dy.Ch.E./B.P./8071/E.S. dated 13th December, 2021 on the terms and conditions more particularly mentioned therein, in respect of the said Larger Land as per Accommodation Reservation Policy as per Regulation 17(1) of DCPR 2034. The copy of Development Permission is annexed hereto and marked as **Annexure "3"**.

D. The Municipal Corporation of Greater Mumbai has issued Intimation of Disapproval ("IOD") bearing no.P-5877/2020/(1032/A)/TWard/MULUND-W/IOD/1/New dated 12th January, 2022. The copy of IOD is annexed hereto and marked as **Annexure "4"**.

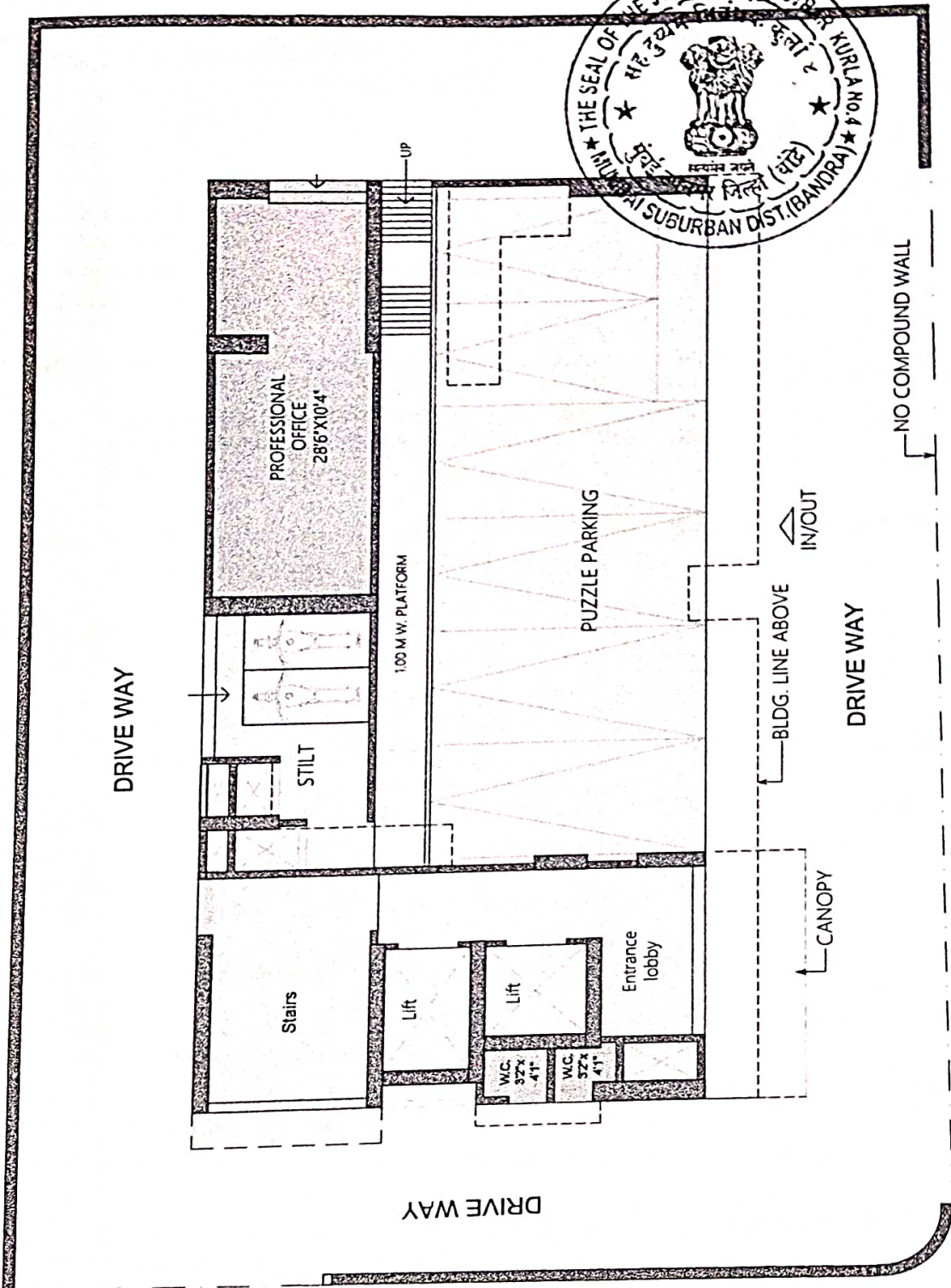
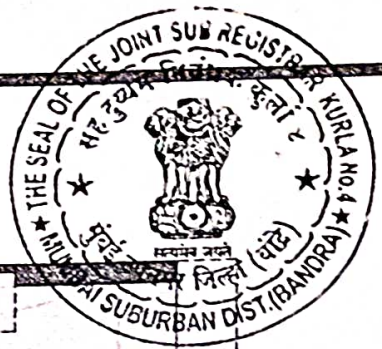
E. The Municipal Corporation of Greater Mumbai has issued Commencement Certificate ("CC") bearing No. P-5877/2020/(1032/A)/T Ward/MULUND-W/CC/1Amend, dated 26th June, 2023 in respect of the said Building subject to terms and conditions stated therein which shall be revised from time to time. A copy of CC is granted/revised from time to time is annexed hereto and marked as **Annexure "5"**.

F. The Building known as '**Sunset Gardens**' ('**the said Building**') is being constructed on land admeasuring 203.68 square meters being the portion of the said Larger Land ('**said Land**') and is more particularly specified in the **Second Schedule** hereunder written. The development of the Building is proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' to be known as '**Sunset Gardens by Marathon**' ('**the said Real Estate Project**') with the Real Estate Regulatory Authority ('**Authority**'), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ('**RERA**') read with the provisions of the 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 ('**RERA Rules**'). The description of the said Building and the Real Estate Project is mentioned in the **Annexure "8"** annexed hereto. The Authority has duly issued the Certificate of Registration No. **P51800047418** ('**RERA Certificate**') for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "11"** hereto. The details of the RERA Certificate is more particularly mentioned in **Annexure "8"** annexed hereto.



*[Handwritten signatures]*  
 Minal

ANNEXURE # 2 करल ४  
 ३०२३



IN  
 OUT

*Minat*

|       |    |    |
|-------|----|----|
| करल ४ |    |    |
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| २०२३  |    |    |

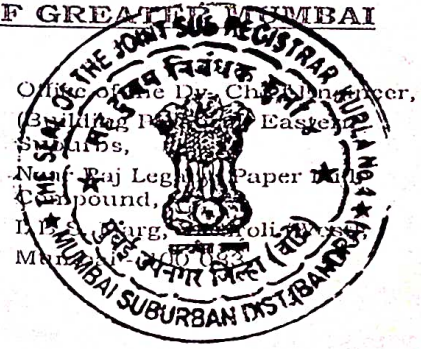
ANNEXURE

**MUNICIPAL CORPORATION OF GREAT MUMBAI**

No. CE/P-5877/BPES/LOT

Dy. Ch. E./B.P./ ~~2021~~ E.S.

13.12.2021



To,  
 Shri. Santosh Dubey of  
 M/s. Matrix Architects,  
 702, Marathon Max, Mulund-Goregaon  
 Link Road, Mulund (W), Mumbai-400080.

**Sub:** Revised Development permission to allow development of reservation of Play ground (ROS 1.4) as buildable reservation under Accommodation Reservation policy as per Reg. 17(1) of DCPR 2034 on plot bearing CTS No. 1032A of Village Mulund, Off Devidayal Road, Mulund (west), Mumbai-in 'T' Ward.

**Ref:** 1) Earlier D.P. Permission u/no. CE/595/BPES/LOT Dtd. 30.05.2018  
 2) Your representation dtd.04.01.2021

Gentlemen,

With reference to your aforesaid letter, by direction, it is to inform you that, your request to Amendment to the development permission to allow development of reservation of Play ground (ROS 1.4) as buildable reservation under Accommodation Reservation policy as per sr no. 15, Table 5 of Reg. 17(1) of DCPR 2034 on plot bearing CTS No. 1032A of Village Mulund, Off Devidayal Road, Mulund (west), Mumbai, was put forth before Hon'ble Municipal Commissioner. By direction, your request has been considered as per the Reg. no. 17 of the sanctioned DCPR 2034 as per approval of Hon. M.C. dated 16.11.2021 subject to following conditions:

1. 70% P.G. area adm. 1168.09 Sq.mt. to be handed over to MCGM free of cost.
2. Balance 30% of P.G. area adm. 500.61 Sq.mt. to be allowed to be developed for user permissible in Residential zone.
3. That all the terms & conditions of conditions of the layout issued CE/595/BPES/LOT dtd. 12.09.2010 shall be complied with.
4. That the development shall be carried out strictly as per the reg. 17 (1) of D.C.P.R 2034.
5. That the amended layout / sub division shall be got approved from E.E. (B.P.) E.S. /Dy. Ch. E. (B.P.) E.S.

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| कारण ४ |    |    |
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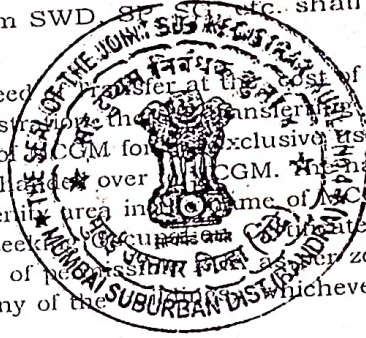


- development and user on the land shall be carried out strictly that the DCPR 2034 and as per the transitional policies issued from time to time.
7. That this Development Permission should not be used as a tool to evict existing tenants/ occupants if any on the land under reference.
- That the necessary stamp duty if applicable shall be paid on the power of attorneys/ development agreement/ conveyance.
9. That the development permission is valid for two years from the date of issue of this letter. However, Dy.Ch.E (B.P.) may for valid reasons extend the time period from time to time.
  10. That the development permission is issued based on the document submitted by the Owner /Architect. If any of the documents is found to be fake/false/fraudulent, this permission shall stand revoked without any further intimation.
  11. That the required Layout open space shall be maintained as per Reg.No. 27 of DCPR 2034, amended till date.
  12. That the boundaries for reservations, road area shall be got demarcated from the office of the Assistant Engineer (Survey) E.S.
  13. That the owner /developer shall carry out Joint Measurement from concern City Survey Officer, to ascertain the area of reservations/road areas affecting plot under reference, to be handed over to MCGM at their own cost.
  14. That the above conditions shall be applicable to the developer of the land and their legal heirs or any persons mentioned in the titles.
  15. CC in respect of the reservation to be handed over to MCGM under AR shall be granted only after handing over of 70% plot of area admeasuring 1168.09Sq.Mt.
  16. That the Owner will be entitled to full permissible FSI of the plot as per Regulation 17(1) of DCPR 2034, without taking into account the area to be handed over to Municipal Corporation, free of cost, as per the Development Control and Promotion Regulations, 2034.
  17. That if the user of reservation is changed in future, after obtaining development permission, further benefits for changed user will not be given under AR policy.
  18. The indemnity bonds indemnifying MCGM from any claim, loss etc. irrespective of any of the property under reference & any court litigation what so ever shall be submitted.
  19. That the Owner/ developer shall submit the registered Undertaking that they will not serve purchase notice for reservation, D.P. road / set-back area of D.P reservation and amenity space in future on plot under reference and will claim benefit only in terms of TDR/FSI only.
  20. That the owner shall submit a Reg. U/T that any dispute /complaints in future, same shall be dealt by owner /developer and MCGM shall not be held responsible.



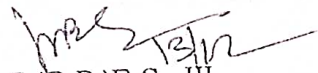
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| 96024 | 30 | LL |
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21. That the Indemnity Bond-cum-Affidavit in respect of SVL under ULC Act shall be submitted on stamp paper of Rs.500/- in the prescribed format.
22. That the remarks for proposed building from SWD, SP, SC etc. shall be obtained and complied with.
23. That Owner will execute separate Agreement / Deed of transfer at the cost of the Owners including costs for stamping and registration for the transfer of the ownership of the 70% reservation plot in favour of MCGM for the exclusive use of the MCGM free of cost and free of encumbrances held over MCGM. The name of MCGM taken in property register card as ancillary area in the name of MCGM, and same shall be submitted by owner before seeking Occupation certificate for any part of the building/buildings beyond 75% of permitted area under zonal basic FSI or granting Occupation certificate to any of the building/buildings whichever is earlier.
24. That the owner/developer shall submit registered undertaking agreeing to all the conditions laid down hereunder.



This development permission is issued with the approval of Dy.Ch.Eng.(B.P.)E.S./Ch.Eng.(D.P.)/Hon'ble M.C. approval u/no. P-5877/2020/(1032A)/T ward/Mulund-W/337/1/New dtd. 16.11.2021.

Acc:- Copy of plan for reference.

  
E.E.(B.P.)E.S.-III

ANNEXURE " 5

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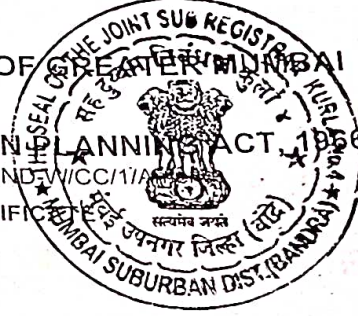
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-5877/2020/(1032/A)/T Ward/MULUND-W/CC/1/Amend

COMMENCEMENT CERTIFICATE



To,  
M/s United Enterprises  
702, Marathon Max, Mulund Gregaon Link Road,  
Mulund (west), Mumbai- 400080.

Sir,  
With reference to your application No. P-5877/2020/(1032/A)/T Ward/MULUND-W/CC/1/Amend Dated. 03 Nov 2020 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 03 Nov 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 1032 C.T.S. No. 1032/A Division / Village / Town Planning Scheme No. MULUND-W situated at Devidayal Road Road / Street in T Ward Ward .

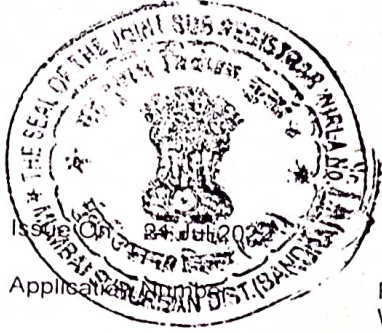
The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Executive Engineer (BP) ES II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 20/7/2023

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Valid Upto : 20 Jul 2023

Application No: P-5877/2020/(1032/A)/T  
Ward/MULUND-W/CC/1/New

Remark :

C.C. up to plinth as per amended approved plans dated 15.03.2022. However all precautionary and safety measures shall be taken at site during monsoon to avoid any untoward incident

Executive Engineer (BP) ES III  
Executive Engineer

Issue On : 26 Jun 2023

Valid Upto : 25 Jun 2024

Application Number :

P-5877/2020/(1032/A)/T  
Ward/MULUND-W/CC/1/Amend

Remark :

C.C. re-endorsement up to plinth as per amended approved plans dated 12.05.2023. (CC is valid upto 20.07.2023)



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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 : P51800047418

Project: **Sunset Gardens by Marathon** , Plot Bearing / CTS / Survey / Final Plot : **400080**, Mumbai Suburban, 400080;

1. **United Enterprise** 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 (l) 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 **27/10/2022** 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date:27-10-2022 15:47:20

Dated: 27/10/2022

Place: Mumbai

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