



CHALLAN  
MTR Form Number-6



GRN	MH011288174202324P	BARCODE	Date 22/11/2023-15:13:40		Form ID	25.2
Department			Payer Details			
Inspector General Of Registration			TAX ID / TAN (If Any)			
Stamp Duty			PAN No.(If Applicable)			
Registration Fee			APFPR3662H			
Office Name			Full Name			
KRL4_JT SUB REGISTRAR KURLA NO 4			SUNIL ASHOK RAORANE AND OTHER			
Location			Flat/Block No.			
MUMBAI			FLAT NO 201 SUNSET GARDENS DC DAS			
Year			Premises/Building			
2023-2024 One Time			MARG. OFF DEVIDAYAL ROAD			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	268900.00	VILLAGE MULUND WEST TALUKA KURLA	MULUND	DISTRICT MUMBAI SUBURBAN	4 0 0 0 8 0
0030063301 Registration Fee	30000.00				
Remarks (If Any)					
PAN2=AABFU4965H-SecondPartyName=UNITED ENTERPRISES-					
Total		Amount In Words	Two Lakh Ninety Eight Thousand Nine Hundred Rupees		
2,98,900.00		Only			

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Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	10000502023112204616	6197997995738
Cheque/DD No.		Bank Date	RBI Date	22/11/2023-15:14:06	
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
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.  
जदद चलान केवल दुर्यम निबंधक कार्यालयाव नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठी लागू नाही.

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07/12/2023

सूची क्र.2

दुपयम निबंधक : सह दु.नि. कुर्ली 4

दस्त क्रमांक : 24268/2023

नोंदणी :

Regn 53m

साकाराचे नाव : मुसुंड

(1) विलेखनाचा प्रकार	कारणनामा
(2) मोबदला	4480798
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्ट्याकार ते नसुट करावे	2819715.36
(4) मूल्यापत्र, पोटहिस्सा व घरक्रमांक (असल्यास)	1) धानिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनांक नं: 201, माळ नं: 2 रा मजला, इमारतीचे नाव: सनटोट गार्डन्स, ब्लॉक नं: टैबीटयान गार्डनच्या पाठीमागे, ऑफ टैबीटयान रोड, रोड : सी.सी. टास मार्ग, मुसुंड-पश्चिम, मुंबई-400080, इतर माहिती: सदनांक क्षेत्र 19.32 चौ.मी. कारपेट (रेस प्रमाणे) PUJ: TX0405710000000 ( ( C.T.S. Number : 1032 A : ) )
(5) क्षेत्रफळ	1) 19.32 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुनाबटेड रंदाप्रायझेस यांच्यावतीने सिनिबर मॅनेजर आणि अधिकृत व्यक्ती द्वाारेकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून दिपक पद्दनायक वय: 38, पत्ता:-प्लॉट नं: 702, माळ नं: 7 रा मजला, इमारतीचे नाव: नैरीयान मॅक्स, ब्लॉक नं: मुसुंड-पश्चिम, रोड नं: मुसुंड गोरगाव तिक रोड मुसुंड-पश्चिम, मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABFU4965H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुनील अशोक रावराणे वय:-44; पत्ता:-प्लॉट नं: कम नं.18, माळ नं:-, इमारतीचे नाव: बिल्डिंग नं. ए-4, नवीन पोलीस लाईन, ब्लॉक नं: अंबाजी धाम मंदिराच्या जवळ, रोड नं: एम.जी.रोड, मुसुंड-पश्चिम, मुंबई-400080, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-APFPR3682H 2): नाव:-राधिका सुनील रावराणे वय:-42; पत्ता:-प्लॉट नं: कम नं.18, माळ नं: -, इमारतीचे नाव: बिल्डिंग नं. ए-4, नवीन पोलीस लाईन, ब्लॉक नं: अंबाजी धाम मंदिराच्या जवळ, रोड नं: एम.जी.रोड, मुसुंड-पश्चिम, मुंबई-400080, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-BFRPS9015Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	07/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	24268/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	268900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





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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 No.: 10372, Kurla, Mumbai, Maharashtra, Suburban, 400080.



- United Enterprise** having its registered office / principal place of business at Tehsil: Kurla, Suburban, Pin: 400080.
- 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 (f) 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
- 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: 27-10-2022 15:47:20

Dated: 27/10/2022

Place: Mumbai

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

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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on 23<sup>rd</sup> November 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. Sunil Ashok Raorane and Ms. Radhika Sunil Raorane**, having his/her/their address at **Building no A-4, Room no 18, New police line, M.G road, Near Ambaji Dham Mandir, Mulund (west), Mumbai - 400080**, 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-parceners 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**".

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Valid Upto : 20 Jul 2023

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)


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

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ANNEXURE - 5

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C-3

**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

39. **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 Real Estate (Regulation and) Act, 2016 and the Rules and Regulations, thereunder.  
 40. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:  
 Promoter : AABFU4965H  
 Allottee/s : Mr. Sunil Ashok Raorane: APFPR3682H and Ms. Rachika Sunil Raorane: BFRPS9015Q



**Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and the competent courts of Thane/Mumbai will have exclusive jurisdiction with respect to matter pertaining to this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
 [Description of the said Larger Land]**

All that pieces and parcel of land total admeasuring approximately 500.61 sq.mtrs. consisting of CTS No.1032A corresponding to Survey No. 1000 lying, being and situate at Village Mulund, Taluka Kurla, District Mumbai Suburban.

- On or towards the East : Marathon Onyx
- On or towards the West : 9m DP Road
- On or towards the North : NEXT School and PG
- On or towards the South : 12m DP Road

**THE SECOND SCHEDULE ABOVE REFERRED TO  
 [Description of the said Land]**

All that Land admeasuring 203.68 sq.mtrs., situate at Village Mulund, Taluka Kurla, District Mumbai Suburban 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 Premises No. 201 admeasuring 19.32 Sq.mts. RERA Carpet Area on the 2 floor, in the Real Estate Project known as "Sunset Gardens by Marathon" in the Building known as "Sunset Gardens" being constructed on the said Land described in the Second Schedule hereinabove with exclusive right to use the Nil number of Car Parking/s.

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
 (Description of Common Areas and Facilities and Amenities of the Building)**

- 1. Staircase
- 2. Entrance Lobby

*[Handwritten signatures]*

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For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to:

1. Architect
2. Collector Mumbai Suburban /Mumbai District.