

RTS PVT. LTD.-II

Link Road,  
Mumbai -400080,  
REGISTRATION NO: MH2001PTC132678  
GSTIN: 27AAGCS9244M1ZP  
9877350360  
Email: customercare@marathonrealty.com  
Website: https://marathon.in

 **MARATHON**

SAC: 995411

Place of Supply-Maharashtra, State Code -27

RERA REG. NO. P52000029838

**DEMAND LETTER / TAX INVOICE**  
By Registered Post/Speed Post AD

Mr. Vikash

Flat No. B 173, Mala Tower, SBI Officer Flats, Lokhandwala,  
Mumbai-400021, Maharashtra, India

Contact No.: +919162343777

Date: Apr 24, 2024

Demand No :	Customer ID : 14193	Building Name : Marathon Nexzone Bodhi
Address : Marathon Nexzone, National Highway 4B, Near Palaspe-phata, Kholke, Panvel-410206		
RERA Project Name: Marathon Nexzone Bodhi-1	Unit No. 207	Wing: S4+S5-B Floor No: 2
Building Name : Marathon Nexzone Bodhi	RERA CA : 431 Sq.ft	Payment Due Dt.: May 09, 2024

Sub: Demand letter / Tax Invoice for milestone On Booking Unit No. 207

Dear Sir / Madam,

The summary of payment due as follow:

Particulars	Amount
Construction Cost	435,946.00
CGST + SGST	21,798.00
Interest Amount	0.00
TDS Amount	0.00
<b>Total Amt. (Without TDS)</b>	<b>457,744.00</b>

Payment Mode :

Offline	Kindly issue Cheque/DD in favour of SRPL Marathon Nexzone BODHI-1 Collection Escrow account		
Note	If you wish to courier cheques, kindly send cheques to the following address : Correspondence Address: 4th floor, Marathon Millennium, LBS Marg, Moti Nagar, Mulund W, 400080		
Online	Bank Name: HDFC Bank	IFSC code: HDFC0000652	Account Type: Current Account No. 57500000676094
Note	If online fund transfers done by RTGS / NEFT, Please email the transaction details on the same day to customercare@marathonrealty.com		

"This is electronically generated letter and does not require signature or stamp"  
Correspondence Address: 4th floor, Marathon Millennium, LBS Marg, Moti Nagar, Mulund W, 400080

Link Road,  
Mumbai -400080,  
USS103MII2001PTC132675  
No. : 27AAGCS9244M1ZP  
No. : 7677350350  
E-mail : customercare@marathonrealty.com  
Website : https://marathon.in

Note	Kindly Pay deduction of Tax (TDS)and submit us Form 26QB & From 16B
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1. We refer to your booking/allotment in respect of the said Premises. We are pleased to inform you that the On Booking the work of your building has been completed and further construction is in progress. In view thereof, installment towards On Booking amounting along with the CGST and SGST as more particularly mentioned below is due and payable by you within a period of 15 days from the date of this letter i.e. on or before May 09, 2024. failing which an interest which shall be at the rate of 2% (two percent) above the Highest Marginal Cost of Lending rate of State Bank of India prevailing on the date on which the amount became due and payable shall be charged from the date each installment falls due till actual realization

2. Please find below the details of the various payments due and payable from you in respect of the said Premises.

Demand Date	Description	Charge Type	Demand Type	Balance Amount Due [A]	Amount Received agst Balance [B]	Balance Payable [A-B]
Apr 24, 2024	On Booking	Basic Construction Cost	Current Due	483,566.00	47,620.00	435,946.00
Apr 24, 2024	On Booking	CGST-CGST 2.5% on Output	Current Due	12,089.00	1,190.00	10,899.00
Apr 24, 2024	On Booking	SGST-SGST 2.5% on Output	Current Due	12,089.00	1,190.00	10,899.00
Total Amount Due ( A ) :				507,744.00	50,000.00	457,744.00
Total of Balance TDS (against which certificate is to be issued) ( B ) :				0	0	0
Amt Payable(Without TDS) ( A - B = C ) :				507,744.00	50,000.00	457,744.00
Interest Due Till Date ( D ) :				0.00	0.00	0.00
Total Amt Due ( C + D ) :				507,744.00	50,000.00	457,744.00

3. Kindly pay the due amount on or before May 09, 2024 failing which interest which shall be at the rate of 2% (two percent) above the Highest Marginal Cost of Lending rate of State Bank of India prevailing on the date on which the amount became due and payable will be charged on all the overdue payment till final realization.

4. We request you to kindly note that :

- a) The payments made by the Purchasers shall be appropriated against any dues including but not limited to the cheque bounce charges in case of dishonour of cheques, TDS, taxes, interest on delayed payment of taxes, outstanding towards consideration, interest on delayed payment of consideration, any other amounts (under any head) outstanding, due and payable in respect of the said apartment under this Agreement. Kindly note that we shall be charging CGST at 9% and SGST at 9% as applicable with effect from 01st July, 2017 instead and in place of Service Tax.
- b) As per section 194IA of Income Tax Act 1961, 1% TDS is to be deducted and paid by customer for all payments made w.e.f 1.06.2013 on agreement value of Rs. 50 lakhs and above. Provide 26QB and 16B forms to the office within 7 days after making payment. For making online payments visit <https://www.incometax.gov.in/iec/foportal> Please note that our PAN No is AAGCS9244M
- c) Please mention Name and the Unit details behind the Cheque.
- d) if Fund transfers done by RTGS / NEFT, Please email the transaction details on the same day to customercare@marathonrealty.com
- e) Payment may please be made by MICR Cheques / Bank Draft. Outstation or NON MICR cheques will not be accepted.
- f) In case you have made payment of all the above amounts, please disregard this Intimation. If you seek any clarification, please call us on any working day on 7677350350 or e-mail us on customercare@marathonrealty.com

**"This is electronically generated letter and does not require signature or stamp"**  
Correspondence Address: 4th floor, Marathon Millennium, LBS Marg, Moti Nagar, Mulund W, 400080

ts Pvt. Ltd.-II

 MARATHON

on Max,  
Goregaon Link Road,  
Mumbai (W), Mumbai-400 080  
Tel: 74773 50350

Email : [customercare@marathonrealty.com](mailto:customercare@marathonrealty.com)  
Website : [www.marathonrealty.com](http://www.marathonrealty.com)  
CIN No.: U55103MH2001PTC132675  
GST No.:27AAGCS9244M1ZP

RECEIPT

Sys.No: 178592

Receipt No : 11084

Date : Apr 09, 2024

Cust.A/c No.:14193

Mr., Vikash

Flat No. B 173, Mala Tower, SBI Officer Flats, Lokhandwala,  
Mumbai-400021

Ph.No.: +919162343777

RECEIVED with thanks a sum of Rs.50,000.00/- (Rupees: Fifty Thousand only ) by Cheque/DD/TDS.: 000228 / Direct Remittance dated Apr 09, 2024 drawn on STATE BANK OF INDIA against Flat/Shop No.: 207 on Floor 2 in Building Marathon Nexzone Bodhi , Project know as Marathon Nexzone Bodhi-1 , Whole Project know as Marathon Nexzone

For Sanvo Resorts Pvt. Ltd.-II



*\*Receipt Validity subject to realisation of above mentioned instruments.*

**\*\*This is electronically generated Receipt and does not require signature and stamp\*\***



**AGREEMENT**

THIS AGREEMENT is made at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BETWEEN**

**SANVO RESORTS PRIVATE LIMITED**, a Private Limited Company registered under the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013 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 be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART**

**AND**

**Mr. Vikash** , having his/her/their address at **Flat No. B 173, Mala Tower, SBI Officer Flats, Lokhandwala, Mumbai-400021, 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-parcenary 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**".



**WHEREAS:**

A. The Promoter is the Lessee/Developer of and is seized and possessed of and otherwise well and sufficiently entitled to undertake the construction and development of all those pieces and parcels of land or ground admeasuring approximately 1,06,920 square meters lying, being and situate at Village Kolkhe Peth, Taluka Panvel in the District of Raigad and more particularly described in the **First Schedule** hereunder written and delineated by red colour boundary line on the Sanctioned Layout Plan annexed and marked as **Annexure "6"** hereto, and hereinafter referred to as ("**the Larger Land**"). However, as per the recently published plan the abovementioned plot/s fall within the recently published plan by City and Industrial Development Corporation of Maharashtra, Navi Mumbai Airport Influence Notified Area ("**CIDCO NAINA**").

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

(1) Mr. Dinesh Manilal Shah, (2) Ms. Bindu Dinesh Shah, (3) Mr. Praful Manilal Shah and (4) Ms. Falguni Praful Shah [hereinafter collectively referred to as the "**Owners**"] purchased and acquired their respective right, title, interest and became entitled to the said Larger Land by and under the following documents being:

I. **New Gut No. 5/1/D/1 admeasuring about 5623 square meters ("First Land") and 5/1/D/2 admeasuring about 3787 square meters ("Second Land").**

[Old Survey No. 94/1D admeasuring 9410 square meters, Convert into Gut No. 94/1D/1 admeasuring about 5623 square meters and 94/1d/2 admeasuring about 3787 square meters.]

a. By and under a Sale Deed dated 21<sup>st</sup> July, 2006 executed between Rajarani Deshraj Soni therein referred to as the Vendor of the one part and Bindu Dinesh Shah therein referred to as the Purchaser of the other part and said Sale Deed, registered with the office of the Sub-Registrar of Assurances, Panvel under Serial No. PVL3/5344/2006, Rajarani Deshraj Soni has sold the First Land and Second Land to Bindu Dinesh Shah. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2238.

b. It appears that, Old Survey No. 94/1D admeasuring 9410 square meters, Convert and Split into two Gut i.e. Gut No.94/1D/1 admeasuring about 5623 square meters and Gut No.94/1D/2 admeasuring about 3787 square meters. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2879.

c. It appears that, vide letter dated 10<sup>th</sup> December 2020, bearing reference No. Prashasan/Ka. Ta 8/Va. M. Ga. R/ Kolkhe peth/2020. The Tahasildar Panvel, has communicated to the Talathi Kolkhe, about the sub-division of village into two Revenue Villages, land bearing Gut No.94/1D/1 admeasuring about 5623 square meters and Gut No. 94/1D/2 admeasuring about 3787 square meters, is now situate in new Revenue Village Known as Kolkhe Peth and New Gut Nos. were assigned, bearing New Gut No.5/1/D/1 admeasuring about 5623 square meters ("**First Land**") and 5/1/D/2 admeasuring about 3787 square meters ("**Second Land**"). The 7/12 Extract mutates this fact, vide Mutation Entry No. 2916.

II. **New Gut No. 6/1/2/1 admeasuring about 12126 square meters ("Third Land"), 6/1/2/2 admeasuring about 19761 square meters ("Fourth Land") and 6/1/2/3 admeasuring about 2673 square meters ("Fifth Land").**

[Old Survey No. 95/1 admeasuring 34560 square meters, convert/split into Gut No. 95/1/2/1 admeasuring about 12126 square meter, Gut No. 95/1/2/2 admeasuring about 19761 square meter and Gut No.95/1/2/3 admeasuring about 2673 square meter].

a. By and under a Sale Deed dated 1<sup>st</sup> June 2006 executed between M/s. Dhariwal Development through its partners Ismail Ebrahim Dhariwal, Badruddin Ebrahim Dhariwal, Yahyabhai Ebrahim Dhariwal and Mohsin Ebrahim Dhariwal thereon referred to as the Vendors of the one part and Dinesh Manilal Shah and Praful Manilal Shah therein referred to as the Purchasers of the other part and said Sale Deed is registered with the office of the Sub-Registrar of Assurances, Panvel, under Serial No. PVL3/4101/2006. M/s. Dhariwal Development, has sold the portion of the Land (admeasuring 14560 square meters) to Dinesh Manilal Shah and Praful Manilal Shah. The 7/12 extract mutates this fact, vide Mutation Entry No. 2240.

b. By and under a Sale Deed dated 23<sup>rd</sup> June 2006 executed between Aishwarya Financial Services Private Limited, therein referred to as the Vendor of the one part and Dinesh Manilal Shah and



c. It appears that, Old Survey No. 95/3A admeasuring 16630 square meters and Old Survey No. 95/3B admeasuring 8000 square meters, are merged and split in Gut No. 95/3/2/1 admeasuring about 24121 square meters and Gut No. 95/3/2/2 admeasuring about 509 square meters. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2879.

d. It appears that, vide letter dated 10<sup>th</sup> December 2020, bearing reference No. Prashasan/Ka. Ta 8/Va. M. Ga.R/Kolkhe peth/2020. The Tahasildar Parvel, has communicated to the Talathi Kolkhe, about the sub-division of village into two Revenue Villages, land bearing Gut No. 95/3/2/1 admeasuring about 24121 square meters and Gut No. 95/3/2/2 admeasuring about 509 square meters, is now situate in new Revenue Village Known as Kolkhe Peth and New Gut No. were assigned, bearing Gut No. 6/3/2/1 admeasuring about 24121 square meters ("Seventh Land") and Gut No. 6/3/2/2 admeasuring about 509 square meters ("Eighth Land"). The 7/12 Extract mutates this fact vide Mutation Entry No. 2916.

V. Gut No. 6/4 admeasuring about 5560 square meters ("Ninth Land").

[Old Survey No. 95 Hissa No.4 admeasuring 5560 square meters, convert into Gut No.95 Hissa No.4 admeasuring 5560 square meters].

a. By and under a Sale Deed dated. 1<sup>st</sup> June, 2006 executed between M/s. Dhariwal Development therein referred to as the Vendors of the one part and Mr. Dinesh Shah and Mr. Praful Shah therein referred to as the Purchasers of the other part and registered with the office of the Sub Registrar of Assurances, Parvel under Serial No. PVL3/4098/2006, M/s. Dhariwal Development has sold the said Ninth Land and other more particularly mentioned therein to Mr. Dinesh Shah and Mr. Praful Shah in the manner as stated therein. The same is also mutated on the 7/12 extract, vide Mutation Entry No. 2239.

b. It appears that, Old Survey No. 95 Hissa No.4 admeasuring 5560 square meters, convert into Gut No. 95 Hissa No.4 admeasuring 5560 square meters. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2879.

c. It appears that, vide letter dated 10<sup>th</sup> December 2020, bearing reference No. Prashasan/Ka. Ta 8/Va. M. Ga. R/ Kolkhe peth/2020. The Tahasildar Parvel, has communicated to the Talathi Kolkhe, about the sub-division of village into two Revenue Villages, land bearing Gut No 95/2/2 admeasuring about 3660 square meters, is now situate in new Revenue Village Known as Kolkhe Peth and New Gut No. were assigned, bearing Gut No. 6/4 admeasuring about 5560 square meters ("Ninth Land"). The 7/12 Extract mutates this fact vide Mutation Entry No. 2916.

VI. Gut No. 7/1 admeasuring about 919 square meters ("Tenth Land") and Gut No. 7/2 admeasuring about 8741 square meters ("Eleventh Land").

[Old Survey No. 96, admeasuring about 9660 square meters, convert and split into Gut No. 96/1 admeasuring about 919 square meters and Gut No. 96/2 admeasuring about 8741 square meters].

a. By and under a Sale Deed dated 1<sup>st</sup> June, 2006 executed between Ismail Ebrahim Dhariwal, Badruddin Ebrahim Dhariwal, Yahyabhai Ebrahim Dhariwal and Mohsin Ebrahim Dhariwal therein referred to as the Vendors of the one part and Dinesh Manilal Shah and Praful Manilal Shah therein referred to as the Purchasers of the other part and said Sale Deed registered with the office of the Sub-Registrar of Assurances at Parvel under Serial No. PVL3/4102/2006, the Vendors have sold the said Tenth and Eleventh Land to Mr. Dinesh Shah and Mr. Praful Shah in manner as stated therein. The same is mutated in the 7/12 Extract vide Mutation Entry No. 2241.

b. It appears that, Old Survey No. 96, admeasuring about 9660 square meters, convert and split into Gut No. 96/1 admeasuring about 919 square meters and Gut No. 96/2 admeasuring about 8741 square meters. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2879.

c. It appears that, vide letter dated 10<sup>th</sup> December 2020, bearing reference No. Prashasan/Ka. Ta 8/Va. M. Ga. R/ Kolkhe peth/2020. The Tahasildar Parvel, has communicated to the Talathi Kolkhe, about the sub-division of village into two Revenue Villages, land bearing Gut No. 96/1 admeasuring about 919 square meters and Gut No. 96/2 admeasuring about 8741 square meters, is now situate in new Revenue Village Known as Kolkhe Peth and New Gut No. were assigned bearing, Gut No. 7/1 admeasuring about 919 square meters ("Tenth Land") and Gut No.7/2 admeasuring about 8741 square meters ("Eleventh Land"). The 7/12 Extract mutates this fact vide Mutation Entry No.



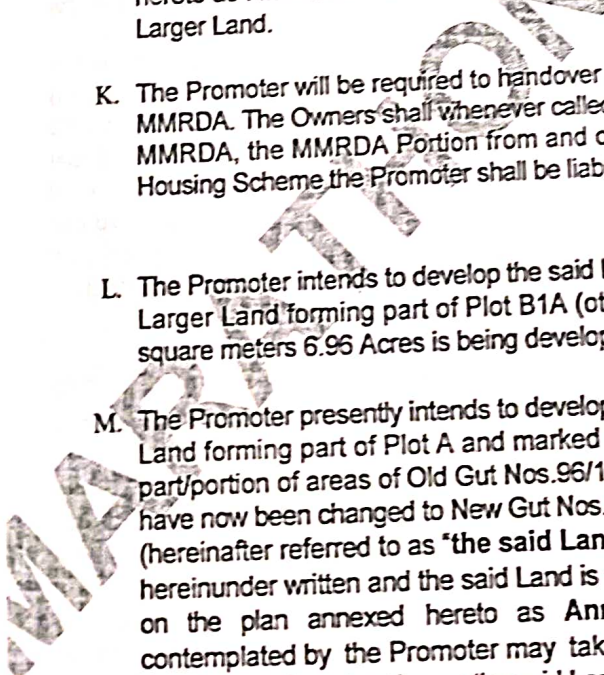
- No. 97/1
- Ibrahim Dhanwal therein referred to as the Registrar of Assurances of the said Twelfth Land No. 2237.
- a. By and under a Sale Deed dated 13<sup>th</sup> July 2006 executed between Ismail Ebrahim Dhanwal therein referred to as the Vendor of the one part and Falguri Praful Shah therein referred to as the Purchaser of the other part and said Sale Deed is registered with the office of the Sub Registrar of Assurances, Panvel under Serial No. FVL1/5625/2006. Ismail Ebrahim Dhanwal has sold the said Land to Falguri Praful Shah. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2237.
  - b. By and under a Sale Deed dated 14<sup>th</sup> July 2006 executed between Ebrahim Ismail Dhanwal therein referred to as the Vendor of the one part and Falguri Praful Shah therein referred to as the Purchaser of the other part and registered with the office of the Sub Registrar of Assurances, Panvel, under Serial No. FVL1/5635/2006. Ebrahim Ismail Dhanwal has sold the Land to Falguri Praful Shah. The 7/12 Extract mutates this fact vide Mutation Entry No. 2235.
  - c. By and under a Sale Deed dated 1<sup>st</sup> June, 2006 executed between M/s. Dhanwal Development therein referred to as the Vendors of the one part and Mr. Dinesh Shah and Mr. Praful Shah therein referred to as the Purchasers of the other part and said Sale Deed is registered with the office of the Sub Registrar of Assurances, Panvel, under Serial No. FVL3/4098/2006. M/s. Dhanwal Development has sold the Land to Mr. Dinesh Shah and Mr. Praful Shah in the manner stated therein. The same is mutated on the 7/12 extract vide Mutation Entry no. 2239.
  - d. By and under a Sale Deed dated 17<sup>th</sup> July, 2006 executed between Puranchand Katuram Rajput therein referred to as the Vendor of the one part and Falguri Praful Shah therein referred to as the Purchaser of the other part and registered with the office of the Sub Registrar of Assurances, Panvel under Serial No. FVL1/5653/2006. Puranchand Katuram Rajput has sold the Land to Falguri Praful Shah. The 7/12 Extract mutates this fact vide Mutation Entry No. 2236.
  - e. It appears that, Old Survey No. 98/6A/1 admeasuring 6380 square meters, Old Survey No. 98/6A/2 admeasuring 2460 square meters, Survey No. 98/6B admeasuring 610 square meters, Old Survey No. 98/6C admeasuring 700 square meters, Old Survey No. 98/6D admeasuring 3000 Square meters, merged and split with Gut No. 98/6/2/1 admeasuring about 2072 square meters and Gut No. 98/6/2/2 admeasuring about 11678 Square meter. The 7/12 Extract mutates this fact, vide Mutation Entry No. 2879.
  - f. It appears that, vide letter dated 10<sup>th</sup> December 2020, bearing reference No. Prashasan/Ka. Ta. S/Va. M. Ga. R/ Kolkhe peth/2020. The Tahasildar Panvel, has communicated to the Talaftri Kolkhe, about the sub-division of village into two Revenue Villages, land bearing Gut No. 98/6/2/1 admeasuring about 2072 square meters and Gut No. 98/6/2/2 admeasuring about 11678 square meter, is now situate in new Revenue Village Known as Kolkhe Peth and New Gut No. were assigned bearing, Gut No. 9/6/2/1 admeasuring about 2072 square meters ("Fifteenth Land") and Gut No. 9/6/2/2 admeasuring about 11678 square meters ("Sixteenth Land"). The 7/12 Extract mutates this fact vide Mutation Entry No. 2916.
  - g. By and under an Indenture of Lease dated 28<sup>th</sup> September, 2006 executed between the Owners of the one part and the Promoter, therein referred to as Lessee of the other part and registered with the office of the Sub-Registrar of Assurance under Serial No.6914 of 2006 ("the First Lease"), the Owners have demised unto the Promoter the said Larger Land being all that piece and parcel of non agricultural land admeasuring 1,06,920 square meters situate at Village Kolkhe, Taluka Panvel, Dist. Raigad in the manner and on the terms and conditions as stated therein.
  - h. By and under an Indenture of Modification dated 3<sup>rd</sup> October, 2006 executed between the Owners and the Promoter and registered with the office of the Sub-Registrar of Assurance under Serial No.7012 of 2006 ("the Modification of the First Lease"), the Owners and the Promoter have modified the terms and conditions of the First Lease in the manner as stated therein. The First Lease and the Modification of the First Lease are hereinafter collectively referred to as "the said Lease".
  - i. By and under an Indenture of Lease dated 20<sup>th</sup> April, 2011 executed between the Owners and the Promoter and registered with the office of the Sub-Registrar of Assurance under Serial No.5560 of 2011 ("the New Lease"), the Owners and the Promoter have modified the terms and conditions of the said Lease in the manner as stated therein. Some of the terms of the said New Lease are as follows:-
    - i. Plot A admeasuring 5.80 Acres equivalent to 23457.01 sq.mts. or thereabouts, comprising of Survey Nos.95/3A(pt), 95/4(pt), 96, 97/1, 97/2, 98/6A1(pt), 98/6A2, 98/6B and 98/6C(pt) and marked in Blue colour on the Plan annexed and marked as Annexure "6" [hereinafter referred to



or portion of inter-alia the said Larger Land with the structure constructed thereon to the prospective buyer/s of the Premises in the manner as more particularly set out therein.

- H. In view of the aforesaid, the Promoter is absolutely entitled to construct premises in the new building/buildings to be constructed on the said Larger Land and to demise and transfer such constructed premises with proportionate lease hold rights in land underneath and/or create Sub-Lease or Sub-Lessees and/or License and/or Monthly Tenancies in respect to the premises and buildings to be constructed by the Promoter and receive, accept and appropriate to the Promoter the consideration thereof and give full and effectual discharge for the payments received and to execute and register the necessary deeds, documents, receipts and writings in this regard in favour of the Allottee.
- I. The Promoter had submitted a proposal for the development of Rental Housing Scheme ("Scheme") on the said Larger Land. By and under the letter dated 23<sup>rd</sup> March, 2010, Mumbai Metropolitan Regional Development Authority (MMRDA) has granted Location Clearance in respect of the said Larger Land on the terms and conditions more particularly mentioned therein including that the Rental Housing Component shall be developed on minimum 25% i.e. 26,730 sq.mt of total plot area of the said Larger Land totally admeasuring 1,06,920 sq.mt and the same is to be conveyed in the name of MMRDA, free of cost. Further about 5346 rental housing units of minimum 160 sq.ft. carpet area shall be constructed by Promoter and handed over free of cost to MMRDA. MMRDA shall not receive land less than 25% of the total proposed land with 1 FSJ of total proposed land as per GR or any modification thereto.
- J. By and under letter dated 19<sup>th</sup> April, 2010 addressed by MMRDA to M/s. Sarvo Resorts Pvt. Ltd., MMRDA has also approved the location of rental housing component alongwith prescribed access of 18 mtrs. within the plot area proposed for rental housing scheme subject to the conditions as more particularly set out therein. By and under the Plan No. MASHA/L.N.A.1(B)/P.K.59/2010 sanctioned by the Collector of Raigad dated 07<sup>th</sup> October, 2011 the MMRDA rental housing is proposed on only a portion of the said Larger Land admeasuring an area of 26,730 square meters forming part of Survey Nos. 94/1D (part), 95/1(part), 95/3A (part) and 95/3B(part) (hereinafter referred to as the "MMRDA Portion") and as more particularly set out in the Second Schedule herein underwritten and more particularly delineated in Magenta colour on the plan which is annexed hereto as Annexure "6" and the sale buildings are proposed on the balance portion of the said Larger Land.
- K. The Promoter will be required to handover the MMRDA portion out of the said Larger Land to the MMRDA. The Owners shall whenever called upon by the Promoter, convey on freehold basis to the MMRDA, the MMRDA Portion from and out of the said Larger Land. Further, under the Rental Housing Scheme the Promoter shall be liable to handover the required units free of cost to MMRDA.
- L. The Promoter intends to develop the said Larger Land in phase-wise manner. A portion of the said Larger Land forming part of Plot B1A (other than the MMRDA Portion) admeasuring 28182.30 square meters 6.96 Acres is being developed as Phase-1 ("Phase-1 Property").
- M. The Promoter presently intends to develop the Phase-2 Property being a portion of the said Larger Land forming part of Plot A and marked as A1 admeasuring 9408 square meters comprising of part/portion of areas of Old Gut Nos. 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1 and 98/6/2/2 which have now been changed to New Gut Nos. 7/1, 7/2, 8/1, 8/2/1, 8/2/2, 9/6/2/1 and 9/6/2/2 respectively (hereinafter referred to as "the said Land") and more particularly set out in the Third Schedule hereinunder written and the said Land is more particularly marked and delineated with Blue colour on the plan annexed hereto as Annexure "6". The aforesaid phase-wise development contemplated by the Promoter may take about 15 to 20 years or more to complete the entire development/construction on the said Larger Land.
- N. The Promoter also intends to subsequently develop the balance portion of the said Larger Land not forming part of the said Land as a common layout in a phase-wise manner.
- O. The Collector of Raigad has granted permissions dated 20/10/2012 bearing reference No.MASHA/L.N.A.1(B)/ P.K.173/2011 for the development of Sale Building being the portion of said Larger Land, in the following manner.

ts, comprising of  
 (pt), 98/6C(pt) and  
 cure "6" (hereinafter  
 ts, comprising of Survey Nos.  
 6C(pt) and 98/6D and marked  
 ed to as "Plot B1":  
 82.30 sq.mts. comprising of  
 5/4(pt), 98/6A1(pt), 98/6C(pt)  
 s annexed and marked as





Building No.	Particulars				
	Building Name	Zodiac	Zenith	Altis	
S1	Wing	A	B	C	D
	Building Name	Atria	Atlas	Aura	-
S2	Wing	A	B	C	-
	Building Name	Triton	Antilia	Vega	Ion
S3	Wing	A	B	C	D
	Building Name				

### Phase-2

Building No.	Particulars				
	Building Name	Aster	Bodhi	Cedar	Daffodil
S4+ S5	Wing	A	B	C	D
	Building Name				

A copy of the said permission is annexed hereto as **Annexure "10"**. Details of revised Approvals/Permissions, Development Permission/Commencement Certificate are disclosed in **Annexure "9"** hereto. The copies of Development Permission/Commencement Certificate are annexed hereto as **Annexure "9A"** (Colly).

The Allottee is aware that, a single building may comprise of more than one Real Estate Project the details whereof are available on the RERA Website.

P. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land, Building or Wing or any part thereof in favour of the Society. The vesting of the said land, building or wing or any part thereof in favour of the Society/Apex Body shall be in accordance with the provisions 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 ("MAHA RERA Rules"). It is specifically clarified that the rights over Premises not demised/transferred and unallotted car parks shall be exclusively with the developer/promoter even after any land/ building/wing or any part thereof has been vested in favor of the society/apex body and the same shall be governed by provisions of RERA and MAHA RERA Rules.

Q. Copy of the Title Certificate dated 29<sup>th</sup> October, 2021 and further Addendum/s to Title Certificate issued by Adv. Prasanna Tare certifying the right/ entitlement of the Promoter is annexed hereto and marked as **Annexure "12"** ["Title Certificate"].

R. By and under Agreement dated 7<sup>th</sup> July, 2011 executed between GAIL (India) Limited, (a government of India undertaking who is owning, operating and maintaining Panvel-Uran Gas pipelines and hydrocarbon pipelines), therein referred to as the Licensor of the One Part and the Company (who is to develop township surrounding the above pipelines) therein referred to as the Licensee of the Other Part, it is agreed by the Company not to erect any permanent structure such as building, wall, cables, plantation (other than grass, shrubs, hedges, trees) pond, water tank, on the Right of User as marked in the plan attached therein and the minimum distance of any dwelling building will be maintained from the pipeline and in the manner as more particularly set out therein. The Promoter will comply with the terms of this Agreement.

S. The Allottee enters into this Agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.

T. The details of mortgage or lien or charge on portion of the Larger Land are mentioned in **Annexure "13"** is annexed hereto.



D	AVIOR
E	AcruX

- U. The Promoter is entitled to construct buildings on the Larger Land in accordance with the Recitals hereinabove.
- V. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.
- W. The development of a building known as 'Marathon Nexzone Bodhi' ("said Building") and the development of part of the tower/wing of a building known as 'Marathon Nexzone Bodhi' which is a phase of the Whole Project (as defined below) and has been registered as a 'Real Estate Project' known as 'Marathon Nexzone Bodhi-1' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the RERA and read with the provisions of "MAHA RERA Rules". The description of the said Building and the Real Estate Project is mentioned in the Annexure "5" is annexed hereto. The Authority has duly issued the Certificate of Registration No.P52000029858 ("RERA Certificate") for the Real Estate Project. The details of the RERA Certificate is more particularly mentioned in Annexure "5" hereto. A copy of the RERA Certificate is annexed and marked as Annexure "8" hereto.
- X. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land of the Buildings/wings, in the layout of the said Land in phase wise manner as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations. The Sanctioned Layout Plan is annexed hereto as Annexure "6".
- Y. The Promoter has also informed the Allottee and the Allottee is aware that the Promoter is proposing to construct more upper floors of the various building/s, resulting in an overall height of 33 habitable floors (excluding car parking floors) or more floors of the building/s and/or as per the full potential available. The details of the sanctioned and proposed number of floors of the said Building are as more particularly specified in the Annexure "5" annexed hereto.
- Z. The Allottee is informed and is aware that the said Land forms part of the said Larger Land, the common areas and amenities may be enjoyed by the Allottee of other buildings/real estate projects registered or proposed to be registered in future constructed/to be constructed on the said Larger Land and also buildings to be constructed from time to time by the Promoter on the said Land.
- AA. The Allottee has, prior to the date hereof, examined the copies of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the MAHA RERA Rules and has understood the documents and information in all respects.
- BB. The principal and material aspects of the development of the Real Estate Project is more particularly specified in the Annexure "5" ("Whole Project and Real Estate Project Details"). Other details about the Real Estate Project are briefly stated below:-
- The Promoter has informed to the Allottee(s) that 33 habitable floors or more floors and/or as per the full potential available, excluding car parking floors are proposed to be constructed on the said Building, subject to Promoter getting requisite FSI and Approval to construct the total number of floors proposed. The Allottee(s) is aware that if the Promoter does not obtain the required FSI or approval, then the number of floors proposed to be constructed on the said Building will be lower than the proposed floors. The Allottee(s) has/have agreed to acquire the said Premises considering the number of floors of the said Building being anywhere between the sanctioned floor of the said Building to 33<sup>rd</sup> Floor or above and thus the last habitable floor of the said Building can be sanctioned floor of the said Building or anywhere above sanctioned floor of the said Building. The Allottee(s) has/have made informed decision to acquire the said Premises considering the said Building having minimum floor or maximum floor.
- ii. The Real Estate Project shall comprise of flats/premises consisting of apartments, flat/s, duplexes, penthouses, shops and offices.



iii. The details of the Sanctioned and Proposed FSI for the development, particularly specified in the Annexure "5". The additional FSI, could be utilized by the Promoter on account of the increased FSI in the locality or Floor Space Index available by paying premium for additional Floor Space Index becoming available on account of a change in the DC Regulations or revised/New DC Regulations or which additional FSI shall be made available to the development.

iv. The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the Sixth Schedule hereunder written ("said Building Amenities").

v. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s and shared between all residents of Nexzone Project (Phase 1, Phase 2 and Phase 3) are listed in the Fifth Schedule hereunder written ("Whole Project Amenities"). The common areas and amenities for the Whole Project shall be completed at the time when the Real Estate Project namely 'Marathon Nexzone Aster-2' is completed.

vi. The common areas, facilities and amenities in Phase 2 of the Whole Project, that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The common areas and amenities for the Phase 2 of the Whole Project shall be completed at the time when Real Estate Project namely 'Marathon Nexzone Aster-2' is completed.

vii. The Allottee is aware and informed that the Promoter is proposing to develop the said Larger Land in a phase-wise manner and the Allottee is also aware and informed that the Promoter may propose some amendments in the said sanctioned plans, layout plans and the building plans in respect of the said Land and/or the Larger Land. The Allottee has perused and/or been provided with copies of sanctioned plans for the development of the said Land and the Larger Land. The Promoter, at his option, may decide to subsequently or simultaneously develop the other parcels of lands forming part of the larger layout or the Whole Project and/or to amalgamate/further sub-divide inter-alia the said Land with the other portion of the said Larger Land which may result in the amendments and/or revisions and/or modification of the sanctioned plans and the Building Plans and/or the re-location of the recreations and amenities without affecting the location, area or dimension of the said Premises. However, the aggregate recreational space admeasuring for the Whole Project shall remain unchanged.

viii. The Promoter proposes to develop the said Larger Land in phases and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee has examined the layout and the extent of land held by the Promoter as per the New Lease and has confirmed that any amendment to the layout of the said Land or the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee individually or jointly with others.

ix. The Promoter shall be entitled to put hoarding/boards of their Brand Name Marathon Nexzone, Marathon Realty, Marathon Group or any other third party brand associated with the Promoter or the Whole Project in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Buildings/Real Estate Project and on the facade, terrace, compound wall or other part of the Buildings/Real Estate Project as may be developed from time to time without being liable to pay any fees/charges/costs to the Society/Apex Body or any organization that may be formed. The Promoter shall also be entitled to place, select and decide hoarding/board sites.

xi. The details of formation of the Society, and, conformation to the Real Estate Project, are more particularly specified in the above details along with the logo.

xii. The above details along with the logo.



It is expressly agreed that the Promoter shall be entitled to put a boarding or give on lease site for pager station, cell base station and telecom towers, solar panels on said Land/larger land or on the Buildings or any part thereof including the terrace and the said boardings may be illuminated or comprising neon sign and for that purpose Promoter is fully authorized to allow temporary or permanent erection or installation either on the exterior of the Building as the case may be without being liable to pay any fees/charges cost in this respect to the Society/Apex Body or the final organization that may be formed and the Allottee agrees not to object or dispute the same. The Promoter shall be entitled to install its logo in one or more places in or upon the Building and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

xi. The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in this Agreement.

xii. The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.maharashtra.gov.in/>

CC. The principal and material aspects of the development of the Larger Land ("Whole Project") as disclosed by the Promoter are briefly stated below-

i. The Whole Project is known as 'Marathon Nozzone'. The area of the Larger Land to be developed in a phase-wise manner as more particularly specified in the Annexure "5" ("Whole Project and Real Estate Project Details").

ii. Besides the Phase(s) which are registered under RERA as declared above the Promoter shall from time to time be registering balance development potential on the Larger Land as per the Proposed Layout Plan annexed hereto or modified as per approvals received from government authority as Annexure "7" as multiple phases, under RERA with the RERA Authority.

iii. It is agreed by the Allottee that no consent of Allottee(s) shall be required for constructing Building(s), Upper Floors on the Building(s) and/or Wing(s) which can utilize the full FSI proposed to be utilized on the said Larger Land as the same is fully disclosed in this Agreement.

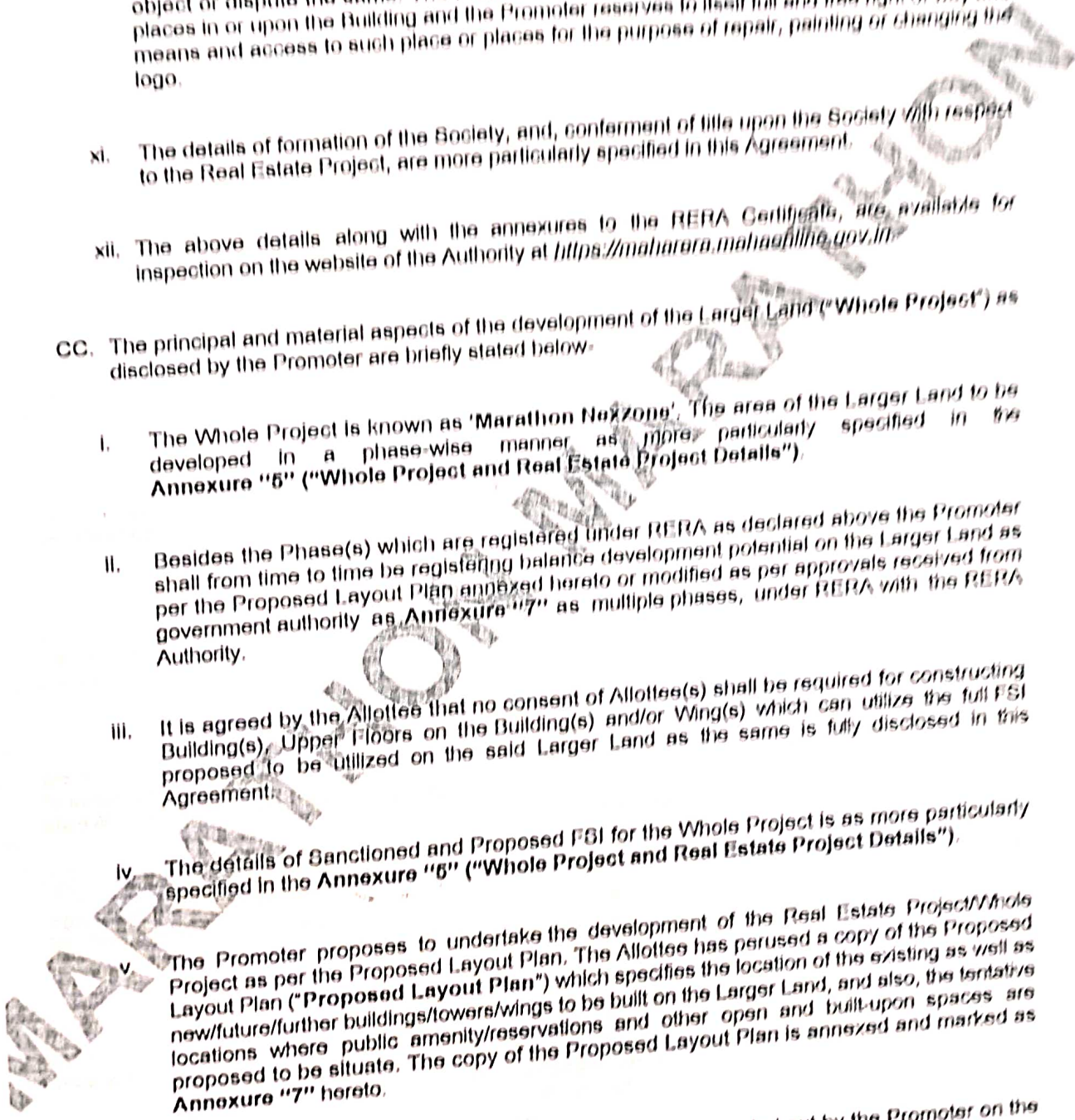
iv. The details of Sanctioned and Proposed FSI for the Whole Project is as more particularly specified in the Annexure "5" ("Whole Project and Real Estate Project Details").

v. The Promoter proposes to undertake the development of the Real Estate Project/Whole Project as per the Proposed Layout Plan. The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout Plan") which specifies the location of the existing as well as new/future/further buildings/towers/wings to be built on the Larger Land, and also, the tentative locations where public amenity/reservations and other open and built-upon spaces are proposed to be situate. The copy of the Proposed Layout Plan is annexed and marked as Annexure "7" hereto.

vi. The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land in accordance with applicable law as amended from time to time is as mentioned in this Agreement.

vii. The Promoter shall be entitled to confer title of particular building/tower/ wing or part of a wing or defined number of floors in a building/tower/Real Estate Project to such Society/Other Societies, as mentioned in this Agreement.

Real Estate  
Over and above  
in the Floor  
of price to  
of acquisition of land  
amalgamation of land  
of other provisions









The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Allottee alone. In the event, any liability towards the Stamp Duty arises in future, the Allottee's shall be liable to bear the same.

47. **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.

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

Promoter : AAGCS9244M  
Allottee/s : ADQPV1507L,

49. **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 Panvel/Mumbai shall have exclusive jurisdiction for all disputes arising under this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL that piece or parcel of Non-agricultural land or grounds situated lying and being Village-Kolkhe Peth, Tal. Panvel, Dist. Raigad within the limits of Panvel Municipal Council, Panvel as follows:

Sr. No.	Old Survey No.	Old Gut No.	New Gut No.	Area Square Meter	Land
1	94/1d	94/1d/1	5/1/D/1	5623	First Land
		94/1d/2	5/1/D/2	3787	Second Land
2	95/1	95/1/2/1	6/1/2/1	12126	Third Land
		95/1/2/2	6/1/2/2	19761	Forth Land
		95/1/2/3	6/1/2/3	2673	Fifth Land
3	95/2	95/2/2	6/2/2	3660	Sixth Land
4	95/3A and 95/3B	95/3/2/1	6/3/2/1	24121	Seventh Land
		95/3/2/2	6/3/2/2	509	Eighth Land
5	95/4	95/4	6/4	5560	Ninth Land
6	96	96/1	7/1	919	Tenth Land
		96/2	7/2	8741	Eleventh Land
7	97/1	97/1	8/1	2000	Twelfth Land
8	97/2	97/2/1	8/2/1	3028	Thirteenth Land
		97/2/2	8/2/2	662	Fourteen land
9	98/6A/1, 98/6A/2, 98/6B, 98/6C And 98/6D	98/6/2/1	9/6/2/1	2072	Fifteenth Land
		98/6/2/2	9/6/2/2	11678	Sixteenth Land
			<b>Total</b>	<b>106920.00 Sq.mt. equivalent to 26.43 Acres</b>	

BOUNDED ON FOUR SIDES AS FOLLOWS:

EAST : Gut No.94/1 Boundary  
WEST : Nalla  
SOUTH : Nalla  
NORTH : Mumbai -Uran National Highway (N.H.4B)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(Description of the MMRDA Portion)

ALL that piece or parcel of Non-agricultural land or grounds situated in Village-Kolkhe Peth, Tal. Panvel, Dist. Raigad within the limits of Panvel Municipal Council bearing; (i) Old Survey No. 94/1D(pt), Old Gut Nos.94/1D/1(pt) & 94/1D/2(pt) Nos.5/1/D/1(pt) and 5/1/D/2(pt) respectively, (ii) Old Survey No.95/1(pt), Old Gut Nos.95/1/2/2(pt) & 95/1/2/3(pt), New Gut Nos.6/1/2/1(pt), 6/1/2/2(pt) & 6/1/2/3(pt) respectively, Survey No.95/3A(pt) and 95/3B(pt), Old Gut Nos.95/3/2/1(pt) & 95/3/2/2(pt), New Nos.6/3/2/1(pt) & 6/3/2/2(pt) respectively, admeasuring about 6.61 Acres equivalent to 26,173 square meters.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the said Land)

ALL that piece or parcel of Non-agricultural land or grounds situated lying and being Village-Kolkhe Peth, Taluka Panvel, District-Raigad within the limits of Panvel Municipal Council, Panvel being portion of the Old Gut Nos. 96/1 & 96/2, New Gut Nos. 7/1 & 7/2 respectively, Old Gut No.97/1, New Gut No.8/1, Old Gut Nos.97/2/1 & 97/2/2, New Gut Nos. 8/2/1 & 8/2/2 respectively, Old Gut Nos.98/6/2/1 & 98/6/2/2, New Gut Nos.9/6/2/1 & 9/6/2/2 respectively, total admeasuring 9408 square meters approximately.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Description of the said Premises)

All the right, title and interest in the Premises/Flat No. 207 admeasuring 40.04 square meters RERA carpet area (i.e. 431.00 Sq.ft.) on the 2 floor of Sale Building No. S4+S5 in 'B' Wing in the Real Estate Project known as "Marathon Nexzone Bodhi-1" in the building known as "Marathon Nexzone Bodhi" of the said Whole Project known as "Marathon Nexzone".

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Description of Amenities of Whole Project)

**COMMON AMENITIES**

1. Paved Access.
2. Recreation space with Jogging Track, Play Park equipments and Concrete Paving all around the building.
3. Grand Entrance Lobby with High Speed Elevators.
4. Membership to Club House (optional) with Health Club, Indoor Sport Facility, Swimming Pool on Phase 1 Podium, Gymnasium to be shared with Real Estate Projects in all the Phases 1, 2 and 3 and/or any other future phases of the Larger Land. The Allottee/s shall be entitled to access the Club House only on payment of Club House Membership Charges and Club House usage charges as communicated to them at the time of sale of premises.
5. Compound walls and Security gates shall be provided.

\*Item 4 is charged as provided in the Agreement.

The common areas and amenities as mentioned in this Schedule for the Whole Project shall be completed at the time when the Real Estate Project namely 'Marathon Nexzone Aster -2' in the Whole Project is completed.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
(Description of Common Amenities of the said Building)

SIGNED, SEALED AND DELIVERED

by the withinnamed "Promoter"

Sanyo Resorts Private Limited

Area  
Facility as per local norms  
trail  
common areas and amenities as mentioned in completed on completion of the said Building.  
WITNESS WHEREOF parties hereinabove named have Agreement in the presence of attesting witness, signing as at



ERRED TO  
tion)  
rounds situated lying and being  
Municipal Council,  
New Gut

1. Staircase/s
2. Entrance Lobby
3. High Speed Lifts
4. Fire Fighting Facility as per local norms
5. Kids Play Area
6. Walking trail

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED )

by the withinnamed "Promoter" )

Sanvo Resorts Private Limited )

By the hand of its Authorized Signatory )

in the presence of ....

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

SIGNED AND DELIVERED )

by the withinnamed "Allottees" )

Mr. Vikash )

in the presence of .... )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

MARATHON MARATHON MARATHON



**ANNEXURE "2"**  
(Premises and Transaction Details)

1. **Whole Project :**  
Whole Project known as 'Marathon Nexzone' situate at National Highway 4B- JNPT Expressway, Near Palaspho Phata, Panvel, Navi Mumbai, India.

2. **Real Estate Project :**

- a. Name : Marathon Nexzone Bodhi-1  
b. Building Name : Marathon Nexzone Bodhi

3. **Details of the Premises :**

- a. Type of Residential Flat/Premises : 1 BHK  
b. Residential Flat/Premises No. : 207  
c. Floor : 2  
d. Wing : S4+S5-B  
e. Carpet Area As Per MOFA (Inclusive of enclosed balcony) : 40.47 Sq.mt. ( 435.62 Sq.ft)  
i. Open Balcony/Terrace Area : 3.13 Sq.mt. ( 33.69 Sq.ft)  
Total MOFA Carpet Area + Open Balcony/Terrace Area : 43.60 Sq.mt. equivalent to 469.31 Sq.ft.  
f. Carpet Area As Per RERA (Exclusive of enclosed balcony) : 40.04 Sq.mt. ( 431.00 Sq.ft)  
g. Other Areas exclusive to the said Premises if any :  
i. Enclosed Balcony Area : 3.26 Sq.mt. ( 35.09 Sq.ft)  
ii. Open Balcony/Terrace Area : 3.13 Sq.mt. ( 33.69 Sq.ft)  
Total RERA Carpet Area +Enclosed Balcony+Open Balcony/Terrace Area : 46.43 Sq.mt. equivalent to 499.78 Sq.ft.

4. Number of Car Parking/s : ONE

5. **Consideration Details :**

- a. Consideration for said Premises : Rs.48,84,507.00  
Rupees: Forty Eight Lakh Eighty Four Thousand Five Hundred Seven Only  
b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 47,620.00/- (Rupees: Forty Seven Thousand Six Hundred Twenty Only)  
c. **Payment Schedule :**

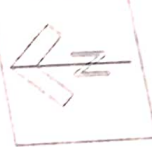
SR. NO.	MILESTONE NAME	%
1	On Booking	9.90
2	After registration	15.10
3	On or after initiation of 20th Slab	25.00
4	On Completion of electrical/D&W/painting of Apartment	45.00
5	On Possession	5.00
	<b>TOTAL</b>	<b>100%</b>

Note: For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.

- d. Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertake to make the payment of the entire balance Sale Consideration amount / all the balance payment mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demurr

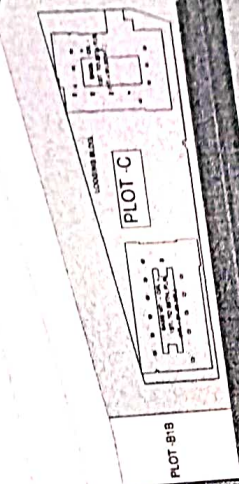


ANNEXURE "6"



SEWER C

50' 0" E.C.

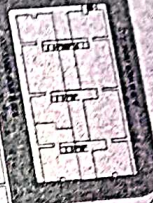


PLOT C

PLOT B1B



PLOT B2

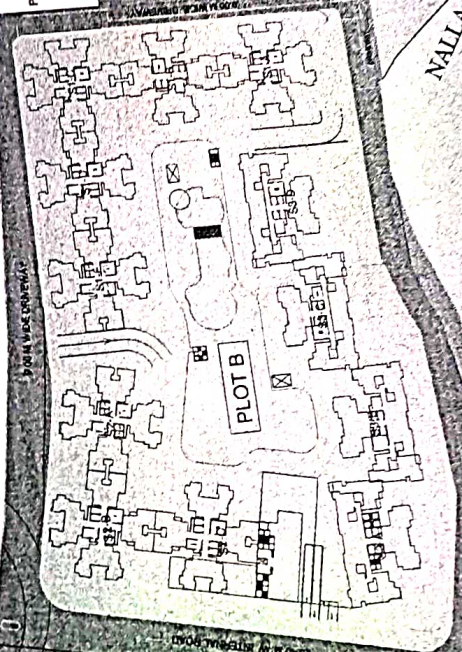


NALLA

NATIONAL HIGHWAY NH-4B

1:100.00 MET. L.V.

SERVICE ROAD 12.00 M.W.

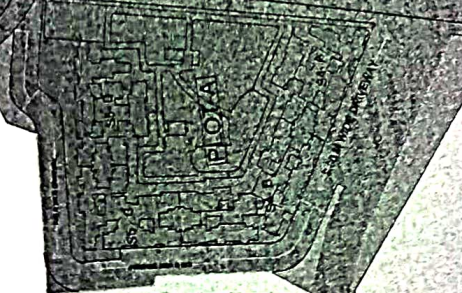


PLOT B

NALLA

TO J.N.P.T

MAIN ENTRANCE



PLOT A1

ADJACENT LAND

FUTURE DEVELOPMENT

NALLA

PROJECT TITLE :- MARATHON NEXZONE



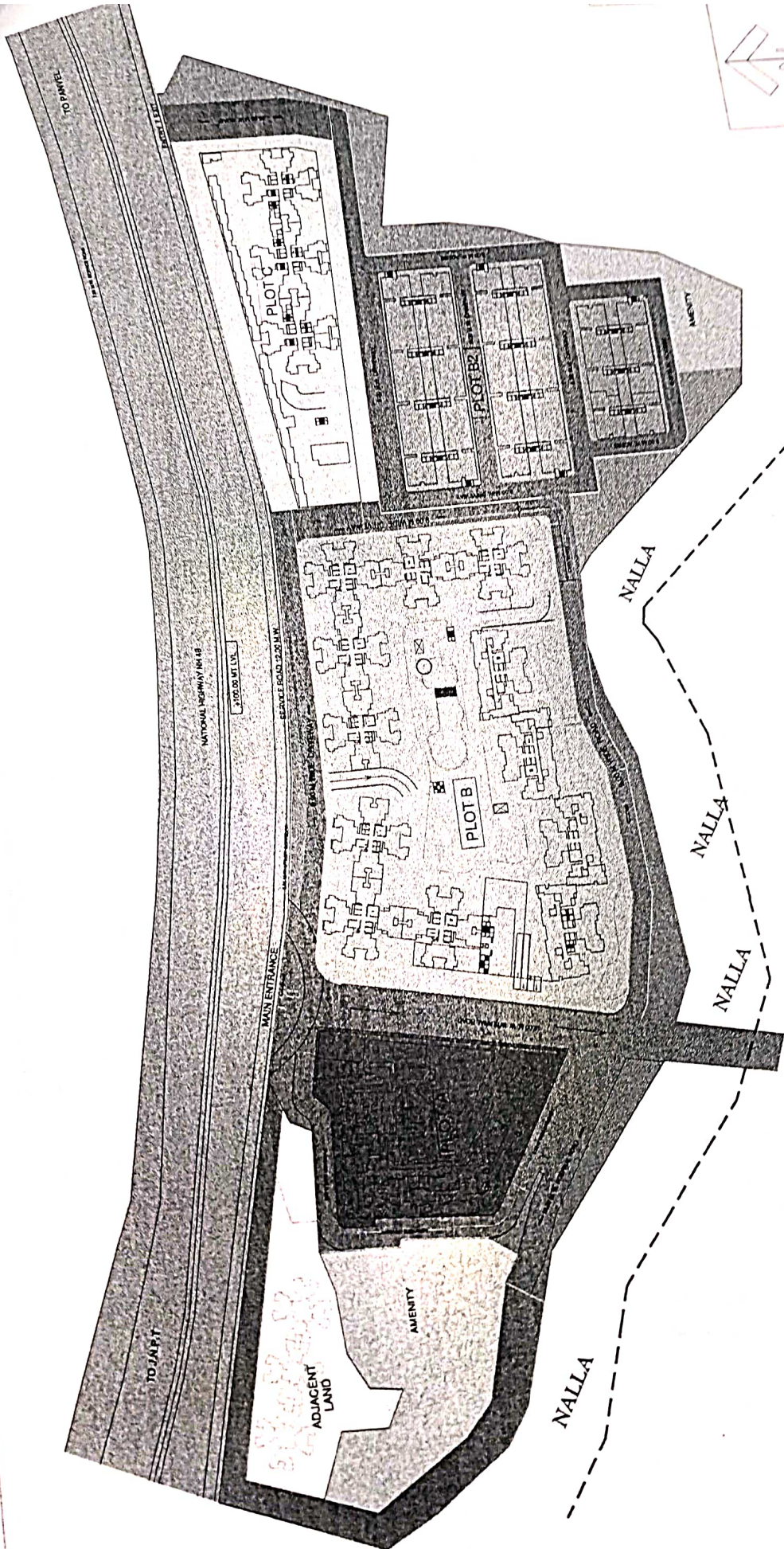
**MARATHON**

Redefining Real Estate. Redefining infrastructure.

**MATRIX**

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









# 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 :  
P52000029858

Project: **MARATHON NEXZONE BODHI - 1**, Plot Bearing / CTS / Survey / Final Plot No.: 95/1 96/2 97/1 97/2/1 97/2/2  
98/6/2/1 98/6/2/2 at Kolkhe, Panvel, Raigarh, 410206;

1. Sanvo Resorts Pvt. Ltd. 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 08/07/2021 and ending with 30/06/2026 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-07-2021 17:50:35

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

Dated: 08/07/2021  
Place: Mumbai