

73/1307

पावती

Original/Duplicate

Monday, February 27, 2023

नोंदणी क्र. :39म

12:13 PM

Regn.:39M

पावती क्र.: 2181 दिनांक: 27/02/2023

गावाचे नाव: देसाई

दस्तऐवजाचा अनुक्रमांक: टनन1-1307-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संगीता अमोल पाटिल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:29 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

सह, दुय्यम निबंधक वर्ग-२

ठाणे-१

वाजार मूल्य: रु.2210164.845 /-

मोवदला रु.3962226/-

भरलेले मुद्रांक शुल्क : रु. 277400/-

1) देयकाचा प्रकार: DHC रकम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2502202301809 दिनांक: 27/02/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015516161202223E दिनांक: 27/02/2023

वैकेचे नाव व पत्ता:

PLFYz

2/27/2023



27/02/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 1307/2023

नोंदणी :

Regn:63m

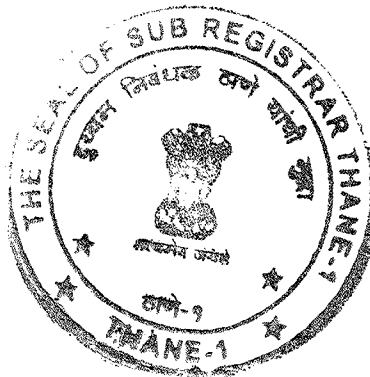
गावाचे नाव : देसाई

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3962226
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2210164.845
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 609, माळा नं: 6 वा मजला, इमारतीचे नाव: X3,ए-विंग,मॅरिथॉन नेक्सटाऊन रुबी, ब्लॉक नं: मॅरिथॉन नेक्सटाऊन,ऑफ कल्याण शिळ फाटा, रोड : मौजे -देसाई,ता. व. जि. ठाणे, इतर माहिती: सदनिका क्षेत्र 39.11 चौ.मी. कारपेट,(म्हणजेच 421.00 चौ. फुट),व इनक्लोज्ड बाल्कनी क्षेत्र 4.65 चौ.मी.(50.00 चौ. फुट),(रेरा प्रमाणे)((एकूण रैरा कारपेट क्षेत्र व बाल्कनी क्षेत्र सोबत 43.76 चौ.मी.(471.00 चौ.फुट)((Survey Number : सर्वे नं. 140/1,140/2,141/2/A, 141/2/B ,142/1,142/3,220/1A, 220/1D, 220/2/A, 220/5, 232, ;))
(5) क्षेत्रफळ	1) 39.11 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 असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅरिथॉन एनर-जन एल एल पी. यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री. द्वारकानाथ के.राव यांच्यावतीने कुलमुखत्यार म्हणून जिनेंद्र दुर्गे वय:-45; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड - पश्चिम, रोड नं: मुलुंड गोरिगांव लिंक रोड, मुलुंड - पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAUFM8302P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-संगीता अमोल पाटिल वय:-42; पत्ता:-प्लॉट नं: जी/1, माळा नं: -, इमारतीचे नाव: बालाजी दर्शन विल्डिंग, ब्लॉक नं: गोपीनाथ चौक, रोड नं: डोंबिवली-पश्चिम,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AXCPR4045H 2): नाव:-अमोल शालिकराव पाटिल वय:-39; पत्ता:-प्लॉट नं: जी/1, माळा नं: -, इमारतीचे नाव: बालाजी दर्शन विल्डिंग, ब्लॉक नं: गोपीनाथ चौक, रोड नं: डोंबिवली-पश्चिम,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BRXPP6147G
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1307/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	277400
(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.



सह. दुय्यम निबंधक वर्ग-२
ठाणे-१

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGITA AMOL PATIL AND OTHER	eChallan	69103332023021714719	MH015516161202223E	277400.00	SD	0007934642202223	27/02/2023
2		DHC		2502202301809	1600	RF	2502202301809D	27/02/2023
3	SANGITA AMOL PATIL AND OTHER	eChallan		MH015516161202223E	30000	RF	0007934642202223	27/02/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

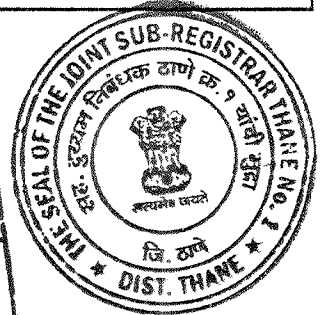
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230227281	27 February 2023,09:53:36 AM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	लासुका : ठाणे				
उप मूल्य विभाग	31/113-20अ) देसाई गावातील मिळकती (उर्वरीत) सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#140		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7400	46900	46800	55300	46800	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	43.021 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	अहे	मजला -	5th to 10th Floor		
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.49245/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((49245-7400) * (100 / 100)) + 7400) = Rs.49245/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 49245 * 43.021 = Rs.2118569.145/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	4.65 चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 4.65 * (49245 * 40/100) = Rs.91595.7/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2118569.145 + 0 + 0 + 0 + 0 + 91595.7 + 0 + 0 + 0 + 0 =Rs.2210165/- = ₹ बावीस लाख दहा हजार एक शें पासठ /-				

Home Print

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दस्त क्र १३०६ २०२३

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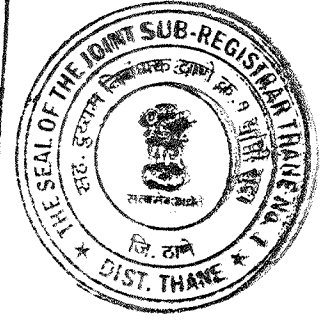



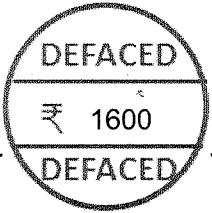
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2502202301809	Date 25/02/2023
Received from Marathon Ener-Gen LLP, Mobile number 9930970136, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Thane 1 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 25/02/2023
Bank CIN 10004152023022501677	REF No. IGAPETGVC3
This is computer generated receipt, hence no signature is required.	

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दस्त क्र. 7306	2023
2	10



ट न न १	
दस्त क्र 306	2023
3	50



 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 2502202301809	Receipt Date 27/02/2023
Received from Marathon Ener-Gen LLP, Mobile number 9930970136, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 1307 dated 27/02/2023 at the Sub Registrar office S.R. Thane 1 of the District Thane.	
	
Payment Details	
Bank Name SBIN	Payment Date 25/02/2023
Bank CIN 10004152023022501677	REF No. IGAPETGVC3
Deface No 2502202301809D	Deface Date 27/02/2023
This is computer generated receipt, hence no signature is required.	

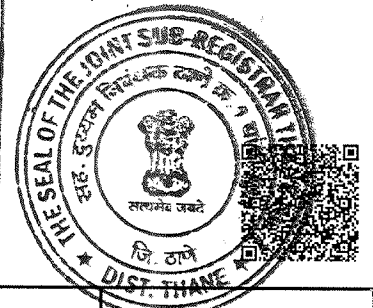


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दस्त क्र ३०६० २०२३

CHALLAN

MTR Form Number-6



GRN	MH015516161202223E	BARCODE		Date	17/02/2023-17:57:24	Form ID	25.2
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Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AXCPR4045H	
Office Name THN1_HQR SUB REGISTRAR THANE URBAN 1				Full Name		SANGITA AMOL PATIL AND OTHER	
Location THANE				Flat/Block No.		FLAT NO 609 MARATHON NEXTOWN RUBY	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		OFF KALYAN SHILL ROAD VILLAGE DESAI	
0030046401	Stamp Duty	✓	277400.00	Area/Locality		THANE	
0030063301	Registration Fee	✓	30000.00	Town/City/District			
				PIN		4 2 1 2 0 4	
				Remarks (If Any)			
				PAN2=AAUFM8302P~SecondPartyName=MARATHON ENER GEN			
				LLP~CA=3962226			
				Amount In		Three Lakh Seven Thousand Four Hundred Rupees Only	
Total				3,07,400.00		Words	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023021714719	723051431
Cheque/DD No.				Bank Date	RBI Date	17/02/2023-18:06:52	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 7045826609

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

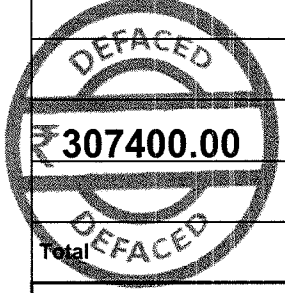
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दस्त क्र ३६६ २०२३

CHALLAN ५ २०
MTR Form Number-6



GRN MH015516161202223E	BARCODE	Date 17/02/2023-17:57:24	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1		PAN No.(If Applicable)	AXCPR4045H
Location THANE		Full Name	SANGITA AMOL PATIL AND OTHER
Year 2022-2023 One Time		Flat/Block No.	FLAT NO 609 MARATHON NEXTOWN RUBY
Account Head Details		Amount in Rs.	Premises/Building
0030046401 Stamp Duty		277400.00	Road/Street
0030063301 Registration Fee		30000.00	Area/Locality
			Town/City/District
			PIN
			4 2 1 2 0 4
		Remarks (If Any)	
		PAN2=AAUFM8302P~SecondPartyName=MARATHON ENER GEN LLP~CA=3962226	
		Amount In	Three Lakh Seven Thousand Four Hundred Rupees Only
Total		3,07,400.00	Words
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023021714719 723051431
Cheque/DD No.		Bank Date	RBI Date 17/02/2023-18:06:51 20/02/2023
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 20/02/2023



Department ID : Mobile No. : 7045826609
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023.02.17 12:38:15
 IST

Challan Defaced Reason: GRAS Secure Document Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-73-1307	C007934642202223	27/02/2023-12:13:25	IGR113	30000.00
2	(IS)-73-1307	C007934642202223	27/02/2023-12:13:25	IGR113	277400.00
Total Defacement Amount					3,07,400.00

Handwritten signature

Handwritten signature

Handwritten signature

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दस्त क्र <i>9306</i>	२०२३
<i>E</i>	<i>RO</i>



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 18th day of February, 2023

BETWEEN

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

AND

Mrs. Sangita Amol Patil, Mr. Amol Shalikrao Patil, having his/her/their address at **G/1, Balaji Darshan Building, Gopinath Chowk, Dombivali (West), Thane-421202, 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**".

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दस्तावेज क्र. १३०६ २०२३



WHEREAS:

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

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Vide Mutation Entry No. 1905 dated 10th October, 2017, Survey No.220/1 has Sub-divided into several New Survey Numbers i.e. 220/1/A, 220/1/B, 220/1/C, 220/1/D and 220/1/E. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written. Out of the Larger Land, the Survey 220/1/B (Part), 220/1/C and 220/1/E have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.

Vide Mutation Entry No. 1905 dated 10th October, 2017, Survey No.220/2 has Sub-divided into several New Survey Numbers i.e. 220/2/A and 220/2/B. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written. Out of the Larger Land, the Survey 220/2/B have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road. In view thereof the area of the Larger Land now available for development after the handover to TMC is admeasuring about 49,390 square meters and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the Larger Land**") and delineated with red colour boundary line on the plan annexed hereto and marked as **Annexure "2"**.

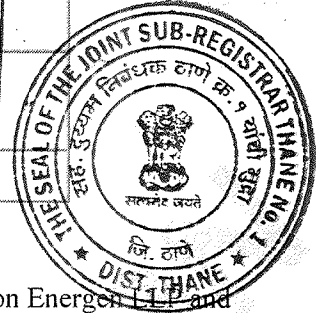
- vi. By and under a Development Agreement dated 20th May, 2008 ("**the Development Agreement**") executed between M/s. Mateshwari Realtors through its partners 1) Mr. Mahendra Shamji Patel and 2) Mr. Shailesh Narayanbhai Bhanushali (of the one part) ("**Mateshwari Realtors**") and Shri Vishnu Govind Mhatre and others - the Owners, the Owners granted to Mateshwari Realtors development rights in respect of the Larger Land in the manner, for the consideration which includes constructed area (hereinafter referred as the "**Owners Construction Area**") in the buildings to be developed on the said Larger Land and on the terms and conditions mentioned therein.
- vii. Since the Development Agreement remained to be registered, subsequently, the Parties to the Development Agreement executed a Confirmation/Consent Deed dated 17th April, 2009 ("**the Confirmation Deed**"). The Development Agreement was annexed to the Confirmation Deed. The Confirmation Deed has been registered with the office of the Sub-Registrar of Assurances at Thane-1 under Serial No.TNN1-01762 of 2009.
- viii. Pursuant to the Development Agreement, by and under 3 (three) powers of attorney dated 17th April, 2009, 18th April, 2009 and 28th May, 2009, the Owners granted various rights in favour of Mateshwari Realtors to develop the Larger Land including to sell flats/ shops/ units/ premises to be constructed on the Larger Land from time to time (save and except the units to be handed over to the Owners in terms of the Development Agreement). Under the aforesaid powers of attorney, Mateshwari Realtors were also authorised to appoint any other person as a constituted attorney and such constituted attorney appointed by Mateshwari Realtors would have the power to exercise the powers granted by the Owners under the above 3 (three) Powers of Attorney.
- ix. By and under a Joint Venture Agreement dated 15th September, 2012 and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No.TNN9-3797 of 2012 ("**the Joint Venture Agreement**") and executed between Mateshwari Realtors (therein referred to as the Venturist No.1 of the First Part), Marathon Realty Private Limited (therein referred to as the Venturist No.2 of the Second Part), Marathon Ener-Gen LLP (therein referred to as the Developers of the Third Part) and Vishnu Govind Mhatre & Ors. (therein referred to as owners of the Fourth Part), Mateshwari Realtors and Marathon Realty Private Limited mutually decided, determined and agreed to develop the Larger Land on joint-venture basis through Marathon Ener-Gen LLP in the manner, for the consideration and on the terms and conditions as mentioned therein.
- x. Pursuant to the Joint Venture Agreement, Mateshwari Realtors executed a power of attorney dated 15th September, 2012 (registered with the office of the sub-registrar of assurances at Thane at Serial No.TNN9-3798 of 2012 in favour of, inter-alia, the Promoter authorise to do various acts, deeds, matters and things for the development of the said Larger Land including sale of flats/shops/units/premises to be constructed on the said Larger Land.
- xi. By and under a Supplementary Agreement (to the Development Agreement) dated 10th January, 2014 and registered with the office of Sub-Registrar of Assurances at Thane-9 under serial no. TNN9-255 of 2014 and executed between M/s Mateshwari Realtors (therein referred to as the Purchaser of the First Part) and Shri Vishnu Govind Mhatre and 117 others (therein referred to as the Vendors of the Second Part) and Marathon Ener-Gen LLP (therein referred to as the Purchaser of the Third Part), the Vendors of the Second Part *inter-alia* gave their consent, no objection and confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.
- xii. By and under a Supplementary Agreement (to the Development Agreement) dated 22nd August, 2014 and registered with the office of Sub-Registrar of Assurances at Thane-9 under serial no. TNN9-5524 of 2014 and executed between M/s Mateshwari Realtors (therein referred to as the Purchaser of the First Part) and Vishnu Govind Mhatre and 117 others (therein referred to as the Vendors of the Second Part) and Marathon Ener-Gen LLP (therein referred to as the Purchaser of the Third Part), the Vendors of the Second Part *inter-alia* gave their consent, no objection and confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.
- xiii. By virtue of Indenture of Transfer dated 12th March 2019 enter by and between Marathon Energen LLP and Thane Municipal Corporation registered with the Office of Sub- Registrar of Assurances, at Thane-9 bearing Registration No. TNN9/3452/2019 the land affected by 45.00 Meter wide Katai Airoli Road, area admeasuring 364.00 Sq. meter situated lying and being at the land bearing Survey No. 220/1B (Part) and 220/5 of Village Desai, Taluka and District Thane is handed over to Thane Municipal Corporation as per the Possession Receipt the following area is transfer to Thane Municipal Corporation more particularly stated therein on the terms and

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conditions recorded in the Indenture of Transfer dated 12th March 2019.

Survey No.	Village	Road	Area in Sq. M.
Survey No. 220/1B (Part)	At Village and Tal. And Dist. Thane	45.00 M wide Katakata and Airoli Road	254.00
Survey No. 220/5 (Part)			110.00
Total			364.00



- xiv. By virtue of Indenture of Transfer dated 12th March 2019 entered by and between Marathon Energy LLP and Thane Municipal Corporation registered with the Office of Sub-Registrar of Assurances, at Thane-9 bearing Registration No. TNN9/3453/2019 the land affected by amenity open space area admeasuring 2334.78 Sq. meter situated lying and being at the land bearing Survey No. 141/2 (Part) and 220/1B (Part) of Village Desai, Taluka and District Thane is handed over to Thane Municipal Corporation as per the Possession Receipt the following area is transfer to Thane Municipal Corporation more particularly stated therein. On the terms and conditions recorded in the Indenture of Transfer dated 12th March 2019.

Survey No.	Village	Amenity Open Space	Area in Sq. M.
Survey No. 141/2 (Part)	At Village and Tal. And Dist. Thane	Amenity Open Space	1599.14
Survey No. 220/1B (Part)			735.64
Total			2334.78

- xv. In these circumstances, the Promoter is entitled to develop inter alia the said Larger Land and to sell the flats/shops/units/premises to be constructed thereon as per the Development Agreement dated 20th May, 2008.
- xvi. Title Report dated 30th December, 2014 and further Addendum/s to Title Report issued by Adv. Prasanna Tare certifying the title of the said Larger Land which is also annexed and marked as **Annexures "7" (Colly.)** hereto.
- B. By and under a permission dated 7th May, 2012, the Collector, Thane has granted non-agricultural permission ("**NA Permission**") in the manner and on the terms and conditions mentioned therein. A copy of the NA Permission is annexed hereto and marked as **Annexure "3"**.
- C. The Promoter is developing the said Larger Land in a phase-wise manner by utilisation of the full development potential of the said Larger Land and the full FSI thereof (including fungible FSI, free FSI, premium FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.
- D. The Promoter has proposed to develop the said Larger Land in phases and accordingly the Promoter has developed some portion of the said Larger Land. Now the Promoter proposes to develop further phases in the said Larger Land and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout and has confirmed that any amendment to the layout of 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/s individually or jointly with others.
- E. As part of the phase-wise development of the said Larger Land, the Promoter is proposing to construct several buildings on the said Larger Land by utilisation of the full development potential thereof, as per the Sanctioned Layout Plan annexed hereto and marked as **Annexure "2"**.
- F. Thane Municipal Corporation, Thane ("**TMC**") has issued a Development Permission/Commencement Certificate ("**CC**") bearing No. V.P.No.S11/0014/10 TMC/TDD/4113/22 dated 1st July, 2022 in respect of the said Building subject to terms and conditions stated therein and amended/revised from time to time. The copy of Development Permission/Commencement Certificate is annexed hereto and marked as **Annexure "4"**. The details of revised/amended approvals/permissions are mentioned in **Annexure "5"**.

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G. The Allottee/s is/are aware that the Promoter proposes to construct building/s to be leased/conveyed to Maharashtra Metropolitan Region Development Authority ("MMRDA") and/or Maharashtra Housing and Area Development Authority ("MHADA") under Economic Weaker Section Scheme and/or Low Income Group Scheme and/or under any such scheme which may be permitted by the competent authorities from time to time and known as ("MMRDA and/or MHADA Building/s"). The Promoter intends to grant a lease or give a conveyance of the MMRDA and/or MHADA Building/s along with the demarcated portion of the Larger Land (hereinafter to as "MMRDA and/or MHADA Land") to MMRDA and/or MHADA. The Allottee/s agrees, confirms and undertakes that he has no objection and will not object to the Promoter constructing the MMRDA and/or MHADA Building/s on the MMRDA and/or MHADA Land and leasing/conveying the same to MMRDA and/or MHADA. The Promoter will be entitled to alter the location of the land under which the MMRDA and/or MHADA Building/s is/are to be constructed and the Allottee/s agrees and gives his consent to the same and will not raise any objection with regard to the same. Further, the Promoter will be entitled to grant necessary access to the MMRDA and/or MHADA Land and the MMRDA and/or MHADA Building/s through/over the said Larger Land and grant necessary rights of way/ access and other such rights and the Allottee/s agree not to raise any objection in this regard. The Allottee/s is/are aware that, right of way in the said Larger Land is common to all the buildings in the Larger Land including the MMRDA and/or MHADA buildings the Allottee/s irrevocably agrees not to raise any objection in this regard.

H. The Promoter also intends to subsequently develop the balance portion of the said Larger Land not forming part of the said Land (defined hereinafter) as a common layout in a phase-wise manner.

I. 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 unsold premises 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.

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

K. The details of mortgage or lien or charge on the portion of the Larger Land are mentioned in **Annexure "8"** annexed hereto.

L. The Promoter is entitled to construct buildings on the Larger Land in accordance with the Recitals hereinabove.

M. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.

N. The building known as 'Marathon Nextown Ruby' ("said Building") is being constructed on land admeasuring 710 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the **Second Schedule** hereunder written and which is a phase of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' to be known as 'Marathon Nextown Ruby' ("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 the "MAHA RERA Rules". The Authority has duly issued the Certificate of Registration No. **P51700021189** ("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "12"** hereto. The description of the said Building/Real Estate Project and RERA Certificate are more particularly mentioned in **Annexure "9"** annexed hereto.

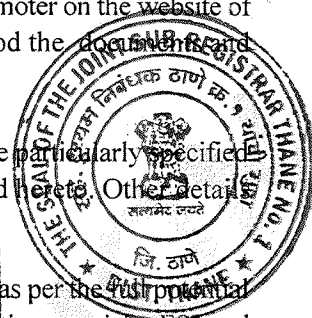
O. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land of the Building, in the layout of the said Land as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the concerned authority or any other Competent Authority. The Sanctioned Layout Plan is annexed hereto as **Annexure "2"**.

P. The Allottee/s is/are 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/s 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 Larger Land.

Q. The Allottee/s has/have, prior to the date hereof, examined a copy 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/s has/have 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.

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R. The principal and material aspects of the development of the Real Estate Project is as more particularly specified in the **Annexure "9"** ("**Whole Project and Real Estate Project Details**") annexed hereto. Other details about the Real Estate Project are briefly stated below:

- i. The Promoter has informed to the Allottee/s that 22 habitable floors, or more floors and/or as per the full potential available 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 purchase the said Premises considering the number of floors of the said Building being anywhere between sanctioned floor of the said Building to 22nd Floor and 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 purchase the said Premises considering the said Building having minimum floor or maximum floor.
- ii. The Real Estate Project shall comprise of units/premises consisting of apartments, flat/s, duplexes, penthouses, offices and shops.
- iii. The details of the Sanctioned and Proposed FSI for the said Building are specified in the **Annexure "9"**. The additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights, or TDR that may be available due to development of amenity space, amalgamation of land parcels, changes in Development Plan, change in the DC Regulations or revised/New DC Regulations, Ancillary FSI or other provisions under 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 **Fifth 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 Whole Project are listed in the **Fourth Schedule** hereunder written ("**Whole Project Amenities**"). The common areas and amenities for the Whole Project shall be completed in a phase-wise manner and shall be completed at the time of completion of the Whole Project.
- vi. The Allottee/s is/are aware and informed that the Promoter is proposing to develop the said Larger Land in a phase-wise manner and The Allottee/s is/are 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/s has/have 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.
- vii. The Promoter may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout 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/s individually or jointly with others.
- viii. The details of formation of the Society, and, conferment of title upon the Society with respect to the said Building, are more particularly specified in this Agreement.
- ix. The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at "<https://maharera.mahaonline.gov.in>".

S. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as more particularly specified in the **Annexure "9"** ("**Whole Project and Real Estate Project Details**") annexed hereto, are briefly stated below:-

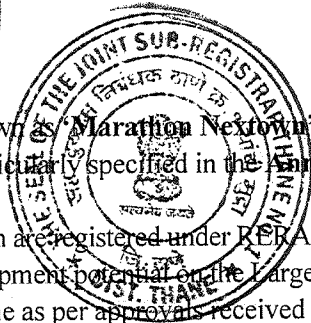
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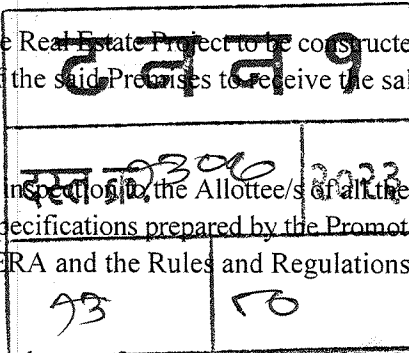
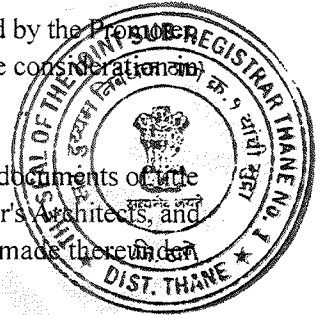
The Whole Project is known as **Marathon Nextown**. The area of the Larger Land to be developed in a phase-wise manner as more particularly specified in the **Annexure "9"** (**"Whole Project and Real Estate Project Details"**).

- 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 from time to time as per approvals received from concerned authority as **Annexure "13"** as multiple phases, under RERA with the RERA Authority.
- iii. It is agreed by the Allottee/s 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 total sanctioned and proposed FSI for the Whole Project is as more particularly specified in the **Annexure "9"** (**"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/s has/have 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 "13"** 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 put hoarding/boards of their Brand Name Marathon Nextown, Marathon Realty, Marathon Group Mateshwari Builders and Realtors or any other third party brand associated with the Promoter or the Whole Project in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Larger Land or part thereof and on the facade, terrace, compound wall or other part of the Buildings/towers/wings 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 at its sole discretion. The Promoter has full and free right of way and means to access such place on the Larger Land or any part thereof for the purposes of repair, painting or changing the logo.
- viii. It is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for pager station, cell base station and telecom towers solar panels if any on the said Land/Larger Land or on the Buildings or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose the Promoter is fully authorized to allow temporary or permanent erection or installation either on the exterior of the Building as the case may be and the Allottee/s agrees not to object or dispute the same 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. 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.
- ix. The Promoter shall be entitled to confer title of particular Building/Tower/Wing/Real Estate Project to such Society/Other Societies, as mentioned in this Agreement.
- x. The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements (if any), podiums (if any) and other spaces and areas on the Larger Land are as mentioned in this Agreement.
- xi. The statutory approvals mandatorily require the Promoter to handover certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the portion and location of the part of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. Such portion of the land is shown on the Proposed Layout Plan annexed as **Annexure "13"** hereto. The portion of the Larger Land left over after handing over the stipulated percentage if any, to the Concerned Authority or Statutory Authority and/or developing as a public amenity, only would be available either for transferring to the Apex Body.
- xii. The nature of development of the said Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- xiii. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the MAHA RERA Rules.
- xiv. The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- T. The Allottee/s is/are desirous of purchasing a residential premises/flat in the Real Estate Project, the details whereof are more particularly specified in the **Third Schedule** hereunder written and the other details whereof are specified in **Annexure "11"** hereto (**"Premises and Transaction Details"**) (hereinafter referred to as the **"said Premises"**).

U. The Promoter has entered into Standard Agreement/s with an Architect registered with the Council of Architects

and such Agreement is as per the Agreement prescribed by the Council of Architects. The details of Architects are more particularly specified in **Annexure "9"** ("**Whole Project and Real Estate Project Details**").

- V. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.
- W. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale consideration in respect thereof.
- X. On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder including inter-alia the following:-
- Sanctioned plans, layout plans, building plans, floor plans, change of user permissions, IOD, C.C., NA Permission etc.
 - Title documents recited hereinabove by which the Promoter has acquired the right and entitlement to develop the Larger Land.
 - The authenticated copies of the 7/12 Extract (Village Form VII-XII) with respect to the said Larger Land, which are annexed and marked as **Annexure "6"** hereto.
 - The authenticated copy of the Sanctioned Floor Plan of the said Premises, is annexed and marked as **Annexure "10"** hereto.
- Y. Further, the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained/being obtained by the Promoter.
- Z. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans and amended proposed plans and approvals and permissions, as referred hereinabove.
- AA. The carpet area of the said Premises as defined under the provisions of RERA, is as more particularly specified in **Third Schedule** hereunder written and **Annexure "11"** ("**Premises and Transaction Details**").
- BB. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- CC. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the consideration as more particularly specified in the **Annexure "11"** ("**Premises and Transaction Details**") annexed hereto and upon the terms and conditions mentioned in this Agreement ("**Sale Consideration**"). Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Consideration of the said Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the same has been more particularly specified in the **Annexure "1"** hereto.
- DD. The Sale Consideration amount mentioned herein was agreed between the Allottee/s and the Promoter on receipt of the initial payment. The agreed consideration may be higher than the market value for stamp duty payable on the date of the payment decided between the Parties. The stamp duty paid on this instrument may be different than the consideration for reason of it being executed at a later date than the initial agreement/payment as above.
- EE. Under Section 13 of the RERA, the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee/s i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- FF. In accordance with and subject to the terms and conditions set out in this Agreement for Sale, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase and acquire, the said Premises.



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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
- Construction and Modification:**

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i. The Promoter shall construct the said Building in accordance with the plans, designs and specifications as referred hereinabove, and as may be approved by the Concerned Authority or any other appropriate approving authority from time to time. The details of the said Building are more particularly specified in the **Annexure "9"** ("**Whole Project and Real Estate Project Details**") annexed hereto. The said Building shall have the common areas, facilities and amenities that may be usable by the Allottee/s and are listed in the **Fifth Schedule** hereunder written.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except, any alteration or addition required by any Government authorities, or, due to change in law/DC Rules and Regulations and New DC Rules and Regulations, or, any change as contemplated by any of the disclosures already made to the Allottee/s.

- ii. Proposed Layout Plan is annexed hereto and marked as **Annexure "13"** ("**Proposed Layout Plan**"). The Allottee/s consents and acknowledges that the Promoter will be entitled to develop the said Larger Land as per the Proposed Layout Plan and make necessary applications to all concerned authorities and obtain all necessary approvals and permission and undertake all necessary acts, deeds, matters and things required for the purpose. The Promoter will accordingly be entitled to submit applications and obtain approvals for all building plans and other plans as per the Proposed Layout Plan.
- iii. The Proposed Layout Plan and proposed building plans are tentative and the Promoter will be entitled to make changes thereto from time to time as required by the Concerned Authorities/Law.

3. Premises and Sale Consideration:

- i. The Allottee/s hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee/s said Premises in the Real Estate Project for the Sale Consideration as more particularly specified in the **Annexure "11"** ("**Premises and Transaction Details**"). The entire details in respect of the said Premises including the carpet area in square meters as per the provisions of RERA, floor of Tower/Wing/Building, consideration value etc. of the said Premises is as more particularly specified in the **Annexure "11"** ("**Premises and Transaction Details**"). The said Premises is shown in the Sanctioned Floor Plan is annexed and marked as **Annexure "10"** hereto.
- ii. The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the **Annexure "11"** is annexed hereto, as advance payment and hereby agrees to pay to the Promoter the balance amount of Sale Consideration as per the payment schedule is more particularly specified in the **Annexure "11"**. The Receipt of the amounts paid by the Allottee/s to the Promoter has been annexed hereto as **Annexure "1"**.
- iii. In accordance with the progress of construction of the Real Estate Project, the Promoter shall intimate the Allottee/s about the stage-wise completion of the Real Estate Project as detailed in the Payment Schedule set out in **Annexure "11"** hereto, and shall call upon the Allottee/s to make payments as per the installments mentioned in **Annexure "11"** hereto (the payment at each stage is individually referred to as "**the Installment**" and collectively referred to as "**the Installments**"). On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the Promoter, within 15 (fifteen) days of the Promoter's said written demand, without any delay, demur or default, time being of essence. Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount / all the balance payment slabs mentioned in the Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demur.
- iv. U/s.194 IA of Income Tax Act, 1961, the Allottee/s is/are required to deduct 1% TDS on payment when the consideration of the said Premises exceed to Rs.50 Lacs and issue the Promoter Form 16B about such deduction. The Allottee/s shall pay the TDS against the installment of Sale Consideration and Other Charges to the Promoter and the Promoter shall deposit the TDS in the concerned government account on behalf of the Allottee/s.
- v. It is clarified that Sale Consideration shall be payable by the Allottee/s for deposit in the Bank Account for the Real Estate Project, the details of the Bank Account are more particularly specified in the **Annexure "11"** ("**Premises and Transaction Details**") is annexed hereto and the same shall be used by the Promoter as per the provisions of RERA and MAHA RERA Rules.
- vi. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of, Property Tax, CGST and SGST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including, CGST and SGST and TDS and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof. Further details about the total taxes to be

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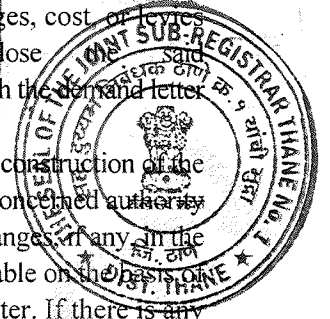
paid by the Allottee/s for his/her/their Premises is as more particularly specified in the **Annexure "11"** ("**Premises and Transaction Details**") annexed hereto.

- vii. The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost of levies imposed by the competent authorities etc., the Promoter shall enclose said notification/order/rule/regulation/demand, published/ issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- viii. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said Building/Real Estate Project is complete and the Occupation Certificate is granted by the concerned authority or any other appropriate approving authority from time to time, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the defined limit of 3% (three percent), then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s beyond the defined limit of 3% (three percent), the Promoter shall demand additional amount from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/Allottee/s, as the case may be, under this Clause No.3(viii), shall be made at the same rate per square meter as agreed in Clause No.3(i) of this Agreement and as more particularly specified in Clause No. (4) in the **Annexure "11"** annexed hereto.
- ix. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, including TDS, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/ direct the Promoter to adjust his payments in any manner. The rights of the Promoter under this clause are without prejudice to the rights and remedies of the Promoter under this Agreement and at law in case of the breach by the Allottee/s of any term of this Agreement.
- x. If the Allottee/s enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in Clause No.3(iii) above and in accordance with the payment schedule more particularly specified in the **Annexure "11"** and as mentioned in this Agreement (which will not absolve Allottee/s of its responsibilities under this Agreement).
- xi. The Promoter shall be entitled to securitize the Sale Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned authority or competent authority any other appropriate approving authority, at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the concerned authority or any other appropriate approving authority the Occupation Certificate or Completion Certificate in respect of the said Premises.
5. Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the said Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the said Building that may be usable by the Allottee/s and are listed in the **Fifth Schedule** hereunder written.

Similarly, the Allottee/s shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

6. Car Parking Slot/s:

- i. On the request of the Allottee/s, the Promoter hereby agrees to allot to the Allottee/s **NIL** number of mechanical stackable/non-stackable/puzzle parking slot/s ("**Car Parking Slot/s**") as per availability. The details about the nature of car parking slot/s number/s, location of the car park/s, car parking number/s shall be separately communicated to the Allottee/s at the time of handing over of possession of the said Premises.
- ii. The Allottee/s is/are further aware that, the Promoter has not allotted the Car Parking Slot/s to those allottee/s



who have not requested for the allotment of Car Parking Slot/s and hence those Allottee/s is/are not entitled to use Car Parking Slot/s. The clauses relating to car parking are applicable only to those allottees who have applied for car parking.

iii. The entire development will take place in a phasewise manner and the basements/stilt of all buildings are linked together. On handover of the said Premises to the Allottee/s it is possible that the Allottee may not get car parking which is allotted to him/her under this Agreement. In such case, the Allottee/s agrees that, at the time of handover of possession of the said Premises temporary car parking may be allotted to the Allottee/s and permanent car parking will be allotted subsequently. At the time of allotment/handover of the permanent car parking the Allottee/s undertakes simultaneously handover the temporary car parking to the Promoter without any delay or demur.

iv. The usage of Car Parking if allotted by the Promoter in favour of the Allottee/s shall be governed as follows:

- a. The allotment of the Car Parking Slot/s shall be at the sole discretion of the Promoter and the Allottee/s shall not dispute and/or object the same for any reason whatsoever.
- b. The Allottee/s is/are aware that the Promoter has proposed car parking in stilt. Car Parking Slot/s may be either mechanical stackable or non-stackable or puzzle parking. The said stilt is spread across the said Land and shall be common and continuous for the said Larger Land and hence there is a possibility that the Allottee/s may not get the car parking below his building/real estate project.
- c. Puzzle Parking is a multiple car, mechanical parking system. In which there are 3(three) or more levels of parking slots. One at driveway level, one may be below driveway level in a pit and one or more above driveway level as in the case of stack parking.
 - i. In view of the very nature of the Puzzle Car Parking, it will not be possible to provide a separate Car Parking Slot/s number to the Allottee/s since allotment can be done at a system level not at an individual slot level. In such case the details of the car parking shall be provided at the time of actual allotment of permanent car parking.
- d. The Allottee/s shall not raise any objection or refuse to take possession or delay payment at the time of possession of the said Premises alongwith temporary Car Parking Slot/s for the reason of non-availability of permanent Car Parking Slot/s at the time of handover of possession of the said Premises.
- e. The maintenance charges and local taxes allocated to such temporary Car Parking Slot/s or Permanent Car Parking Slot/s shall be paid by the Allottee/s.
- f. The said Car Parking Slot/s shall be utilized for parking the Allottee's or Allottee's family's own light motor vehicle only and shall not be used for parking of any other vehicle or for any other purpose whatsoever.
- g. The Allottee/s acknowledges that the Promoter shall provide car parking slot/s for normal Light Motor Vehicle size and not for large/extra large size car. Thus, the Promoter shall not be responsible or liable to the Allottee/s, in case the Allottee/s' car cannot use/fit the said allotted Car Parking Slot/s. The size of the car parking slot/s will be 2.50 mtrs. wide and 5.00 mtrs. deep.
- h. The car parking slot/s are attached with and connected to the said Premises. The Allottee/s agrees and confirms that the allotted car parking slot/s shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, repossession etc. of the said Premises under any of the provisions of this Agreement.
- i. The Allottee/s undertakes not to sell / transfer / lease / sub-lease / provide on license basis or deal with the said allotted car parking slot/s separately.
- j. Unauthorized usage of car parking slot/s shall be leviable with penalty as may be determined by the Promoter. After completion of the Whole Project, Apex Body shall be entitled to charge such amount as may be decided by the Apex Body from time to time for any unauthorized usage thereof.
- k. The Allottee/s further expressly agrees that, he/ she/ they shall pay on a quarterly basis the maintenance charges of the Car Parking Slot/s as mentioned in **Annexure "11"** ("**Premises and Transaction Details**"). The said maintenance charges are provisional in nature and are subject to increase from time to time as decided by the Promoter/Apex Body.
- l. The Allottee/s is/are aware that the Promoter shall in their sole discretion have exclusive rights to provide the additional Car Parking Slot/s, if available in the project/layout/or a particular phase of the project, for use as per the request of the Allottee/s, at available location.
- m. The Allottee/s do hereby expressly and irrevocably agrees and confirms that the car parking may be mechanical and/or stack parking and has accepted the same. The Allottee/s do hereby expressly and irrevocably agrees and confirms that he/she/they will not hold the Promoter liable for failure of mechanical parking system/Stack Parking at any time.
- n. The Allottee/s do hereby irrevocably agree and confirm with the Promoter that he/she/they is/are fully aware that the Promoter will provide Parking Facility for the benefit of the Allottee/s and such Car Parking Slot/s will be allotted by the Promoter to the Allottee/s at such location as may be available with the Promoter and which may be in/below any Building or Buildings or in any Car Parking Slot/s in the said Land and the Allottee/s do hereby agree and confirm that he/she/they will have No Objection in any manner whatsoever.

7. **FSI, TDR and development potentiality with respect to the said Building/Real Estate Project on the said Land:**

The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner as more particularly specified and as depicted in the Proposed Layout Plan at Annexure "13" ("Proposed Layout Plan") annexed hereto and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

8. **FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the Larger Land/Whole Project:**

The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project on the Larger Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple real estate projects therein in the manner more particularly specified hereinbefore and as depicted in the Proposed Layout Plan is annexed hereto as Annexure "13" ("Proposed Layout Plan") constituting the Proposed Layout Plan and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the Parties that any unutilized/balance FSI of the Real Estate Project shall be transferred/utilized in another phase/cluster/wings/buildings of the proposed Real Estate Project of the Larger Land.

9. **Possession Date, Delays and Termination:**

i. The Promoter shall give possession of the said Premises to the Allottee/s on or before the possession date specified for the "Real Estate Project" as more particularly specified in the Annexure "9" ("Whole Project and Real Estate Project Details") ("Possession Date"), provided that all the amounts payable under this Agreement are fully paid by the Allottee/s and is not in breach of the terms and conditions of this Agreement. And further provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:-

- Any act of God, any force majeure events including any Pandemic and Epidemic;
- Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- Any stay order/injunction order issued by any Court of Law, competent authority, concerned authority, statutory authority;
- Any other circumstances that may be deemed reasonable by the Authority;
- Delay in providing basic amenities like water, electricity, drainage system etc by the local body;
- Delay in granting approvals, NOC, Occupation Certificate;
- Any other reason beyond the reasonable control of the Promoter.

In such event the date of handover of possession of the said Premises shall be extended to the extent of loss of time.

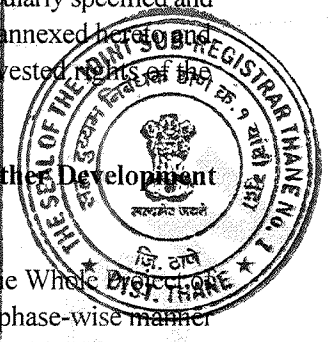
ii. If the Promoter fails to abide by the time schedule for completing the said Building/Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date [save and except for the reasons as stated in the Clause No.9(i) mentioned above], then the Allottee/s shall be entitled to either of the following:-

- call upon the Promoter by giving a written notice by Courier/ E-mail/Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("the Interest Rate") for delay in possession, from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s. **OR**
- the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier/E-mail/ Registered Post A.D. at the address provided by the Promoter ("Allottee/s Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or

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car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.

In case if the Allottee/s elects his remedy under sub-clause (ii)(a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause (ii)(b) above.

iv. ALLOTTEE/S EVENTS OF DEFAULT:

It is specifically agreed, undertaken and covenanted by the Allottee/s that all defaults, breaches and/or non-compliance of any of the terms and conditions of this Agreement including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated in this Agreement:-

- a. Failure or incapacity on the part of Allottee/s to make payments within the time as stipulated in this Agreement for any reasons whatsoever or failure to pay the Sale Consideration, taxes on sale, taxes levied by Local Authority or Planning Authority, TDS contribution, maintenance charges, deposits, other charges, outgoings, appropriate stamp duty, legal charges, registration charges, any incidental charges, as demanded by the Promoter, any other charges, deposits or any amount payable under this Agreement as may be notified by the Promoter to the Allottee/s under the terms of this Agreement.
 - b. Causing obstructions/hindrances to the construction or implementation of Real Estate Project/Whole Project or sales of Premises, either by physical means or by mass communications, including emails, mass emails, social networking sites etc.
 - c. Causing or making any defamatory statements against the Promoter which is lowering the esteem of the Promoter in eyes of other allottee/s or public at large.
- v. If the Allottee/s fails to make any payments under this Agreement on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate as defined above, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate and till actual realization of all the outstanding amounts.
- vi. Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at above, and any other rights and remedies available to the Promoter, either (a) on the Allottee/s committing breach of any of the terms and conditions/covenants of this Agreement and/or failure to perform any obligation under this Agreement and/or default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings/maintenance charge) and/or (b) the Allottee/s committing default of payment of installment/s of the Sale Consideration, and/or (c) on occurrence of any event of default as mentioned in Sub-clause (iv) above, the Promoter shall be entitled to at its own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("**Default Notice**"), by Courier/E-mail/Registered Post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("**Promoter Termination Notice**"), by Courier/E-mail/ Registered Post A.D. at the address provided by the Allottee/s. On delivery of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit upto 5% (five percentage) of the Sale Consideration ("**Forfeiture Amount**") at its sole discretion as and by way of agreed genuine pre-estimate of liquidated damages. In addition thereto, any taxes, brokerage, stamp duty, registration charges on this Agreement (if borne by the Promoter on behalf of the Allottee/s) or other charges such as charges for sanction letter paid to a bank, charges/expenses paid to a Real Estate Agent or any other third party company/individual involved in the transaction, on behalf of or for the Allottee/s shall also be deducted from the total amount to be refunded to the Allottee/s. Refund shall be made by the Promoter only after the said Premises are resold and after the receipt of payment towards consideration from the subsequent Allottee/s. The Promoter shall after deduction of the Forfeiture Amount, brokerage amount, taxes and the other charges as mentioned above refund the balance amount of the Sale Consideration, to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or car parks in the manner it deems fit and proper without any further reference or recourse to the Allottee/s. In the event of termination of the Agreement as mentioned above, the Allottee agrees and undertakes to forthwith execute and register a Deed of Cancellation to cancel this Agreement along with any other necessary documents in this behalf. In case of termination of this Agreement for whatsoever reason and if Allottee/s does not come forward to execute and register the Deed of Cancellation in respect of the said Premises, then in such circumstances the Promoter shall be entitled to resort the remedy available to it under the applicable

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law/rules/regulations to cancel the such registered Agreement for Sale in respect of the said Premises and in such event, the Allottee irrevocably agrees, that the Promoter shall also be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances.

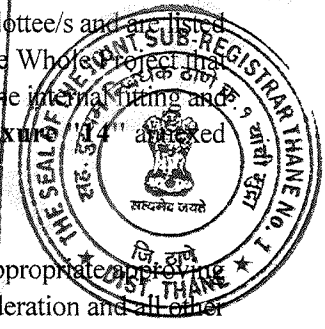
- vii. The Allottee/s agrees that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Premises being in the possession of the Allottee/s then the Promoter shall forthwith be entitled to and have the right to re-enter upon the said Premises and the Car Parking Slot/s and resume possession of the same and the Allottee/s will quit, vacate and deliver quiet and peaceful possession of the said Premises to the Promoter. If the Allottee/s fails to quit, vacate and deliver the said premises to the Promoter then the Allottee/s shall thereupon be liable to immediate ejection there from as trespasser. It is understood by the Allottee/s that the allotment of the Car Parking Slot/s is co-terminus with this Agreement and the allotment of the Car Parking Slot/s shall stand terminated ipso facto with termination of this Agreement.

10. The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s and are listed in the **Fifth Schedule** hereunder written. The common areas, facilities and amenities in the Whole project that may be usable by the Allottee/s and are listed in the **Fourth Schedule** hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Annexure attached hereto.

11. **Procedure for taking possession:**

- i. Upon obtainment of the Occupancy Certificate from the concerned authority or any other appropriate authority and upon payment by the Allottee/s of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing after receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee/s has/have made payment of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.
- ii. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
- iii. Upon receiving the Possession Notice from the Promoter as per Clause No.11(i) above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the said Premises within the time provided in Clause No.11(ii) above, such allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Premises, after expiry of 15 (fifteen) days of Possession Notice.
- iv. After expiry of 15 (fifteen) days from receipt of the Possession Notice i.e. from 16th day onwards, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Larger Land including *inter-alia*, property tax, local taxes, betterment charges, GST, TDS, other indirect taxes of every nature, or such other levies by the concerned authority or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of common areas and amenities of the Real Estate Project and/or the Larger Land. Thus, the Promoter shall be entitled to charge and recover from the Allottee/s and the Allottee/s shall be liable to pay proportionately towards outgoings and other charges being inclusive of but not limited to the following:
- Maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
 - Charges towards maintenance of the garden (if any) and common layout;
 - Cost of keeping the said Land/Larger Land clean and lighted;
 - Decorating and/or painting the exterior of the building, passages and staircases after date of possession;
 - Property Taxes, cesses, levies, any other applicable taxes and premia in respect of the insurance of the building, land revenue, assessments, any other applicable taxes etc.;
 - Salaries and wages of persons employed for watching and/or cleaning the said Land, operating water-pumps, maintaining records, etc.;
 - Water & Sewerage charges and taxes etc;
 - Sinking & Other funds as may be determined by the Promoter;
 - Rent & cost of water meter or electric meters;
 - Betterment Charges;
 - Cost of water supplied by water tankers;
 - Maintenance of common areas and amenities, garden, swimming pool, club house/gymnasium/fitness centre, sports facilities etc. (if provided). All other proportionate outgoings due in respect of the said Land/Larger Land including those incurred for the exclusive benefit of the Allottee/s of his Premises;

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m. Service Charges to the Promoter along with staff salary for providing services to maintain the building(s) and/or said Building facilities.

Until the Society is formed and the Society Conveyance Deed is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional quarterly contribution as more particularly specified in the Annexure "11" ("Premises and Transaction Details") annexed hereto for every 3 months, in advance on or before 5th day of beginning of every quarter towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest.

- vi. The Allottee/s will not be entitled to ask for adjustment of the deposit amounts/corpus fund amount mentioned in Annexure "11" against the monthly contribution of maintenance, municipal taxes and outgoings, except as may be mentioned in this Agreement. In the event the Allottee/s fails to pay such Maintenance Charges, the Promoter may at its discretion adjust the said amount from the on account towards deposit/corpus fund mentioned in Annexure "11" and the Allottee/s shall immediately after being called upon by the Promoter, replenish the deficit of such deposit/amount.
- vii. The Allottee/s shall not withhold the payment of Maintenance Charges for any reason whatsoever and shall pay to the Promoter till the establishment of the Society/Apex Body, without any demur and default. Without prejudice to other remedies available under this Agreement, non-payment of Maintenance Charges shall authorize the Promoter to prevent the use of lift by the persons residing in or visiting the said Premises, prevent the Allottee/s from using Common Area and facilities and shall also authorize Promoter to levy interest at the rate prescribed under RERA on defaulted and delayed payment. The Allottee/s is/are hereby granting irrevocable authority to Promoter for the same.
- viii. The Allottee/s hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay all amounts, contributions, deposits as mentioned in this Agreement and shall not withhold the same for any reason whatsoever.
- ix. The Allottee/s has/have agreed that the amounts paid or becoming payable to the Promoter by the Allottee/s under this Agreement shall be refundable only in accordance with the terms of this Agreement and shall not in any event carry interest except as expressly provided under this Agreement.
- x. The Promoter may agree to permit, (subject to the Allottee/s having fulfilled all his/her/its obligations under this Agreement, and having paid full Sale Consideration amount, alongwith tax on sales of the said Premises and maintenance charges, outgoings and any other amount payable) entry to the Allottee/s to the said Premises for carrying out interior works if such entry is desired/requested by the Allottee/s prior to the Possession Date upon execution of a suitable Indemnity Bond as required by the Promoter. However, such permission shall not be construed as handover of possession of the said Premises for occupation purpose or in no way entitle the Allottee/s to have any right, interest or title of any nature whatsoever in respect of the said Premises. During this period, the Allottee/s undertakes to ensure that its interior work would supplement efforts of the Promoter to obtain necessary approvals for the occupation and use of the said Premises from the concerned authorities. The Allottee/s undertakes not to cause any damage to the said Building/Real Estate Project while carrying out the interior works of the said Premises and in the event any such damage is caused, the Allottee/s agrees to reimburse the Promoter the costs of rectification thereof. Before the initiation of the Interior works the Allottee/s agree and undertake to pay Building Protection Security Deposit as may be decided by the Promoter from time to time for interior works. In the event any damage is caused to the said Premises or any adjacent, below or premises above the said Premises the amount towards repair of the said damages shall be deducted from the Building Protection Security Deposit and the balance shall be refunded post maximum period of six months from the completion of the Interior work. The amount of Building Protection Security Deposit is provisional in nature and subject to change. In the event the amount of damage is over and above the Building Protection Security Deposit then the Allottee shall be liable to pay the same to the Promoter forthwith on demand.
12. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the said Building/Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA and MAHA RERA Rules. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the Allottee/s or its agents/contractors making any internal/external changes, flat/premises finishing, fittings, interior works, renovations, additions/alterations of whatsoever nature in the said Premises, in the elevation, chisel or in any other manner causes damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises, and/or willful default and/or negligence of the Allottee/s or its agents/contractors and/or any other allottees or their agents/contractors in the Real Estate Project. This clause is as per rules and regulations framed by MahaRERA and are subject to change as and when MahaRERA modifies any such rules in the future.

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13. The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purpose only. The Allottee/s shall use the car parking slot/s only for purpose of parking vehicle.

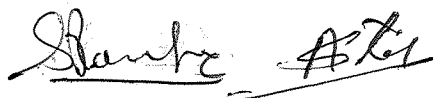
14. **Formation of the Society and Other Societies:**

- i. In accordance with the provisions of RERA, the Promoter shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of premises in the said Building/Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MAHA RERA Rules.
- ii. The Allottee/s shall, along with other allottees of the said Building/Real Estate Project, join in forming and register a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and MAHA RERA Rules, in respect of the said Building ("the Society").
- iii. For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- iv. The name of the Society shall be solely decided by the Promoter.
- v. The Society shall admit all allottees of various premises in the said Building/Real Estate Project as members, in accordance with its bye-laws.
- vi. The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said Building/Real Estate Project, if any. Post formation of society and/or execution of the Society Lease/Conveyance Deed, the Promoter shall continue to be entitled to such unsold premises and unallotted car parking slot/s and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of maintenance charges, outgoing, deposits, transfer fees/ charges and/or non-occupancy charges, donation, premium and/or any amount with respect to unsold Premises and unallotted car parkings for a period of 3 (three) years from the date of formation of Society and/or from the date of Occupation Certificate whichever is later. The Promoter shall also not be liable to pay any compensation whatsoever (under whatsoever name) to the Society/Apex Body for the sale/allotment or transfer of the unsold areas in the said Building/Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).
- vii. In accordance with the provisions of RERA, the Promoter shall submit an application/s in respect of the other Buildings to be developed on the Larger Land, to the competent authorities to form a co-operative housing society to comprise solely of the allottees of premises in those particular building(s)/real estate project(s), under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MAHA RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises comprised in the other buildings/real estate projects comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and MAHA RERA Rules.
- viii. The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s, and the Promoter shall not be liable toward the same.

15. **Conveyance to the Society and Other Societies:**

- i. Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the said Building/Real Estate Project or in accordance with the provisions of RERA from time to time, the said Building/Real Estate Project excluding the basement/s, stilt/s, and podium/s (if any) of the said Building/Real Estate Project shall be leased/ conveyed to the Society vide a registered Indenture of Lease/ Conveyance, provided however that the basements, podium (if any) and stilts shall be retained by the Promoter and shall not be leased/conveyed to the Society till the time the Apex Body Conveyance is not executed (or in such other manner as may be required by law) ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Lease/Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas, facilities and amenities and the



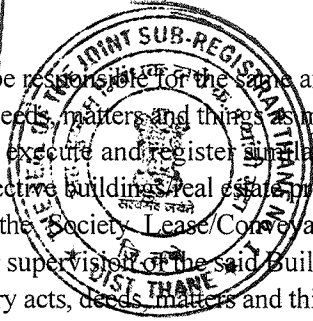


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Promoter shall not be responsible for the same and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

- ii. The Promoter shall execute and register similar Indenture of Lease/ Conveyance to the Other Societies with respect to their respective buildings/real estate projects.
- iii. Post execution of the Society Lease/Conveyance, the Society shall be responsible for the operation and management and/or supervision of the said Building and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- iv. The said lease/conveyance of superstructure will not confer any right of whatsoever nature in respect of the land under the said Building/Real Estate Project or the said Larger Land, or the said Land, to the Allottee/s of the Real Estate Project/said Building.
- v. The lease/conveyance of the superstructure of the said Real Estate Project/said Building shall be subject to right of Promoter to use common internal access roads, recreation open spaces, each of the common facilities and amenities envisaged under this Agreement.
- vi. Irrespective of the lease/conveyance executed in respect of the superstructure of the Real Estate Project/said Building, the Promoter shall have absolute authority and control as regards to the unsold Premises and the unallotted Car Parking Slot/s and shall have right to sell and dispose-off unsold Premises in the Real Estate Project/ said Building and the unallotted Car Parking Slot/s in the said Building and receive the entire consideration there from for itself and shall have a right to recover all its outstanding dues from the Allottee/s of the Real Estate Project/said Building.
- vii. It is expressly agreed between the Promoter and the Allottee/s that the ground area of the said Building and the F.S.I. consumed in the said Building are dis-proportionate, in view of the said Building being part of the said Land and part of the said Larger Land. The FSI consumed in the said building is arising out of FSI available in the said Larger Land which comprises of FSI of the said Larger Land and also of TDR/ FSI, incentive FSI, floating FSI and FSI which may be available in lieu of development of Reservation(s) and Public amenities (including and not limited to affordable housing, rental housing, etc).
- viii. The Allottee/s do hereby irrevocably agree and confirm with the Promoter that the area of the said Building Land is not in proportion to the FSI consumed in the said Building. The Land area comprised in respect of the said Building may be lower compared to the area of the FSI consumed in the said Building. The Allottee/s do hereby further irrevocably agree and confirm with the Promoter that the said Land is not in proportion to the FSI consumed in respect of the structures/building(s)/wing(s) constructed on the said Larger Land. The area comprised in the said Larger Land may be lower to the area of the FSI consumed in all the building(s)/wing(s) constructed on the said Larger Land. However, the Promoter confirms that the said Larger Land is having and entitled to the FSI consumed in all the structures/ building(s)/wing(s) proposed to be constructed on the said Larger Land. The area comprised in the said Larger Land is commensurate to the area of the FSI consumed in all the building(s)/wing(s) constructed on the said Larger Land.

16. Formation of the Apex Body:

- i. Within a period of 3 months of obtainment of the Occupation Certificate of the last Building/Real Estate Project in the layout of the Larger Land and the Whole Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the MAHA RERA Rules ("Apex Body").
- ii. The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.
- iii. It is further agreed between the Parties that all undertakings, declarations, Indemnity bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of the concerned bodies/authorities in respect of the said Larger Land and its development shall be binding upon the Allottee/s and society including the Apex Body as may be formed of the Allottee/s of Premises.

17. Conveyance of the Larger Land to the Apex Body:

- i. Within a period of 3 (three) months of registration of the Apex Body or in accordance with the provisions of RERA from time to time, the Promoter and the Apex Body shall execute and register an Indenture of Lease/Conveyance whereby the Promoter shall lease/convey all its right, title and interest in the land comprised in the Larger Land [except (a) Public Amenity area to be handed over to the Concerned Authority, and (b) the land on which Municipal Housing Reservation and or any other reservations if any, land leased for receiving station, any affordable housing component to be handed over is developed] and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already leased/conveyed to the Society/Other Societies, in favour of the Apex Body ("Apex Body Conveyance").

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- ii. The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.
- iii. In the event any premises/spaces/areas are unsold/un-allotted/unassigned and/or if car parking slot/s is/are unallotted on formation of the Apex Body and execution of conveyance/lease deed of the said Larger Land in favour of the Apex Body as stated in this Agreement, the Promoter shall be entitled to such unsold areas and to undertake marketing etc. in respect of such unsold areas. The Promoter shall not be liable or required to bear and/or pay any amount by way of maintenance charges, outgoings, deposits, transfer fees/ charges and/or non-occupancy charges, donation, premium and/or any amount with respect to unsold Premises and unallotted car parkings. The Promoter shall also not be liable to pay any compensation whatsoever to the Society and except municipal taxes at actual (levied on the unsold premises).
- iv. The Promoter and their surveyors and agents and assigns with or without workmen and others shall be permitted at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the said Building. The Allottee/s agrees that he/she/it/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever.
18. The Promoter shall have the right to designate any space on the said Larger Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the Allottee/s of the Premises in the buildings that may be developed on the said Larger Land, free or on payment of charges to such utility providers. The Promoter shall also be entitled to designate any space in the said Larger Land to such utility provider either on leave and licence or sub-lease or leasehold basis for the purpose of installing power sub-stations/equipments with a view to service the requirement in the said Land/Larger Land and the buildings constructed thereon.
19. Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate any person ("Project Management Agency") to manage the operation and maintenance of the building(s), and the infrastructure on the said Larger Land, common amenities and facilities on the said Larger Land for a period till formation and handover of the larger land in favour of the Apex Body. The Promoter shall have the authority and discretion to negotiate with such Project Management Agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Project Management Agency shall be borne and paid by the Allottee/s of the Premises in the buildings that may be developed on the said Larger Land as the case may be including the Allottee/s on a pro rata basis as part of the development and common infrastructure charges referred to herein. Such charges may vary and the Allottee/s agrees that it shall not raise any dispute regarding the appointment of any Project Management Agency by the Promoter or towards the maintenance charges determined by such agency. In such event, the Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Project Management Agency, including without limitation, payment of the Allottee's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Larger Land and buildings constructed thereon from time to time. It is agreed and understood by the Allottee/s that the cost of maintenance of the Real Estate Project/Building and the part of the said Land/said Larger Land and other common areas, facilities and infrastructure in the part of the said Larger Land shall be borne and paid by only the Allottee/s and other Allottees/occupants on a pro-rata basis. The Allottee/s is/are aware that the Promoter is not in a business of providing services proposed to be provided by the Project Management Agency. The Parties hereto agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance or non performance or otherwise of the services provided by the Project Management Agency.
20. The Promoter shall be entitled to construct site offices/sales lounge on the said Land/said Larger Land and shall have the right to access the same at any time without any restriction whatsoever till the said Larger Land or any portion thereof is leased/conveyed/ assigned to the Apex Body.
21. The Allottee/s agrees and undertakes that, the Allottee/s shall, before delivery of possession of the said Premises, deposit the following amounts ("Other Charges") with the Promoter by way of cheque/demand draft/RTGS/NEFT,- money for share money, application entrance fee of the Society and Apex Body, for





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formation and registration of the Society and Apex Body, for legal cost, charges and expenses, for proportionate share of taxes and other charges/deposits in respect of the Society and Apex Body, for deposit towards provisional monthly contribution towards outgoings of Society and Apex Body, for deposit towards water, for electricity, club house membership and Club House Usage charges, for other utility and services connection charges and for deposits of electrical receiving and sub-station provided/to be provided in layout of the Larger Land as mentioned in Annexure "11" ("Premises and Transaction Details") annexed hereto. The Promoter has informed the Allottee/s and the Allottee/s is/are aware that the charges/deposits towards water, electricity, external drainage or any other service connection are provisional in nature and may increase, due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in charges/deposits by the concerned local bodies/government authority, the Promoter shall demand the additional amount from the Allottee/s towards the water, electricity, external drainage or any other service connection and the Allottee agrees and undertakes to pay the additional amount to the Promoter without any objection.

22. The details of Other Charges are as mentioned below:-

i. **Adhoc Maintenance Deposit (24 months):**

The Adhoc Maintenance Deposit (24-months) shall be transferred to the Society simultaneously with the execution of Society Conveyance in favour of the Society after adjusting the outstanding dues if any of the Allottee/s. The Adhoc Maintenance Deposit is exclusive of any taxes and the Allottee/s shall be required to make the payment of the taxes separately.

ii. **Adhoc Layout Maintenance Deposit (24 months):**

Adhoc Layout Maintenance Deposit (24-months) shall be transferred to the Apex Body simultaneously/with the assignment of the said Larger Land in favour of the Apex Body after adjusting the outstanding dues if any of the Allottee/s. The Adhoc Layout Maintenance Deposit (24-months) is exclusive of any taxes and the Allottee/s shall be required to make the payment of the taxes separately.

iii. **Corpus Fund for Society:**

Corpus Fund for Society shall be transferred to the Society simultaneously with the execution of Society Conveyance in favour of the Society, after adjusting the outstanding dues if any of the Allottee/s. The Allottee/s shall be required to make the payment of the taxes on Corpus Fund for Society, if any, separately.

iv. **CLUB Membership:**

The Club membership will be provided for up to 4 family members for 1 BHK and 6 family members for 2 BHK of the Allottee/s. There will be an annual usage fee over and above this membership. In the event of non payment of Club House Usage charges even after three reminders, the Promoter/Society shall be entitled to cancel the club membership of the Allottee and its family members and in order to reinstate the membership the Allottees shall be required to pay the reinstatement fees to the Promoter/Society after which the membership will be reinstated.

v. **Electric and Water Connection Charges:**

This amount is used for electric and water connection infrastructure like meters, substations, receiving stations, etc. which is included in the Sale Consideration amount. The Promoter will not be liable to give any account of how these funds are appropriated. The Promoter has informed the Allottee and the Allottee is aware that the charges/deposits towards water, electricity, external drainage or any other service connection are provisional in nature and may increase, due to increase in charges/deposits imposed by the concerned local bodies/government authority. If there is any increase in charges/deposits by the concerned local bodies/government authority, the Promoter shall demand the additional amount from the Allottee towards the water, electricity, external drainage or any other service connection and the Allottee agrees and undertakes to pay the additional amount to the Promoter without any objection.

vi. The above mentioned amounts of Other Charges are not refundable (except those specifically mentioned in this Agreement) and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts of Other Charges deposited by the Allottee/s with the Promoter. The deposits mentioned above shall not carry any interest. Other Charges are exclusive of any taxes including but not limited to CGST and SGST, TDS or any other tax/levy and the Allottee/s shall be liable to bear the same separately.

vii. It is clarified that the Allottee/s shall be required to pay the Maintenance Charges per month as specified in this Agreement irrespective of the above mentioned deposits.

viii. The Allottee/s hereby agrees to make payment of maintenance charges and outgoings on the date of taking

possession of the said Premises, on account of the said Premises and layout maintenance charges as provided in the table in **Annexure "11"** hereto. The Allottee/s do hereby further agree that maintenance charges of the said Premises and layout maintenance charges shall start after a period of 15 (fifteen) days from the date of intimation about the said Premises is ready for use and occupation. The Adhoc Maintenance Deposit and Adhoc Layout Maintenance Deposit are exclusive of any taxes and the Allottee/s shall be required to make the payment of the taxes separately. The Allottee/s agrees and undertakes to pay the CGST and SGST, TDS or any other tax/es as may be applicable from time to time on the Maintenance Charges/Layout Maintenance Charges/Deposits/Other Charges separately without any objection or demur. The Allottee/s shall pay the Maintenance charges by 5th day of every quarter i.e. April-July-October-January in advance. The Allottee/s hereby further agrees he/she/they shall take possession of the said Premises within 15 (fifteen) days from the date of intimation about the said Premises ready for use and occupation.

ix. The Allottee/s hereby agree that he/she/they are aware and that the maintenance charges are provisional in nature and shall be subject to change and that the Allottee/s shall be bound to pay the maintenance charges of the said Premises regularly as stated above along with 10% increase or actual increase, whichever may be higher, in every financial year or if it is increased for the reasons beyond the control during the same financial year. The Allottee/s agrees and undertakes to make the payment of the same without any objection or demur.

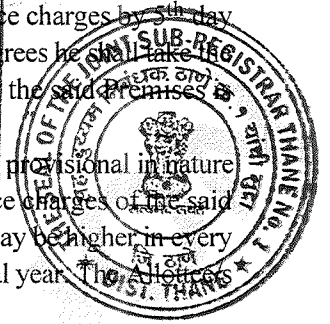
23. The Allottee/s shall pay to the Promoter a sum as more particularly specified in the table of the Other Charges as specified in **Annexure "11"**, for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

24. The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant, if any and other common amenities and conveniences in the layout of the Larger Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other allottees of flats/units/premises in the Real Estate Project and/or on the Larger Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the allottees of flats/units/premises on the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottees of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the said Larger Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Larger Land.

25. Representations and Warranties of the Promoter:

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Report, and subject to the RERA Certificate:-

- i. The Promoter has clear and marketable title and has the requisite rights to carry out development upon the Larger Land and also has actual, physical and legal possession of the Land for the implementation of the Whole Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- iii. There are no encumbrances upon the portion of the said Larger Land, except those as mentioned in the **Annexure "8"**;
- iv. There are no other litigations pending before any Court of law with respect to the Real Estate Project except as mentioned in the Addendum to Title Report and disclosed by the Promoter on the website of the RERA Authority;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, shall be obtained by following due process of law;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Land and the said Premises, which will, in any



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manner, affect the rights of Allottee/s under this Agreement;

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The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

- ix. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee/s.

26. The Allottee/s, with intention to bring all persons into whosoever hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:-

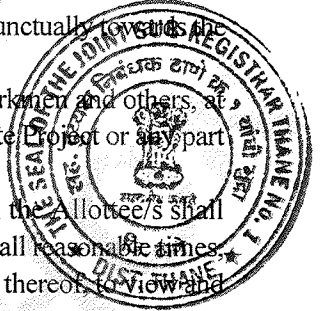
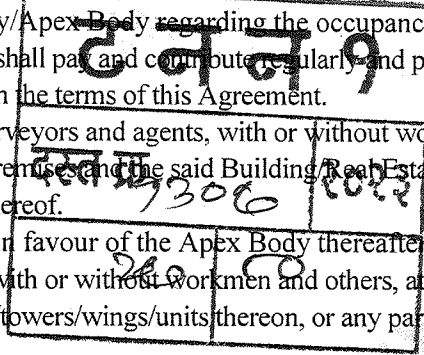
- i. To maintain the said Premises, at the Allottee's own cost, in good and tenantable repair and condition from the date on which possession of the said Premises is taken and shall not do or suffer to be done anything in or to the said Building/Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Building/Real Estate Project in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and the Promoter.
- ii. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building/Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the said Building/Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the said Building/Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the said Premises committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and the Allottee/s does hereby indemnify and keep indemnified the Promoter in this regard.
- iv. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Building/Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Building/Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land and/or the said Building/Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. It shall be the responsibility of the Society and the Apex Body that would be formed to separate the dry and wet garbage and shall see to it that the wet garbage generated in Building shall be treated separately.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the Real Estate Project in which the said Premises is situated.
- viii. Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said Building in which the said Premises is situated.
- ix. Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, installments of Sale Consideration, as required to be paid under this Agreement.
- x. Not to change the user of the said Premises without the prior written permission of the Promoter and Society.
- xi. The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate, if any. In the event the Allottee/s is/are desirous of transferring the said Premises and/or its rights under this Agreement prior to

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making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter which may be granted by the Promoter in its sole discretion.

- xii. The Allottee/s shall observe and perform all the rules and regulations which the Society and Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building/Real Estate Project and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body regarding the occupancy and use of the said Premises in the said Building/Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xiii. The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the said Building/Real Estate Project or any part thereof to view and examine the state and condition thereof.
- xiv. Till the Apex Body Conveyance Deed is executed in favour of the Apex Body thereafter, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- xv. The allottees/group of allottees/society/societies or the apex body is aware that there might be unsold premises and/or unallotted car parkings in the Real Estate Project/s or the whole project, even after the execution of society formation/execution of conveyance of the Real Estate Project/other Real Estate Projects/the Whole Project in the favor of Society/Societies/the Apex Body (whichever applicable). The Promoter shall deal with the unsold Premises/unallotted car parking as it deems fit and the allottees/group of allottees/society/ societies or the Apex Body does not have any objection to the same.
- xvi. The Allottee/s agrees and confirms that notwithstanding that the Allottee/s has/have approached/may approach the Banks and/or the Financial institutions for availing loans in order to enable the Allottee/s to make the payment of the total consideration or part thereof in respect of the said Premises, it shall be the sole and the entire responsibility of the Allottee/s to ensure that the timely payment of the total consideration in respect of the said Premises. Notwithstanding any of the provisions hereof, the Allottee/s hereby agrees that the Promoter shall have first lien/charge until all the amounts including the total consideration, taxes and other charges and amounts payable in respect of the said Premises as provided herein have remained unpaid and the Allottee/s has/have no objection in this regard.
- xvii. The Allottee/s hereby indemnifies and shall keep indemnified the Promoter from and against all claims, costs, charges, expenses, damages and losses which the Promoter may suffer due to any action that may be initiated by the Bank/Financial institution on account of such loan or for recovery of loan on account of any breach by the Allottee/s of the terms and conditions governing the said loan and the Allottee/s undertakes to reimburse the same to the Promoter without any delay or demur or default.
- xviii. It is agreed that the Allottee/s shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such Bank only with the prior written consent of the Promoter. The Promoter will grant their no-objection, whereby the Promoter will express its no-objection to the Allottee/s availing of such loan and mortgaging the said Premises with such bank/financial institution, provided however, the Promoter shall not incur any liability/obligation for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided further that such mortgage created in favour of such bank/financial institution in respect of the said Premises of the Allottee/s shall not in any manner jeopardise the Promoter's right to receive full consideration and other charges and to develop the balance of the said Larger Land and such mortgage in favour of such bank/financial institution shall be subject to the Promoter's first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement. The Promoter will issue the said no-objection letter provided that the concerned bank/financial institution agrees to make payment of the balance purchase price of the said Premises directly to the Promoter as per the schedule of payment of the purchase price provided in this Agreement.
- xix. The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee/s to inform the Society/Apex Body of the Premises Allottee/s i.e. the Society/Apex Body etc. that may be formed about the lien/charge of such Banks/Financial Institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.
- xx. Further, in the event that this Agreement is cancelled at any time, then the Allottee/s shall ensure that such lender returns to the Promoter, the original Agreement for Sale, Registration Receipt, Index II and any other document in respect of the said Premises which may be in their possession.
- xxi. The Allottee/s shall not fix grills or projections on the exterior of the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall not shift or alter the location of the windows or ventilators in the said Premises.



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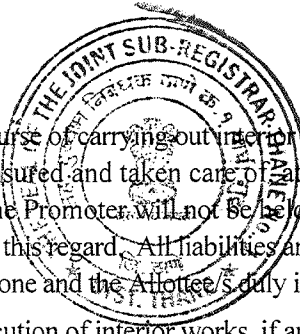
- xxi. No to shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the said Premises/Building in any manner whatsoever.
- xxiii. The Allottee/s agrees and acknowledges that the sample Apartment constructed by the Promoter and all furniture's items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing as sample Apartment if furnished by Allottee/s and the Promoter is not liable or required to provide any furniture, items, electronic goods and amenities etc. as displayed in the sample Apartment, other than as expressly agreed by the Promoter under this Agreement.
- xxiv. To keep the sewers, drains and pipes in the said Premises and appurtenance thereto in good tenantable repairs and condition and in particular, support shelter and protect the other parts of the said Building/Real Estate Project in which the said Premises are situate and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or of the Apex Body which consent shall not be unreasonably withheld.
- xxv. In case of the Allottee/s who is a non-resident/ foreign national of Indian Origin, in respect of all remittances, acquisitions/transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control laws and guidelines issued by the Reserve Bank of India, the Allottee/s alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto and other applicable laws. The Promoter accepts no responsibility in this regard and the Allottee/s does hereby indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.
- xxvi. The Allottee/s shall fully comply with and observe all the terms and conditions that are set out in this Agreement.
- xxvii. The Allottee/s is/are aware that the Promoter will be developing the said Larger Land in a phase-wise manner on such terms and conditions as the Promoter may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Promoter deems fit and the Promoter shall be entitled to grant or offer upon or in respect of any portion of the said Larger Land, to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the said Larger Land in such manner as may be desired by the Promoter and the Allottee/s expressly and irrevocably consents to the same.
- xxviii. The Promoter shall bear and pay all outgoings and statutory dues including municipal taxes, work contract tax, taxes for land under construction and all the taxes relating to the said Larger Land, non-agricultural assessment and other assessments and/or dues and/or charges of any sort or in respect of and/or concerning the said Larger Land and the Real Estate Project and the development of the said Larger Land and the Real Estate Project. It is clarified that all taxes, dues, cess, outgoings with respect to the said Premises for a period prior upto possession shall be borne and paid by the Promoter and on and after the date of possession shall be borne and payable by the Allottee/s.
- xxix. The Promoter herein has specifically informed the Allottee/s and the Allottee/s hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay all amounts payable towards Sale Consideration along with all taxes payable on sale or transfer of the said Premises and shall not withhold the same for any reason whatsoever.
- xxx. The Allottee/s shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said Land or Larger Land and the adjacent, contiguous and adjoining Lands and properties of the Promoter, for the purpose of development thereof and/or any other lawful purpose.

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- xxxi. The Allottee/s agrees and acknowledges that the Promoter has informed the Allottee/s that for the completion of the Whole Project or development of the Larger Land, the Promoter is required to and the Promoter shall be entitled at all times, to carry out construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land, the Allottee/s not only as a Allottee/s of the said Premises, but also as a member or Managing Committee member of Society/Apex Body shall not at anytime, raise any objection, obstruction on any ground whatsoever, notwithstanding that there shall or may be any perceived or actual nuisance, annoyance and inconvenience that could arise during the construction and/or any other allied work including completion work of the structures on the said Land and/or Larger Land. The Allottee/s and/or the Society/Apex Body shall not interfere with the rights, powers and authorities of the Promoter in respect of implementing the scheme of development of the said Land and/or Larger Land in any manner whatsoever. The Allottee/s hereby undertakes to co-operate with and render all assistance to the Promoter in respect of the development of the said Land and/or Larger land.
- xxvii. Notwithstanding anything herein contained the Promoter shall not be liable for any defect or damage caused to the said Premises or the Real Estate Project/said Building or to rectify any such defect caused as a result of negligence, improper maintenance, improper operation, any change, repair or alteration carried out by the Allottee/s. The liability of the Promoter under this Agreement shall forthwith cease in the event that the Allottee/s makes any such change or carries out any repairs or alterations to the said Premises or the Real Estate Project/said Building without the written consent of the Promoter.
- xxviii. The Promoter may complete part, portion or floor of the said Building and obtain part occupation certificate and give possession of Premises therein to the Allottee/s of such Premises and the Allottee/s herein shall not be entitled to raise any objection thereto. If the Allottee/s takes possession of the said Premises in such partly completed wing, part or portion or floor and the Promoter or its agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/their Premises, the Allottee/s shall not object to, protest or obstruct or create hindrance in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them.
- xxix. The Allottee/s shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of Whole Project and the infrastructure and common amenities and facilities on the Larger Land without creating any obstruction or interference.
- xxx. The Allottee/s shall be permitted/ allowed to commence interior works in the said Premises only upon obtaining the Occupation Certificate/ Part Occupation Certificate and after making all payments as per this Agreement and after complying with the terms and conditions of this Agreement. Prior to carrying out the interior works in the said Premises, the Allottee/s shall give to the Promoter, in writing, the details of the nature of interior works to be carried out and the Promoter will be entitled to make changes thereto in a reasonable manner and all interior works shall comply with the terms and conditions of this Agreement and any other undertaking to be given by the Allottee/s in this regard to the Promoter.
- xxxi. The Promoter shall be entitled to inspect all interior works carried out by the Allottee/s. In the event the Promoter finds that the nature of interior work being executed by the Allottee/s is/are harmful to the said Premises or to the structure, façade and/or elevation of the said Building then, the Promoter can require the Allottee/s to stop such interior work and the Allottee/s shall stop such interior work at once, without raising any dispute.
- xxxii. The Allottee/s will ensure that the debris from the interior works are be dumped in an area earmarked for the same and will be cleared by the Allottee/s, on a daily basis, at no cost to the Promoter and no nuisance or annoyance to the other allottees. All costs and consequences in this regard will be to the account of the Allottee/s.
- xxxiii. The Allottee/s will further ensure that the contractors and workers (whether engaged by the Allottee/s) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same.
- xxxiv. The Allottee/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said Premises or in the said Building or any part of the said Land and use only the toilets earmarked by the Promoter for this purpose.
- xl. All materials brought into the said Premises for carrying out interior works will be at the sole cost, safety, security and consequence of the Allottee and that the Promoter will not be held responsible for any loss/theft/damage to the same and the Allottee/s duly indemnifies the Promoter in this regard.







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xli. If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of attended to and treated by the Allottee/s at the Allottee's own cost, and that the Promoter will not be held responsible for the same and the Allottee/s duly indemnifies the Promoter in this regard. All liabilities and damages arising out of such injury will be borne and paid by the Allottee/s alone and the Allottee/s duly indemnifies the Promoter in this regard.

xlii. During the execution of interior works, if any of the Allottee's contractor/workmen/agents/representatives misbehaves or is found to be in a drunken state, then the said contractor/workmen/agents/representatives will be removed forthwith and will not be allowed to re-enter the said Premises or the said Building or any part of the said Land. Further, the Allottee/s shall be responsible for acts of such persons and the Allottee/s duly indemnifies the Promoter in this regard.

xliii. The Allottee/s shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance in the execution of such interior works.

xliv. The Allottee/s shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter.

27. The Promoter is proposing to construct Club House along with Swimming Pool, and a place for worship in the layout which will be common for the Whole Project. The same shall be developed in a phase wise manner and may be completed at the time of completion of the Whole Project. It is agreed and acknowledged by the Allottee/s that the swimming pool and club house to be constructed on the portion of the said Larger Land shall be for the use of all the allottees of the premises as may be comprised in all the buildings forming part of the said Larger Land. It is further agreed and acknowledged by the Allottee/s that the swimming pool and club house to be constructed on the said Larger Land shall be open for use for all the allottees of the premises as may be comprised in all the buildings forming part of the said Larger Land on a payment of membership/ usage fees. The Allottee/s undertakes to comply with all the terms/ conditions/ stipulations framed by the Promoter with respect to the use of the swimming pool and club house. The Allottee/s further agrees and acknowledges that the yearly membership with respect to the use of the swimming pool and club house is not transferable and the Promoter reserves its rights to increase the yearly membership fees for the same at its discretion. Management and maintenance of the club house may be given to third party and the Allottee/s shall not object to the same.

28. The Promoter shall maintain a separate account in respect of sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee/s shall have no claim, save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Apex Body Conveyance, as the case may be.

30. Mortgage or Charge on the Allottee's Premises or the said Land or the said Larger Land:

The Promoter shall be at liberty to raise funds and avail loans and finance for developing the said Land and the Larger Land and for the said purpose shall be at liberty to create mortgage, charge, encumbrance in respect of its right, title and interest in the said Land and/or the said Larger Land or any part thereof and its development potential therein and the Allottee/s shall not raise any objection(s) whatsoever in this regard. However the Promoter shall ensure that such a charge/mortgage created shall not in any way jeopardize the rights of the Allottee/s in respect of the said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises.

31. Binding Effect:

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Schedule specified in **Annexure "11"** ("**Premises and Transaction Details**") annexed hereto, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

[Handwritten mark]

[Handwritten signature]

32. Entire Agreement:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises, as the case may be.

33. Right to Amend:

This Agreement may only be amended through written consent of the Parties.

34. Provisions of this Agreement applicable to the Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent transferees/allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

35. Severability:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

36. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project. It is expressly agreed and the Allottee/s is/are aware that as a result of changes in the building plans of the said Building/Real Estate Project and/or the Layout of the Larger Land, the share of the said Premises and/or the Allottee/s in the common areas and facilities may increase or decrease. The Allottee/s hereby expressly consents to such changes in the said share and hereby expressly authorizes the Promoter to so increase or decrease the said share of the Premises and/or the Allottee/s in the common areas and facilities of the said Building/Real Estate Project and the Allottee/s hereby irrevocably agrees to accept the said share.

37. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

38. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

39. The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

40. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Courier or Registered Post A.D or notified Email ID at their respective addresses specified below:

[Handwritten signature]

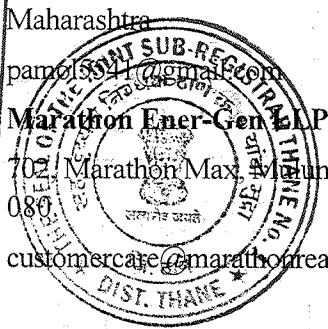
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Allottee/s : Mrs. Sangita Amol Patil
: Mr. Amol Shalikrao Patil

Address		G/1, Balaji Darshan Building, Gopinath Chowk, Dombivali (West), Thane-421202, Maharashtra	
Notified Email ID		pamol8941@gmail.com	
Promoter		Marathon Ener-Gen LLP	
Address		702, Marathon Max, Mulund-Goregaon Link Road, Mulund (West), Mumbai-400080	
Notified Email ID		customercare@marathonrealty.com	



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

41. Joint Allottees:

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

42. Stamp Duty and Registration Charges:

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

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

OR

The stamp duty upto an amount of Rs. 2,77,400/- (Rupees Two Lakh Seventy Seven Thousand Four Hundred Only) and the Registration of Rs. 30,000/- (Rupees Thirty Thousand Only) Charges shall be borne and paid by the Promoter and the Allottee/s shall be liable for payment of any amount over and above the above mentioned amount in the event any liability towards the Stamp Duty arises in future. The Allottee/s shall lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof and bear all other incidental charges in respect thereof, if any.

43. Dispute Resolution:

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

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

Promoter : AAUFM8302P
Allottee/s : AXCPR4045H, BRXPP6147G

45. Governing Law:

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

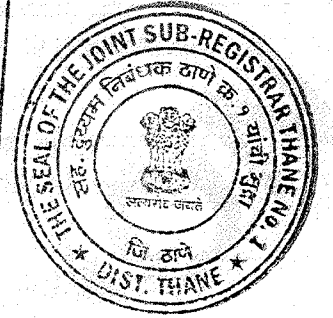
THE FIRST SCHEDULE ABOVE REFERRED TO

(description of the said Larger Land)

[Handwritten signature]

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

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)
A	140	1	2770
B	140	2	270
C	141	2/A	4040
D	141	2/B	280
E	142		1100
F	142	B	14200
G	220	1/A	21790
H	220	1/D	40
I	220	2/A	1450
J	220	5	3200
K	232	-	450
Total			49390



- On or towards the East by : 30.00 M. Wide D.P. Road, Adjacent Survey No.218
 On or towards the West by : Adjacent boundary of Village- Padle, Adjacent Survey No.223
 On or towards the South by : 30.00 M. Wide D.P. Road, Adjacent boundary of Village- Padle
 On or towards the North by : Adjacent Survey No.220/6, Survey No.144, Survey No.218, Survey No.242

THE SECOND SCHEDULE ABOVE REFERRED TO

(description of the said Land)

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

THE THIRD SCHEDULE ABOVE REFERRED TO

(description of the said Premises)

All the right, title and interest in the Flat/Premises No. 609 admeasuring 39.11 square meters RERA carpet area (equivalent to 421.00 sq.ft) on the 6 floor, Wing 'X3-A' in the said Building/Real Estate Project known as "Marathon Nextown Ruby" of the Whole Project known as "Marathon Nextown" being constructed on the said Land described in the Second Schedule hereinabove with exclusive right to use the NIL number of Car Parking/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

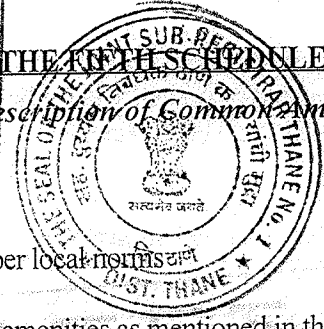
(description of Amenities of Whole Project)

COMMON AMENITIES

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

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

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1. Staircase/s	
2. Lifts	
3. Fire Fighting Facility as per local norms	
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THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of Common Amenities of the said Building)

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 for Sale in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED)

by the withinnamed "Promoter"
Marathon Ener-Gen LLP

)
 For **MARATHON ENER-GEN LLP,**
Dwarkanath K. Rao
 Designated Partner/Authorized Signatory.



By the hand of its Authorized Signatory
Dwarkanath. K. Rao
 in the presence of

1. Nikhil Bhagat *N. Bhagat*
2. Sakshi Kargutkar *S. Kargutkar*

SIGNED AND DELIVERED)

by the withinnamed "Allottee/s")

Mrs. Sangita Amol Patil) *S. Patil*



Mr. Amol Shalikrao Patil) *A. Patil*



in the presence of

1. Nikhil Bhagat *N. Bhagat*
2. Sakshi Kargutkar *S. Kargutkar*

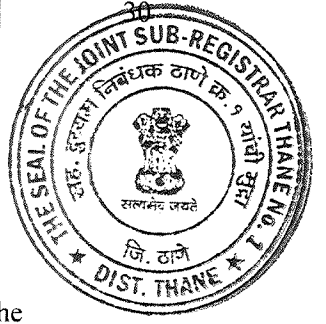
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List of Annexures

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- Annexure "1" - Receipt
- Annexure "2" - Sanctioned Layout Plan
- Annexure "3" - The N.A. permission dated 7th May, 2012 issued by the Collector, Thane
- Annexure "4" - Copy of Sanction of Development Permission/ Commencement Certificate
- Annexure "5" - Details of revised/amended approvals/ permissions
- Annexure "6" - The authenticated copies of the Survey Register for 7/12 Extract (Village Form VII-XII) with respect to the Larger Land
- Annexures "7" (Colly.) - Title Report dated 30th December, 2014 and further Addendum/s to Title Report issued by Adv. Prasanna Tare
- Annexure "8" - Details of Mortgage
- Annexure "9" - Whole Project and Real Estate Project Details
- Annexure "10" - Sanctioned Floor Plan
- Annexure "11" - Premises and Transaction Details
- Annexure "12" - RERA Certificate
- Annexure "13" - Proposed Layout Plan
- Annexure "14" - Particulars of the brand and pricing of Internal Amenities of the Premises

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ANNEXURE "1"
[RECEIPT]

Rs. 3,92,261.00 (Rupees Three Lakh Ninety Two Thousand Two Hundred Sixty One Only)
being the part consideration in respect of sale of the said Premises hereinabove mentioned as follows:

Received towards CGST and SGST	3,922.00
Received towards consideration of said Premises	392,261.00
Total	3,96,183.00

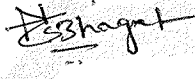
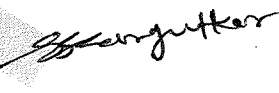
Sr. No.	Cheque No.	Cheque Date	Bank	Amount (Rs.)
1	000058	May 04,2022	STATE BANK OF INDIA	20,000.00
2	000057	May 04,2022	STATE BANK OF INDIA	20,000.00
3	100034	Jun 18, 2022	THE KALYAN JANATA SAHAKARI BANK LTD	3,56,183.00
Total				3,96,183.00

We say received
For M/S Marathon Ener Gen LLP



Director/Authorized Signatory








Witness:

1. Nikhil Bhagat 
2. Sakshi Kargutkar 

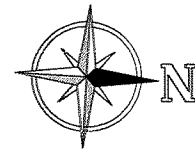
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LEGENDS

-  D.P. ROAD (1.1 TO 1.3)
-  BLDG. OPAL, TOPAZ, AMBER, SAPPHIRE, CORAL, EMERALD, RUBY & JASPER (2.1 TO 2.5)
-  INTERNAL ROAD (3.1 TO 3.4)
-  MUNICIPAL HOUSING RESERVATION (4)
-  SERVICES (5.1 TO 5.4)
-  FUTURE DEVELOPMENT (6)
-  EWS BUILDING (7)

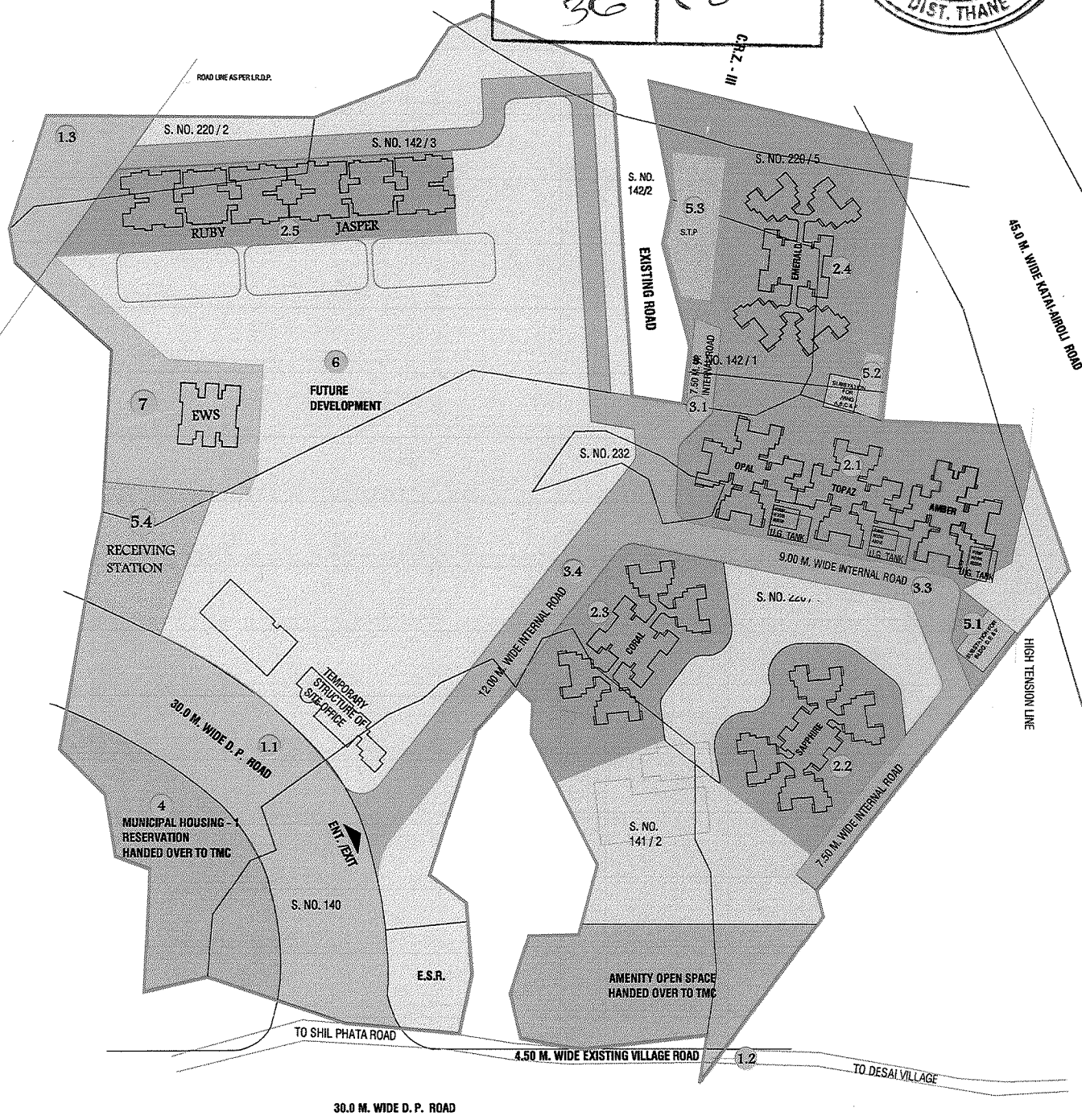
ANNEXURE "2"



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PROJECT TITLE :- MARATHON NEXTOWN
 FOR :- LAYOUT PLAN (SANCTION LAYOUT)



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

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Certificate No.

4980



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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION COMMENCEMENT CERTIFICATE

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

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 4113 / 22 Date 01 / 07 / 2022

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

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

Mr. Mayur Ramniklal Shah & Kaivalya Chetan Shah (P.O.A.H.)

(Partners of M/s. Marathon ENER - Gen LLP)

With reference to your application No. 12017 dated 28/2/2022/ 29/3/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / C.S.T. No. / F.P. No. 142/3, 220/1B, 220/2, 220/5, 232 140, 141/2, 142/1

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

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

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

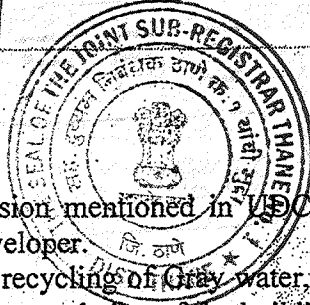
Issued _____

Municipal Corporation of
the city of, Thane.

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- 9) All the provision mentioned in V.P.CPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 11) Areas/ cities where storm water drainage system exists or designed, design and drawings from Service Consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for Occupancy Certificate (Optional).
- 12) Lift Certificate from PWD Should be submitted before Occupation Certificated
- 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 14) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.
- 15) The proposed building should be structurally designed by considering seismic forces as per I.S.Code No. 1893 & 4326 and Certificate of structural stability should be submitted at the stage intimation of Plinth and Occupation Certificate.
- 16) CCTV System shall be installed before applying for Occupation Certificate.
- 17) Rain Water Harvesting system should be installed before applying for Occupation Certificate.
- 18) Solar Water Heating system should be installed before applying for Occupation Certificate.
- 19) भूखंडाच्या हद्दीवर कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.
- 20) सुविधा भूखंडावरील कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.

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

साधन

Yours faithfully,

Office No. "मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र

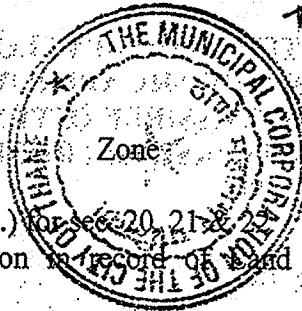
Office Stamp लोक व नगर रचना अधिनियमाचे कलम ५२

Date: अनुसार दखलपत्र गुन्हा वगैरे. त्यासाठी जास्तीत जास्त २ वर्षे किंवा रु. १०००/- दंड होऊ शकतो"

Issued by: _____

To:

- 1) Dy. Municipal Commissioner Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec 20, 21
- 4) TILR for necessary correction in record of land is affected by Road Widening /Reservation.



10/6/2022

Executive Engineer,
Town Development Department,
Municipal Corporation of
the city of Thane.

ANNEXURE "5"

(Details of Revised/Amended Approvals/Permissions)

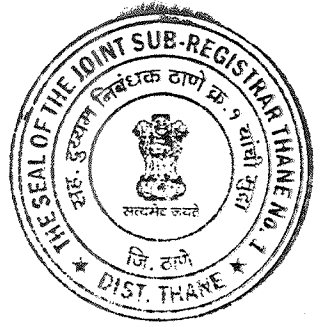
1. Details of Development Permission/Commencement Certificate:

- i. By and under Sanction of Development Permission and Commencement Certificate dated 1st July, 2022 bearing reference no. V.P.No.S11/0014/10 TMC/TDD/4113/22 issued by Thane Municipal Corporation, Thane ("TMC") amended permission for the construction of the said Building, subject to the terms and conditions stated therein and revised/amended from time to time. A copy of Development Permission/ Commencement Certificate is annexed hereto as Annexure "4".

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गण - वेदाई		गावठुका - दावे		विस्ता - दावे	
गुणवत्ता अर्जांक व उपविभाग		शेताचे स्वाधिक मूल्य :			
मुद्रापत्रा नं. १		शेताचे स्वाधिक मूल्य :			
वर्ग	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य
अपूर्विक क्षेत्र	२४,३००.००				
मिन ग्रेडी	४.०९				
अकारणी					

गण - वेदाई		गावठुका - दावे		विस्ता - दावे	
गुणवत्ता अर्जांक व उपविभाग		शेताचे स्वाधिक मूल्य :			
मुद्रापत्रा नं. १		शेताचे स्वाधिक मूल्य :			
वर्ग	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य
अपूर्विक क्षेत्र	२४,३००.००				
मिन ग्रेडी	४.०९				
अकारणी					

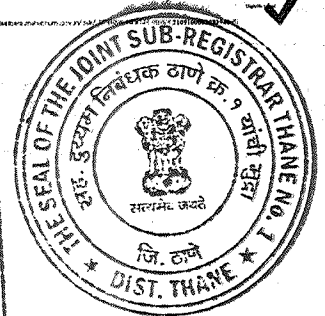
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मुद्रापत्रा नं. १		शेताचे स्वाधिक मूल्य :			
वर्ग	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य
अपूर्विक क्षेत्र	२४,३००.००				
मिन ग्रेडी	४.०९				
अकारणी					

गण - वेदाई		गावठुका - दावे		विस्ता - दावे	
गुणवत्ता अर्जांक व उपविभाग		शेताचे स्वाधिक मूल्य :			
मुद्रापत्रा नं. १		शेताचे स्वाधिक मूल्य :			
वर्ग	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य	एकराचे मूल्य
अपूर्विक क्षेत्र	२४,३००.००				
मिन ग्रेडी	४.०९				
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... (Legal notice text) ...

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राज नमुना बाध विक्रीची नोंदवही [महासभ्य जमीन नसवून अधिकार अधिसूचक आणि नोंदवही (विवाह, वारसा व सुविधागत देणे) विधान 1961 यातील विधान 24] भाग - 2, टाईप तालुका - ठाणे विभाग - 20 मुद्रापत्र क्रमांक व उपविभाग 232														
विक्रयार्थीय क्षेत्राचा तपशील											सामर्थ्याची उपपत्ती		जमिनीचा	क्षेत्र
जिल्हा विक्रयार्थीय क्षेत्र											जमिनीची जमीन		संपादन	क्षेत्र
पट्टा क्र. व पर्यवेक्षणार्थीय क्षेत्र											विक्रीत विक्रयार्थीय क्षेत्र			
वर्ष	हजेरा	विक्रयार्थीय क्षेत्र क्र.	जमिनी स्थिति	अजम स्थिति	विक्रीत क्षेत्र	जमिनी स्थिति	अजम स्थिति	विक्रीत क्षेत्र	जमिनी स्थिति	अजम स्थिति	रकबा	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
2017-18	वरील		अ.व.ज.	अ.व.ज.		अ.व.ज.	अ.व.ज.		अ.व.ज.	अ.व.ज.		अ.व.ज.		
2018-19	वरील								अ.व.ज.	अ.व.ज.	0.0450			
2019-20	वरील								अ.व.ज.	अ.व.ज.	0.0450			

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TO WHOMSOEVER IT MAY CONCERN

Sub: All those piece and parcels of land within the Registration District - Thane, Village - Desai, Taluka - Thane, District - Thane.

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)
A	140	-	5360
B	142	1	1100
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3200
H	232	-	450
I	141	2	4320
Sub Total (said land)			56330
F	220	4C	1300
Total (larger land)			57630

within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the Schedule here under written.

- On behalf of and under the instructions of M/s. Marathon Ener-Gen LLP having their registered office at 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (West) Mumbai-400 080, I have investigated the title of the said larger land by taking the search in the Sub-Registrar Office at Thane- 1, 2, 3, 5, 6, 8, 9 and 11 and in the office of Talathi and have referred to following documents:-
 - 7/12 Extracts dtd.08/10/2014
 - The Form No.6-A i.e. Mutation Entry Nos.95, 286, 898, 1392, 1105, 157, 1062, 1546, 1512, 1513, 1511, 1630,1390, 1389.
 - Search taken in the Sub-Registrar Office at Thane.
 - Documents supplied by the client including N.A. Permission.

2. The Owners:-

One Mr. Balya Mahadu Mhatre was the owner of the ancestral property. He died in the year 1960. After his death, Govind Balu Mhatre and Bendu Balu Mhatre became the absolute owners of the above-mentioned property. The Govind Balu Mhatre and Bendu Balu Mhatre died in the year 1978 & 1976 respectively. As per the Law governed by them at the time of their death, Shri Vishnu Govind

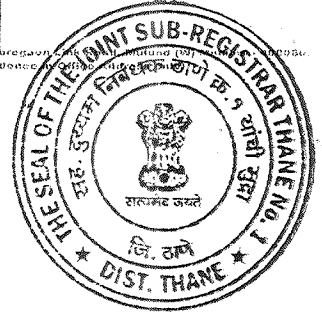
Mhatre and others 118 became the joint owners of the land and became entitled to grant the development rights in respect of the said larger land.

3. Search taken at Sub-Registrar Assurance at Thane:-

The necessary search is taken in the Sub-Registrar Office at Thane 1, 2, 3, 5, 6, 8, 9 and 11 by Shri Chandrakant Kamble (Search Clerk) on 05/09/2012, 06/09/2012, 10/09/2012, 12/09/2012 & 13/09/2012, Vide Search Application No.2737/12 Vide Government Receipt No.2973796 dtd.05/09/2012 & Search Application No.2803/12 Vide Government Receipt No.4487066 dtd.10/09/2012 and the Search Report does not reveal any entry which may affect the title of the said larger land and the following documents were found in the Register.

- Deed of Confirmation dtd.17/04/2009 made and entered into between Mateshwari Realtors (the Party of the First Part) and Shri Vishnu Govind Mhatre and 116 Others (the Party of the Second Part) and the same is registered in the Sub-Registrar of Assurances Office at Thane 1 under Sr.No.TNN-1-1762-2009 Dated 17/04/2009 confirming the Development Agreement executed between the above-mentioned parties on 20/05/2008, whereby Party of the Second Part sold and transfer the Development rights in respect of the properties mentioned in the Schedule here under written, admeasuring about 57630 sq.mtrs, the said larger land.
- Deed of Confirmation dtd.18/05/2009 made and entered into between Kantabai Pandharinath Sante (the Party of the First Part) and Mateshwari Realtors (the Party of the Second Part) therein and the same has been registered in the Office of Sub-Registrar of Assurances at Thane 1 under Sr.No.TNN-1-02330-2009, confirming the Development Agreement dated 20/05/2008 executed between the Vishnu Govind Mhatre & Ors. and Mateshwari Realtors whereby Party of the First Part confirmed the Development Agreement and sold and transfer her right for Development in respect of the said larger land in favour of Mateshwari Realtors.
- Deed of Release dtd.29/12/2011 made and entered into between Smt. Shewantabai Kanha Bhoir & 6 Others (the Party of the First Part) and Baburao Shantaram Mhatre (the Party of the Second Part) and the same is registered in the Sub-Registrar of Assurances Office at Thane 5 under Sr.No.TNN-5-11772-2011

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- Dated 29/12/2011 surrendered their proportionate rights, title and interest in the said larger land.
- Deed of Declaration ctd.28/06/2012 declared by Mateshwari Realtors through their Partner Mr. Shailesh Bhanushali and the same is registered in the Sub-Registrar of Assurances Office at Thane 9 under Sr.No.TNN-9-2721-2012 Dated 06/07/2012, whereby confirmed that area admeasuring about the 4505.70 sq.mtrs. under 30 mtr. wide road are surrendered under reference No. V.P.No.S11/ 0014/ 2010 TMC/ TDD/ 0497/ 11 dtd.01/11/2011 to Thane Municipal Corporation from Survey No.140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232 of Village Desai, Taluka and District - Thane.
 - Deed of Declaration ctd.28/06/2012 declared by Mateshwari Realtors through their Partner Mr. Shailesh Bhanushali and the same is registered in the Sub-Registrar of Assurances Office at Thane 9 under Sr.No.TNN-9-2722-2012 Dated 06/07/2012, whereby confirmed that area admeasuring about the 2366.80 sq.mtrs. are surrendered under reference No.V.P.No.S11/ 0014/2010 TMC/TDD/0497/11 dtd.01/11/2011 to Thane Municipal Corporation for amenities open space from Survey No.141/2, 220/1 of Village Desai, Taluka and District - Thane.
 - Deed of Declaration ctd.28/06/2012 declared by Mateshwari Realtors through their Partner Mr. Shailesh Bhanushali and the same is registered in the Sub-Registrar of Assurances Office at Thane 9 under Sr.No.TNN-9-2723-2012 Dated 06/07/2012, whereby confirmed that area admeasuring about the 2443.70 sq.mtrs. are surrendered under reference No.V.P.No.S11/0014/ 2010 TMC/TDD/0497/11 dtd.01/11/2011 to Thane Municipal Corporation for Municipal Housing Reservation from Survey No.140, 220/1 of Village Desai, Taluka and District - Thane.
 - The Deed of Joint Venture dtd.15/09/2012 entered into between Mateshwari Realtors (Venturist No. 1) and M/s.Marathon Realty Pvt. Ltd. (Venturist No. 2) and M/s. Marathon Ener-Gen LLP (The Developer) and Shri Vishnu Govind Mhatre & Others (The "Owners") whereby Venturist No.1 & Venturist No.2 entered into the Joint Venture Agreement and formed the LLP i.e. M/s. Marathon Ener-Gen LLP for development, construction, sale and transfer of the said larger land. The said Joint Venture Agreement is registered with the Sub-Registrar of Assurances at Thane bearing No. TNN/ 9/3797/2012 on dtd.15/09/2012.

- By and under a Supplementary Agreement dated 10/01/2014 (to the Development Agreement dated 20/05/2008) Registered with the office of Sub-Registrar of Assurances at Thane - 9 under Serial No.TNN9- 255 of 2014, executed between M/s Mateshwari Realtors (therein referred to as the party of the First Part) and Shri Vishnu Govind Mhatre and others (therein referred to as the party of the Second Part through their Constituted Attorneys 1) Subhash Vishnu Mhatre, 2) Sunil Ratan Mhatre, 3) Sharidas Kisan Mhare, 4) Rohidas Laxman Mhatre and Marathon Ener-Gen LLP (therein referred to as the party of the Third Part), the Owners (therein referred to as the Vendors, the Party of the Second Part) inter-alia gave their consent, no objection and confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.
- By and under the Indenture of Simple Mortgage dated 28/03/2014 registered with Sub-Registrar of Assurance at Thane-9 Vide No.TNN5-9-2031 of 2014 ("the said Mortgage Deed"), the Developer have created charge on "the said land", as more particularly set out in the said Mortgage Deed with Axis Bank Ltd. having its Registered Office at Trishul, 3rd floor, Opp. Samaratheshwar Temple, Law Garden, Ellis Bridge, Ahmedabad-380 006 and one of its branches at Corporate Banking Branch, Axis House, Ground Floor, Wadia International Centre, Worli, Mumbai-400025 ("the Said Bank /Mortgagee") and created security thereon to secure repayment of monies due and payable by Developer to the said "Bank/Mortgagee" together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.
- By and under a Supplementary Agreement dated 22/08/2014 (to the Development Agreement dated 20/05/2008) registered with the office of Sub-Registrar of Assurances at Thane - 9 under Serial No.TNN9-5524 of 2014 executed between M/s Mateshwari Realtors (therein referred to as the party of the First Part) and Shri Vishnu Govind Mhatre and others (therein referred to as the party of the Second Part) through their Constituted Attorney Mr. Vijay Baburao Mhatre and Marathon Ener-Gen LLP (therein referred to as the party of the Third Part), the Owners (therein referred to as the Vendors the Party of the Second Part) inter-alia gave their consent, no objection and

confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.

4. Various Approvals :

- 4.1. By and under its letter dated 01/11/2011 bearing reference no. V.P. NO. S11/0014/2010 TMC/TDD/0497/11 issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein.
- 4.2. By and under a permission dated 07/05/2012, the Collector, Thane has granted non-agricultural permission ("NA Permission") for an area admeasuring 56330 square metres (hereinafter referred to as "the said Land") more particularly described in schedule hereunder in the manner and on the terms and conditions mentioned therein.
- 4.3. On 05/11/2012 bearing reference no. V.P. NO. S11/0014/2010 TMC/TDD/0706/12 issued by the Thane Municipal Corporation ("TMC") TMC amended permission for the construction of, inter-alia, the First Phase Buildings to be constructed on the First Phase Land, subject to the terms and conditions stated therein.
- 4.4. By and under a commencement certificate dated 30/04/2013 bearing reference no. V.P. No. S11/0014/2010 TMC/TDD/0847/13 the First Phase Buildings to be constructed on the First Phase Land, subject to the terms and conditions stated therein.

5. General:

In so far as the said larger land referred in the schedule of the property herein under written, I had issued the Title Certificates dated 18/09/2012 and 21/07/2014. On instructions of the Marathon Ener-Gen LLP, I am issuing this Title Certificate with an intention that my Title Certificates dated 18/09/2012 and 21/07/2014 be supersede by this Title Certificate. Accordingly, my Title Certificates dated 18/09/2012 and 21/07/2014 be treated as cancelled.

6. Opinion and Observations:

- 6.1. On the perusal of all the Revenue Records, Search Reports and the above-mentioned documents, the Owners have the right, title and interest in the above-mentioned property more particularly described in the schedule here under written and by Development Agreement dtd.20/05/2008, they assigned their development rights along with the right of disposal and surrender of the abovementioned property to any Government

/Semi-Government Authority for the Development of any part of the land described as the larger land in the schedule here under written.

- 6.2. On the perusal of various documents mentioned above, I hereby certify that the right, title and interest in the said land of M/s. Marathon Ener-Gen LLP subject to the mortgage mentioned above and more particularly described in the schedule hereunder written is clear and marketable.

SCHEDULE OF THE PROPERTY

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

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)
A	140	-	5360
B	142	1	1100
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3200
H	232	-	450
I	141	2	4320
Sub Total (said land)			56330
F	220	4C	1300
Total (larger land)			57630

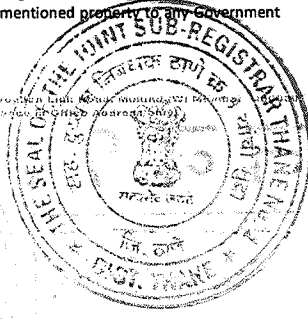
- On or towards the East by : 30.00 M. Wide D.P. Road, Adj. S. No.218.
 On or towards the West by : Adj. boundary of Village- Padle Adj. S. No.223.
 On or towards the South by : 30.00 M. Wide D.P. Road, Adj. boundary of Village- Padle
 On or towards the North by : Adj. S.No.220/6, S. No.144, S.No.218, S. No.242.

Dated this 30th day of December, 2014.



Prasanna S. Tare
Advocate

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Office Address: 702, Marathon Mas, Mulund-Goregaon Link Road, Mulund (W) Mumbai - 400066.
(Please do all correspondence at Office Address only)

ADDENDUM TO TITLE REPORT

To,

M/s Marathon Ener-Gen LLP
702, Marathon Max,
Mulund-Goregaon Link Road,
Mulund (West) Mumbai - 400 080

Re: All those piece and parcels of land within the Registration District Thane, Village- Desai, Taluka- Thane, District-Thane.

Sr. No.	Survey No.	Hissa No.	Area (Sq. mtrs)
A	140	-	5360
B	142	1	1100
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3200
H	232	-	450
I	141	2	4320
Sub Total (Said land)			56330
F	220	4C	1300
Total (larger land)			57630

Within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the schedule here under written.

1. I refer my Title Report dated 30th December, 2014 (Title Report) a copy whereof is annexed hereto and marked as Annexure - A (Title Report) issued by me in favour of M/s Marathon Ener-Gen LLP, where I had investigated its title to the said Larger Land capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

responses to my requisitions, being true, complete and accurate, which I have assumed to be the case.

- iii) For the purpose of this Report, I have gone through report of the search clerk, conducted searches at the Office of the Sub-Registrar of Assurances, Thane from 1987 to 2017. However, searches at the office of Sub-Registrar of Assurances are subject to the availability of records.
- iv) For the purpose of this Report, I have also caused searches to be conducted of the records of the Registrar of Companies as specified herein below. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
- v) I have not formed any opinion on the approvals and sanctions granted/required from the concerned authorities for the development or construction on the Property or any part thereof.
- vi) This Report has been prepared in accordance with and is subject to the laws of India.

C. MORTGAGES AND CHARGES

- i) By and under the Indenture of Simple Mortgage dated 28th March, 2014 registered with Sub-Registrar of Assurances at Thane - 9 vide No. TNN5-9-2031/2014 ("the said Mortgage Deed"), the Developer have created charge on "the said Land" as more particularly set out in the said Mortgage Deed with Axis Bank Ltd. having its Registered Office at Trishul, 3rd Floor, Opposite Samartheshwar Temple, Law Garden Ellis Bridge, Ahmedabad - 380 006 and one of its branches at Corporate Banking Branch, Axis House, Ground Floor, Wadia International Centre, Worli, Mumbai - 400 025 (the Said Bank / Mortgagee) and created security thereon to secure repayment of monies due and payable by Developer to the said "Bank/Mortgagee" together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.
- ii) By and under the Deed of Release of charge over Mortgaged Property dated 27th April, 2017 registered with the Sub Registrar of Assurances at Thane bearing Serial No. TNN9-2872/2017, the mortgaged property mortgaged vide the Indenture of Simple Mortgage dated 28th March, 2014 has been reconveyed by the said Bank in favour of Marathon Ener Gen LLP.

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

2. I have been requested by my client M/s Marathon Ener-Gen LLP to update the title report.

A. STEPS

With respect to updation of title report I have undertaken the following steps:

- i) I have inspected the original title deeds in respect of the said larger Land in possession of Company and Mortgage Deeds (defined below).
- ii) Perused the copies of the title deeds and other documents with respect to the said larger Land, furnished to me by the Company, from time to time, and/or obtained by me, as set out in the body of the report.
- iii) Cause updated, searches to be undertaken in the Office of Sub Registrar of Assurances at Thane for 30 years from 1987 till June 2017. At the offices of Sub-Registrar of Assurances the register did not have all pages and the search was restricted only to the pages available.
- iv) I have perused the copies of the revenue records being 7/12 extracts with respect to the said Land and the mutation entries pertaining thereto.
- v) I have issued the Public Notices in Free Press Journal (English Edition) on 22nd June, 2017 and in Navshakti (Marathi Edition) on the 22nd June, 2017 for inviting claims and/or objections from the public in respect of the said Land. I have not received any objections in respect thereof.
- vi) I have caused searches to be taken in the offices of the Registrar of Companies in respect of the Company. The charges are reflected in the search conducted on the portal of MCA (Ministry of Corporate Affairs) and at the office of the Registrar of Companies.

B. DISCLAIMERS

- i) I have at the instructions of my client merely updated the Title Report as specified herein and this Report does not address any other issue.
- ii) This Report necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions and

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- iii) By virtue of facility agreement of 2017 executed between Marathon Ener Gen LLP (the "Principal Borrower") and Marathon Realty Private Limited (the Co-Borrower No. 1") and M/s Mateshwari Realtors (the "Co-Borrower No. 2") and LIC Housing Finance Limited (the "Lender"). The Principal Borrower, Co-Borrower No. 1 and Co-Borrower No. 2 had taken the loan on the various terms and conditions mentioned therein and said loan is secured by property being All that pieces or parcels of land admeasuring 33,500 Square Meters located at Survey No. 140, Survey No. 142 Hissa Nos. 1 and 3, Survey No. 220 Hissa Nos. 1B and 5, Survey No. 232 (p), situated at Village Desai, Taluka, District, Registration District and Sub - Registration District of Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as "said Land") along with present and future approved FSI in the form of structure known as "Marathon Nextown Ph. I" (Excluding the Flats sold as mentioned in Schedule - II and Flats as per Schedule - III (forming part of the landowners share in the said project) along with all the present and future rights, title and/or interests of M/s Marathon Energen LLP over the said Land, more particularly mentioned in Point 7 of Schedule - I there under and

Negative Lien on flats, more particularly mentioned in Schedule V therein at 1.75 times of the outstanding loan amount at any point of time based on market value; and

Charge over the receivables of the project "Marathon Nextown Ph.I" including balance receivables from already sold units, more particularly mentioned in Schedule - II and more particularly set out in the facility agreement.

- iv) By virtue of Security Trustee Agreement dated 31st March, 2017 Unit Trust of India Investment Advisory Services Limited has been appointed as a Security Trustee / Agent on behalf of the Lender i.e. LIC Housing Finance Limited on the terms and conditions mentioned therein in connection with the Security Trustee Agreement Indenture of Mortgage dated 31st March, 2017 registered with Sub Registrar of ASSURANCES at Thane 9 bearing Serial No. TNN - 2873/2017 on 27th April 2014 executed between Unit Trust of India Investment Advisory Services Limited (UTI/IAS) (Security Trustee) and Marathon Ener-gen LLP ("Principal Borrower" or "Mortgagor") and Marathon Realty Private Limited (Co-Applicant No. 1) M/s Mateshwari Realtors (Co-Applicant No. 2) and LIC Housing Finance Limited (the "Lender") on the terms and conditions mentioned therein.

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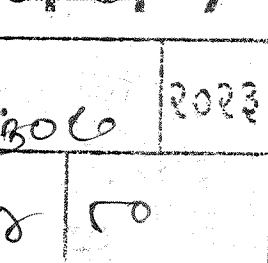
D. APPROVALS

- i) By and under the letter dated 24th January, 2014 bearing No. TMC/CFO/M2892/152 issued by Thane Municipal Corporation granted the NOC stipulating the Fire Protection and Fire Fighting requirement the proposed building D and G for larger property on the various terms and conditions mentioned therein.
- ii) By and under the Approval/Disapproval of the development work up to Plinth level for proposed building A, B, C Stilt + 1st to 10th Floor + 11th Part + 12th Part Floor IOD for the larger property is granted bearing No. VP No. S11/0014/10/TMC-TDD-PCC/0357/14 dated 22nd July, 2014.
- iii) By and under Commencement certificate dated 4th November, 2015 bearing reference New VP No. S11/0014/10-TMC/TDD/154415 for proposed building A,B,C Stilt + 1st to 10th Floor + 11th Part + 12th Part + 13th Part to 18th Part floors, the Stilt + 1st Floor, D Stilt + 1st Floor, E Stilt + 1st to 12th Floor, F Stilt + 1st to 15th Floor + 16th Part Floor, H Ground Floor, I (EWS-LIG-STILT+1ST TO 8TH Floors+9th Part and Fitness Center Ground + 1st Floor only.
- iv) By and under the approval of development work dated 22nd March, 2016 bearing Reference No. VP No. S11/0014/10-TMC/TDD/0549/16 subject to the terms and conditions stated therein.
- v) By and under the approval of development work dated 30th August, 2016 bearing Reference No. VP No. S11/0014/10-TMC/TDD/PCC/0614/16 subject to the terms and conditions stated therein.
- vi) By and under the amended approval of development work dated 5th May, 2017 bearing Reference No. New VP No. S11/0014/10TMC/TDD/2175/17 subject to the terms and conditions stated therein.
- v) By and under the Occupancy Certificate dated 5th May, 2017 bearing Reference No. VPP No. S11/0014/10-TMC/TDD/OCC/0356/17 is granted for building A, B, C Stilt + 1st to 10th Floor + 11th Part + 12th Part + 13th Part to 18th Part only on the terms and conditions stated therein.

E. LITIGATION :

1. Hausabai Gulab Bedekar 2. Premabai Kalu Mhatre alias Ramabai Kalu Mhatre 3. Bebibal Hanuman Patil and 4. Jijabai Govind Bhoir filed the Miscellaneous

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5.	E	Coral	Stilt + 16 Floors	RCC work completed till 4 th slab
6.	F	Emerald	Stilt + 19 Floors	RCC work completed till 14 th slab Blockwork completed till 9 th floor. Gypsum work completed till 8 th floor

I. CONCLUSION

In pursuance to Title Search Report dated 15th July, 2017 issued by Advocate Deepak Solanki and documents provided by the Company, I am of the opinion that Marathon Ener-Gen LLP has a clear and marketable title of the said larger land more particularly described in the Schedule hereunder written and I am therefore of the opinion that the said larger Land is clear and marketable subject to Facility Agreement of 2017 executed between Marathon Ener-Gen LLP (the "Principal Borrower") and Marathon Realty Private Limited (the Co-Borrower No. 1") and M/s Mateshwari Realtors (the "Co-Borrower No. 2") and LIC Housing Finance Limited (the "Lender"). The Principal Borrower and Co-Borrower obtained the loan on the terms and conditions mentioned therein. By virtue of the Security Trustee Agreement dated 31st March, 2017 Unit Trust of India Investment Advisory Services Limited has been appointed as a Security Trustee / Agent on behalf of the "Lender" i.e LIC Housing Finance Limited and the said Agreement registered with the Sub-Registrar of Assurances at Thane 9 under Serial No : TNN9/2873/2017 dated 27th April, 2017. The Principal Borrower has created the charge on the portion admeasuring 33,500 Square Meters being the part of the said larger Land as more particularly set out in the Security Trustee Agreement dated 31st March, 2017 and I further certify that the Developer is authorized to develop land more particularly described in the Schedule hereunder written and construct the buildings as per the sanction plans and further certify that Owner is authorized to sell units, flats, premises in the said buildings on ownership basis as contemplated in Real Estate Regulation and Development Act, 2016.

SCHEDULE OF THE PROPERTY

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

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

Application under Section 9 of the Arbitration and Conciliation Act, 1996 bearing Misc. Application No. 42 of 2013 before the Principal District Judge at Thane, against the 1. Mateshwari Realtors 2. Mahendra Ramji Patel 3. Shailesh Narayanbhal Bhanushali 4. Subhash Vishnu Mhatre 5. Sunil Retan Mhatre 6. Sharidas Kisan Mhatre 7. Vijay Baburao Mhatre and 8. Rohidas Taxman Mhatre for restraining by an order of injunction from acting contrary in any manner and creating the third party interest in the said Land described in the said application. The Hon'ble Court by its order dated 29th November, 2014, had restrained Opponent No. 1, 2, 3 by an order of injunction from creating third party interest in respect of the 2/3rd share in the property. By an order dated 16th January, 2016 Marathon Ener-Gen LLP was impleaded the party Respondent No. 9 in the said application and the said injunction was made applicable against them.

F. SUB-REGISTRAR OF ASSURANCES

The documents reflected in the updated search report dated 15th July, 2017 as provided by the search clerk Adv. Deepak Solanki.

G. REGISTRAR OF COMPANIES

As per the search conducted by Mr. Nitin. R. Joshi at the website of the Registrar of Companies, Mortgages/Charges created by the Company are reflected in report. A copy of the report dated 28th June, 2017 is annexed herewith as Annexure "B".

H. SITE STATUS

The Company is presently constructing at Site and the status of the same as on 14th July, 2017 is as per the chart written hereunder.

Sr. No.	Building No.	Wing	Building Structure Proposed	Construction Status
1.	A	Opal	Stilt + 18 Floors	Ready with OC
2.	B.	Topaz	Stilt + 18 Floors	Ready with OC
3.	C	Amber	Stilt + 18 Floors	Ready with OC
4.	D	Sapphire	Stilt + 16 Floors	RCC work done till plinth level

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

Sr. No.	Survey No.	Hissa No.	Area (Sq. mtrs)
A	140	-	5363
B	142	1	1103
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3203
H	232	-	450
I	141	2	4323
Sub Total (Said land)			56330
F	220	4C	1300
Total (larger land)			57650

On or towards the East by : 30.00 M. Wide D.P.Road, Adj.S. No. 218
On or towards the West by : Adj. boundary of Village- Padle, Adj. S. No. 223
On or towards the South by: 30.00 M. Wide D.P.Road, Adj. boundary of Village-Padle
On or towards the North by: Adj. S.No. 220/6, S.No. 144, S.No.218, S.No.242

Dated this 16th day of July, 2017.

PRASANNA TARE
Advocate

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

SECOND ADDENDUM TO TITLE REPORT

To,
M/s. Marathon Ener-Gen LLP,
702, Marathon Max,
Mulund- Goregaon Link Road,
Mulund (West) Mumbai - 400 080

Re: All those piece and parcels of land within the Registration District Thane, Village- Desai, Taluka- Thane, District-Thane.

Sr. No.	Survey No.	Hissa No.	Area (Sq. mtrs)
A	140	-	5360
B	142	1	1100
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3200
H	232	-	450
I	141	2	4320
Sub Total (Said land)			56330
F	220	4C	1300
Total (larger land)			57630

Within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the schedule here under written.

1. I refer my Title Report dated 30th December, 2014 (Title Report) and Addendum To Title Report dated 15th July, 2017 (Addendum Title Report), a copies whereof is annexed hereto and marked as Annexure - A (Title Report) and Annexure - B Addendum to Title Report issued by me in favour of M/s Marathon Ener-Gen LLP, where I had investigated its title to the said Larger Land capitalized terms

Correspondence Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T. P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 078.

used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.

2. After Paragraph No D (APPROVALS) of the Addendum to Title Report I wish to add the following paragraph

viii. By and under sanction of development Amended permission/ Commencement Certificate dated 6th June 2019 bearing reference New VP No. S11/0014/10-TMC/TDD/3095/19 for proposed building D (Stilt + 16th Floor), X3 (Ground Podium+1st Podium+14 Floors), X4 (Ground Podium+1st Podium (Pt) floors, I (EWS/LIG) (Ground Podium+1st Podium+21th Floors) and E (Fitness Center- Ground + 1st Floor)

3. After Paragraph No E (LITIGATION) of the Addendum to Title Report I wish to add the following paragraph

2. Mrs. Rama Nana Patil alias Rama Vishnu Mhatre daughter of Vishnu Mhatre filed Regular Civil Suit No. 888/2017 before the Joint Civil Judge, Senior Division, Thane at Thane inter alia against the 1) Mateshwari Realtors, 2) Mahendra Shamji Patel (Partner of Matheshwari Realtors, 3) Shailesh Narayanbhai Bhanushali (Partner of Matheshwari Realtors), 4) Hiralal Shamji Rangani (Partner of Matheshwari Realtors), 5) Marathon Energen LLP (Partnership Firm), 6) Mr. Mayur R. Shah (Partner of Marathon Energen LLP), 7) Mr. Kaivalya Shah (Partner of Marathon Energen LLP), 8) Mr. Mayur R. Shah (Director Marathon Realty Private Limited) for Declaration and Injunction from creating third party interest in the suit property and restrain Mateshwari Realtors and Others to obstruct the Plaintiff i.e. Rama Nana Patil to enter upon the suit property.

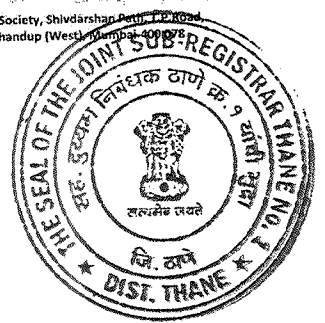
The Said Suit is pending before the Hon'ble Civil Judge, Senior Division, Thane at Thane, till this date, No adverse order has passed against any of the Defendant therein.

4. After Paragraph No H (SIDE STATUS) in the Addendum to Title Report is replace as under:

The Company is presently constructing at Site and the status of the same as on 6th June, 2019 is as per the chart written hereunder.

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P. Road, Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

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Phase I

Sr. No.	Building No.	Wing	Building Proposed	Structure	Construction Status
1.	A	Opal	Stilt + 18 Floors		Occupation Certificate Received on 05.05.2017.
2.	B	Topaz	Stilt + 18 Floors		Occupation Certificate Received on 05.05.2017
3.	C	Amber	Stilt + 18 Floors		Occupation Certificate Received on 05.05.2017
4.	D	Sapphire	Stilt + 16 Floors		RCC work completed upto 1 st Slab
5.	E	Fitness Center	Ground+1 Floor		Not Started
5.	F	Coral	Stilt + 16 Floors		RCC work completed till 13 th slab
6.	G	Emerald	Stilt + 19 Floors		RCC work completed and Final finishing work under process

Phase II

Sr. No.	Building No.	Wing	Building Proposed	Structure	Construction Status
1.	X3	Pearl	Ground Podium+1 st Podium+14 Floors		Excavation work in process
2.	X4		Ground Podium+1 st Podium (Pt) floors,		
3.	I		(EWS/LIG) Ground Podium + 1 st Podium + 21 th Floors		EWS Substructure work in process

5. This addendum is to be read along with the Title Report dated 30th December, 2014 and Addendum to Title Report dated 15th July, 2017. All other terms of the Title Report will remain unchanged

Dated this 6th day of June, 2019

Prasanna Tare
Advocate

THIRD ADDENDUM TO TITLE REPORT

To,

 M/s. Marathon Ener-Gen L.P,
 702, Marathon Max,
 Mulund- Goregaon Link Road,
 Mulund (West) Mumbai - 400 080

 Re: All those piece and parcels of land within the Registration District
 Thane, Village- Desai, Taluka- Thane, District-Thane.

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)
A	14C	1	2770
B	14C	2	70
C	141	2/A	4040
D	141	2/B	280
E	142	1	1100
F	142	3	14200
G	22C	1/A	21790
H	22C	1/D	40
I	22C	2/A	1450
J	22C	5	3200
K	232	-	450
Total			49390

Within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the schedule here under written.

 1. I refer my Title Report dated 30th December, 2014 (Title Report), Addendum To Title Report dated 15th July, 2017 (Addendum Title Report) and Second

1

 Correspondence Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T. P. Road,
 Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 378.

 Addendum to Title Report dated 6th June 2019 a copies whereof is annexed hereto and marked as Annexure - A (Title Report), Annexure- B Addendum to Title Report and Annexure C is Second Addendum to Title Report issued by me in favour of M/s Marathon Ener-Gen LLP, where I had investigated its title to the said Larger Land capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.

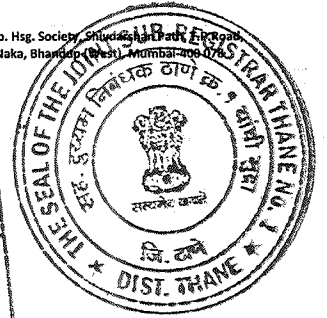
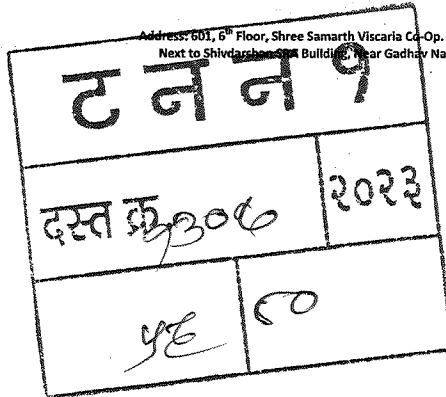
 2. The Schedule written in Title Report dated 30th December, 2014 (Title Report), Addendum To Title Report dated 15th July, 2017 (Addendum Title Report) and Second Addendum to Title Report dated 6th June 2019 is replace by the following table.

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

3. After Paragraph No D (APPROVALS) of the of the Addendum to Title Report I wish to add the following paragraph as D1

 D1.Vide Mutation Entry no. 1905 dated 10th October, 2017, Survey No. 140 has Sub-divided into several New Survey Numbers i.e. 140/1, 140/2, 140/3 and

2



140/4. The new Survey Numbers have been more particularly stated in the Schedule written hereinabove. Out of the Larger Land the Survey No.141/3 and 141/4 have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.

 D2.Vide Mutation Entry no. 1905 dated 10th October, 2017, Survey No. 141/2 has Sub-divided into several New Survey Numbers i.e. 141/2/A and 141/2/B, The new Survey Numbers have been more particularly stated in the Schedule written hereinabove.

 D3.Vide Mutation Entry no. 1935 dated 10th October, 2017, Survey No.221/1 has Sub-divided into several New Survey Numbers i.e. 220/1/A, 220/1/B, 220/1/C, 220/1/D and 220/1/E. The new Survey Numbers have been more particularly stated in the Schedule written hereinabove. Out of the Larger Land, the Survey 220/1/B (Part), 220/1/C and 220/1/E have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.

 D4.Vide Mutation Entry no. 1905 dated 10th October, 2017, Survey No.220/2 has Sub-divided into several New Survey Numbers i.e. 220/2/A and 220/2/B. The new Survey Numbers have been more particularly stated in the Schedule written hereinabove. Out of the Larger Land, the Survey 220/2/B have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.

In view thereof the area of the Larger Land now available for development after the handover to TMC is admeasuring about 49390 square meters

 D5.By virtue of Indenture of Transfer dated 12th March 2019 enter by and between Marathon Energen LLP and Thane Municipal Corporation registered with the Office of Sub- Registrar of Assurances, at Thane-9 bearing Registration No. TMN9/3452/2019 the land affected by 45.00 Meter wide Katal Airoli Road, area admeasuring 364.00 Sq. meter situated lying and being at the land bearing Survey No. 220/1B (Part) and 220/5 of Village Desai, Taluka and District Thane is handed over to Thane Municipal Corporation as per the Possession Receipt the following area is transfer to Thane Municipal Corporation more particularly stated therein on the terms and conditions recorded in the Indenture of Transfer dated 12th March 2019.

3

Survey No.	Village	Road	Area in Sq. M.
Survey No. 220/1B (Part)	At Village and Tal. And Dist.	45.00 M. wide Katal and Airoli	254.00
Survey No. 220/5 (Part).	Thane	Road	110.00
Total			364.00

 D6.By virtue of Indenture of Transfer dated 12th March 2019 enter by and between Marathon Energen LLP and Thane Municipal Corporation registered with the Office of Sub- Registrar of Assurances, at Thane-9 bearing Registration No. TMN9/3453/2019 the land affected by amenity open space area admeasuring 2334.78 Sq. meter situated lying and being at the land bearing Survey No.141/2 (Part) and 220/1B(Part) of Village Desai, Taluka and District Thane is handed over to Thane Municipal Corporation as per the Possession Receipt the following area is transfer to Thane Municipal Corporation more particularly stated therein. on the terms and conditions recorded in the Indenture of Transfer dated 12th March 2019

Survey No.	Village	Amenity Open Space	Area in Sq. M.
Survey No. 141/2 (Part)	At Village and Tal. And Dist.	Amenity Open Space	1599.14
Survey No. 220/1B (Part)	Thane		735.64
Total			2334.78

4. After Paragraph No E (LITIGATION) of the Second Addendum to Title Report, I wish to add the following paragraph

3. Mrs. Premabai K. Mhatre and Babubai H. Patil filed the Arbitration Petition No.173 of 2019 before the Hon'ble High Court at Bombay, Civil Appellate Jurisdiction against the 1) Mateshwari Realtors, 2) Subhash V. Mhatre, 3) Sunil R. Mhatre, 4) Sharidas K. Mhatre, 5) Vijay B. Mhatre, 6) Rohidas L. Mhatre and Marathon Energen LLP under Section 11 of Arbitration and Conciliation Act, 1996 and same is pending without passing any order on that Petition..

5. After Paragraph No H (SIDE STATUS) in the Second Addendum to Title Report is replace as under:

4

The Company is presently constructing at Site and the status of the same as on 19th March, 2020 is as per the chart written hereunder.

Phase I

Sr. No.	Building No.	Wing	Building Structure Proposed	Construction Status
1.	A	Opal	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017.
2.	B	Topaz	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017
3.	C	Amber	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017
4.	D	Sapphire	Stilt + 16 Floors	RCC work completed upto 1st Slab
5.	E	Fitness Center	Ground+1 Floor	Not Started
5.	F	Coral	Stilt + 16 Floors	RCC work completed till 16th slab. Last Slab in progress.
6.	G	Emerald	Stilt + 19 Floors	RCC and Major Finishing and Services work completed. Minor Finishing and Services in progress

Phase II

Sr. No.	Building No.	Wing	Building Structure Proposed	Construction Status
1.	X3	Pearl	Ground Podium+1st Podium+14 Floors	Part Excavation done
2.	X4		Ground Podium+1st Podium (P) floors.	Not Started
3.	I		(EWS/LIG) Ground Podium + 1st Podium + 21th Floors	Substructure completed

5

6. Schedule of the Property written in the Title Certificate dated 30th December 2014 is replace as under:

SCHEDULE ABOVE REFERRED TO
(description of the said Larger Land)

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

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

On or towards the East by : 30.00 M. Wide D.P. Road, Adjacent Survey No.218
On or towards the West by : Adjacent boundary of Village- Padle Adjacent Survey 223
On or towards the South by : 30.00 M. Wide D.P. Road, Adjacent boundary of Village- Padle
On or towards the North by : Adjacent Survey No.220/6, Survey No.144, Survey No.218, Survey No.242

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Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building. Near Gadghav Naka, Bhandun (West), Mumbai-400 078

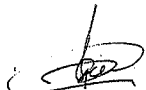
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Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road, Next to Shivdarshan SRA Building. Near Gadghav Naka, Bhandun (West), Mumbai-400 078

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7. This Third addendum Report is to be read along with the Title Report dated 30th December, 2014, Addendum to Title Report dated 15th July, 2017 and Second Addendum to Title Report dated 6th June 2019 All other terms of the Title Report will remain unchanged

Dated this 19th day of March, 2020


Prasanna Tare
Advocate

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PRASANNA S. TARE
B. Com, L.L.B.

Advocate High Court, Mumbai

FORTH ADDENDUM TO TITLE REPORT

To,
M/s. Marathon Ener-Gen LLP,
702, Marathon Max,
Mulund- Goregaon Link Road,
Mulund (West) Mumbai – 400 080

Re: All those piece and parcels of land within the Registration District
Thane, Village-Desai, Taluka-Thane, District-Thane.

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

Within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the schedule here under written.

1. I refer my Title Report dated 30th December, 2014 (Title Report), Addendum To Title Report dated 15th July, 2017 (Addendum Title Report), Second Addendum to Title Report dated 6th June 2019 (Second Addendum Title Report) and Third Addendum to Title Report dated 19th March 2020 (Third Addendum Title Report) copies whereof is annexed hereto and marked as Annexure - A (Title Report), Annexure- B Addendum to Title Report, Annexure C is Second Addendum to Title Report and Annexure D is Third Addendum to Title Report issued by me in favour of M/s Marathon Ener-Gen LLP, where I had investigated its title to the said Larger Land capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.

Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society Ltd., Shivdarshan Path, T. P. Road,
Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 078.
Tel.: 022-25942599, Cell : +91 9892632599, Email : pramahijit@gmail.com

PRASANNA S. TARE
B. Com, L.L.B.

Continuation Sheet No.

PHASE II

Sr. No.	Building No.	Wing	Building Structure Proposed	Construction Status
1.	X3 - A	Ruby	Stilt + 22 Floors	Building Work to be started
2.	X3 - B	Jasper	Stilt + 14 Floors and proposed upto 22 nd Floor	Building Work to be started
3.	X4 A and B		Stilt + floors (presently Sanction) and proposed upto 22 nd Floor,	Not Started
4.	I		(EWS/LIG) Ground Podium + 1st Podium + 20th Floors	Plinth completed

SCHEDULE ABOVE REFERRED TO
(descriptor of the said Larger Land)

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

Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)
A	140	1	2770
B	140	2	70
C	141	2/A	4040
D	141	2/B	280
E	142	1	1100
F	142	3	14200
G	220	1/A	21790
H	220	1/D	40
I	220	2/A	1450

Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society Ltd., Shivdarshan Path, T. P. Road,
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PRASANNA S. TARE
B. Com, L.L.B.

Continuation Sheet No.

2. After Paragraph No D6 (APPROVALS) of the of the Third Addendum to Title Report I wish to add the following paragraph as D7

D7 By and under its letter dated 08th October, 2020, bearing reference No. V. P. No. S11/0014/10-TMC/TDD/0853 issued by Thane Municipal Corporation, Thane ("TMC"), TMC granted Occupation Certificate for "building G" known as Emerald (Stilt + 1st to 19th Floors), subject to the terms and condition stated therein.

D8 By and under sanction of development Amended permission / Commencement Certificate, dated 1st July, 2022 bearing reference New VP No. S11/0014/10-TMC/TDD/4113/22 for proposed building, X3-A (Stilt + 22 Floors), X3-B (Stilt + 14 Floors), X4 A and B wing (Stilt + 1 floors), I (EWS/LIG) (Ground/Stilt + 20 Floors) and F - Stilt + 16th Floor).

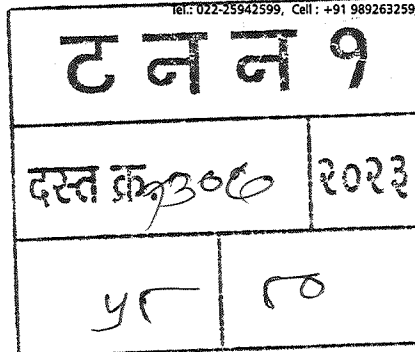
3. SIDE STATUS mentioned in the Third Addendum to Title Report, is replace as under:

The Company is presently constructing at Site and the status of the same as on 14th July, 2022, is as per the chart written hereunder.

PHASE I

Sr. No.	Building No.	Wing	Building Structure Proposed	Construction Status
1.	A	Opal	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017.
2.	B	Topaz	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017
3.	C	Amber	Stilt + 18 Floors	Occupation Certificate Received on 05.05.2017
4.	D	Sapphire	Stilt + 16 Floors	RCC work completed upto 6th floor.
5.	E	Fitness Center	Ground+1 Floor	Foundation for Fitness Centre completed
6.	F	Coral	Stilt + 16 Floors	Building is completed Apply for Occupation Certificate
7.	G	Emerald	Stilt + 19 Floors	Occupation Certificate Received on 08.10.2020

Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society Ltd., Shivdarshan Path, T. P. Road,
Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai - 400 078.
Tel.: 022-25942599, Cell : +91 9892632599, Email : pramahijit@gmail.com



PRASANNA S. TARE
B. Com, L.L.B.

Continuation Sheet No.

J	220	5	3200
K	232	-	450
Total			49390

On or towards the East by : 30.00 M. Wide D.P. Road, Adjacent Survey No.218

On or towards the West by : Adjacent boundary of Village- Padle Adjacent Survey 223

On or towards the South by : 30.00 M. Wide D.P. Road, Adjacent boundary of Village- Padle

On or towards the North by : Adjacent Survey No.220/6, Survey No.144, Survey No.218, Survey No.242

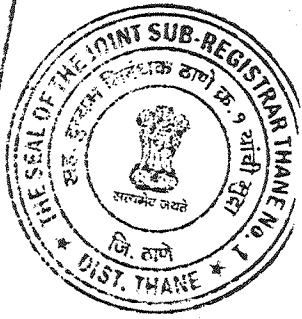
4. This Third addendum Report is to be read along with the Title Report dated 30th December, 2014, Addendum to Title Report dated 15th July, 2017 and Second Addendum to Title Report dated 6th June 2019 and Third Addendum to Title Report dated 19th March, 2020 All other terms of the Title Report will remain unchanged

Dated this 14th day of July, 2022

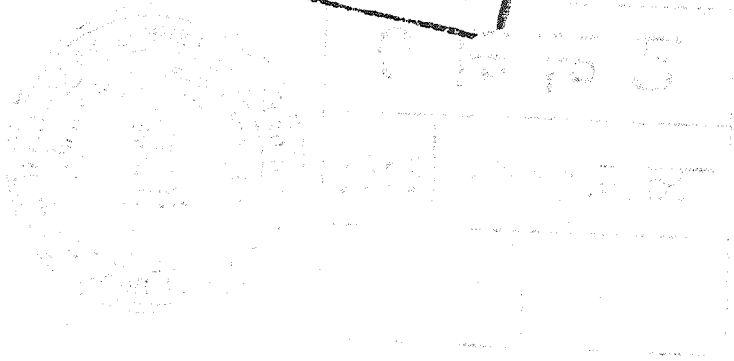
Prasanna Tare
Advocate

Address : 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society Ltd., Shivdarshan Path, T. P. Road,
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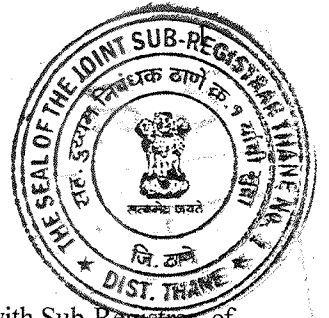
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ANNEXURE "8"

(Mortgage Details)

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1. Mortgage details for portion of the Larger Land/Phase-I are as below:

- i. By and under the Indenture of Simple Mortgage dated 28th March, 2014 registered with Sub-Registrar of Assurance at Thane-9, Vide No.TNN5-9-2031 of 2014 ("the said Mortgage Deed"), the Promoter has created charge on the said Larger Land as more particularly set out in the said Mortgage Deed with Axis Bank Ltd. having its Registered Office at Trishul, 3rd floor, Opp. Samartheshwar Temple, Law Garden, Ellis Bridge, Ahmedabad-380 006 and one of its branches at Corporate Banking Branch, Axis House, Ground Floor, Wadia International Centre, Worli, Mumbai-400 025, ("the Said Bank/Mortgagee") and created security thereon to secure repayment of monies due and payable by Promoter to the said "Bank/Mortgagee" together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.
- ii. Vide Deed of Release of Charge Over Mortgage Property dated 27th April, 2017 registered with the office of the Sub-Registrar of Assurances at Thane-9 under Serial No.TNN9-2872-2017, the mortgaged property mortgaged vide Indenture of Simple Mortgage dated 28th March, 2014 has been re-conveyed by the said Bank/Mortgagee in favour of the Promoter.
- iii. By virtue of Facility Agreement made in the year 2017 and executed between the Promoter and Others and LIC Housing Finance Limited ("Lender"), the Promoter and Others have obtained the Loan on the terms and conditions mentioned therein. By virtue of the Security Trustee Agreement dated 31st March, 2017, Unit Trust of India Investment Advisory Services Limited has been appointed as a Security Trustee/ Agent on behalf of Lender on the terms and conditions mentioned therein. In connection with the Security Trustee Agreement, Indenture of Mortgage dated 31st March, 2017 registered with Sub-Registrar of Assurance at Thane-9 under Serial No.TNN9-2873-2017 on 27/04/2017 the Promoter and Others have created charge on part of the said Larger Land as more particularly set out in the said Mortgage Deed dated 31st March, 2017 with Unit Trust of India Investment Advisory Services Limited, having its registered office at UTI Tower, GN Block, Bandra Kurla Complex, Bandra East, Mumbai- 400 051 ("Security Trustee") on the terms and conditions mentioned therein.
- iv. By virtue of Deed of Accession dated 30th March, 2018, Unit Trust of India Investment Advisory Services Limited has retired as the security trustee and accordingly, the said Lender has appointed Vistra ITCL (India) Limited (Formerly known as IL & FS Trust Company Limited), having its registered office address at the IL & FS Financial Centre, Plot C-22, G Block, Bandra-Kurla Complex, Bandra East Mumbai-400051, as the Successor Trustee. Thereafter the Memorandum Recording Transfer of Mortgage dated 14th November, 2019 registered with Sub-Registrar of Assurance at Thane-2 under serial no.TNN-2-17183/2019 have executed to record and clarify the facts mentioned in the Deed of Accession. The Promoter shall obtain a No Objection Certificate from the said Lender as and when required.
- v. By virtue of the First Supplemental Indenture of Mortgage dated 29th June, 2021 registered with Sub-Registrar of Assurance at Thane-9 under Serial No.TNN9-18248-2021 on 16th December, 2021, the Promoter has created mortgage over the part of the Larger Land as more particularly set out in the said First Supplemental Indenture of Mortgage dated 29th June, 2021 with Vistra ITCL (India) Limited, to secure the Restructured Facility on the terms and conditions mentioned therein.
- vi. By virtue of the Indenture of Mortgage dated 16th December, 2021 registered with Sub-Registrar of Assurance at Thane-9 under Serial No.TNN9-18249-2021 on 16th December, 2021, the Promoter has created mortgage over the part of the Larger Land as more particularly set out in the said Indenture of Mortgage dated 16th December, 2021 with Vistra ITCL (India) Limited, to secure the repayment of the Mortgaged Debt on the terms and conditions mentioned therein.

2. Details of mortgage for said Land are as below:

The said Land being portion of the said Larger Land is not yet mortgaged with any bank/financial institution/s however, the Promoter is in process of creating charge/mortgage on the said Land.

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ANNEXURE "9"
(Whole Project and Real Estate Project Details)

A. WHOLE PROJECT

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1. Details of Whole Project:

- The Name of the Whole Project: 'Marathon Nextown' situate at Desai Village, near Saraswati School, Off Kalyan-Shil Road.
- The Area of Whole Project is as per **First Schedule** mentioned in the Agreement.

2. Development:

- The Area of the Larger Land shall be developed in a phase-wise manner over a period of time. The Whole Project will consist of number of Real Estate Projects constituting various phase/s of the Whole Project.
- The Promoter is constructing the buildings as independent buildings/wings. However, either by basement or by stilt area or by commercial block or by podium, each one of the said buildings may be connected with other and/or horizontally connected to each other as horizontal extension to each other may be with common partition walls or by dead walls as the case may be and the Allottee/s is/are aware of the same.
- The Phase-I of the Whole Project consist of the following buildings namely, Sapphire, Coral, Emerald, Opal, Topaz, Amber being constructed on the portion of the said Larger Land.
- The Promoter is presently intending to construct the buildings namely Ruby and Jasper.
- 30 meters road is handed over to TMC for public use.
- Some portion of the Larger Land has been handed over to TMC as Amenity.
- Future Development: The Promoter proposes to construct further buildings on the portion of the said Larger Land as more particularly shown on the Proposed Layout Plan annexed and marked as **Annexure "13"** to the Agreement. These buildings and may or may not be connected with common basement/stilt/podium.
- The Layout consists of Municipal Housing Reservation which is handed over to TMC, as per the Accommodation Reservation Policy.
- Elevated Storage Reservoir may be constructed.
- A Receiving station has been constructed on the portion of the said Larger Land.
- One building for Economic Weaker Sections is being constructed on the portion of the said Larger Land and the same will be dealt as per the relevant law/rules and regulations.

3. Sanctioned and Proposed Plan:

- The development of the Whole Project is presently undertaken as per the Sanctioned Layout Plan which has been annexed as **Annexure "2"** in the Agreement.
- The Promoter proposes to develop the Whole Project and the Real Estate Project as per the Proposed Layout Plan is annexed as **Annexure "13"** in the Agreement. The Promoter reserves the right to get the Proposed Layout Plan sanctioned from the Concerned Authorities.

4. Common Areas & Amenities:

- The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s and are listed in the **Fourth Schedule ("Whole Project Amenities")** in the Agreement. The common areas and amenities for the Whole Project shall be completed at the time of completion of the Whole Project.

B. BUILDING / REAL ESTATE PROJECT

1. Details of Building/Real Estate Project:

- The development of a building known as 'Marathon Nextown Ruby' ("said Building") comprising of stilt(part), commercial/shop (part) floor and residential 1st floor to 22nd Floor (sanctioned) is known as "Marathon Nextown Ruby" ("Real Estate Project"). The Building known as 'Marathon Nextown Ruby' may comprise of upto 22nd Floor or more floors and/or as per full available potential.
- Approvals, sanctions and permissions are as mentioned in the Agreement.

2. Details of RERA Certificate:

- The Real Estate Regulatory Authority has duly issued a Certificate of Registration bearing No. **P51700021189**

("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed hereto and marked as Annexure "12" to the Agreement.

3. **Sanctioned Floor Space Index (FSI):**

- a. Total FSI of **13093.96 Sq.mt.** has been sanctioned for consumption in the construction and development of the said Building.

4. **Proposed Floor Space Index (FSI):**

- a. The Promoter proposes to eventually consume a further FSI of **500 Sq.mt.** aggregating to total FSI of **13593.96 Sq.mt.** in the construction and development of the said Building. The additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights, or TDR that may be available due to development of amenity space, amalgamation of land parcels, changes in Development Plan, change in the DC Regulations or revised/New DC Regulations or other provisions under which additional FSI shall be made available to the development. The total number of premises/floor in the said Building will vary as per the available potential.

5. **Type of Premises:**

- a. The Real Estate Project shall comprise of units/premises consisting of apartments, flat/s, duplexes, penthouses, offices and shops.

6. **Common Areas & Amenities:**

- a. The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the **Fifth Schedule ("said Building Amenities")** to this Agreement.

7. **Possession of the said Premises:**

- a. The date of handover of possession of the said Premises in the Real Estate Project is **31/12/2026**. However, if any extension is granted by RERA to the Real Estate Project, then such new extended date will be considered as the date of handover of possession of the said Premises.

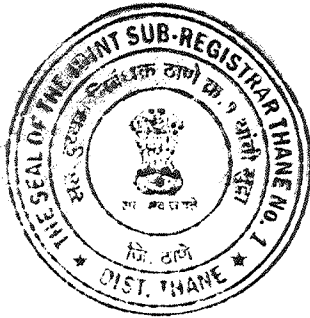
8. **The name and address of the Architect:**

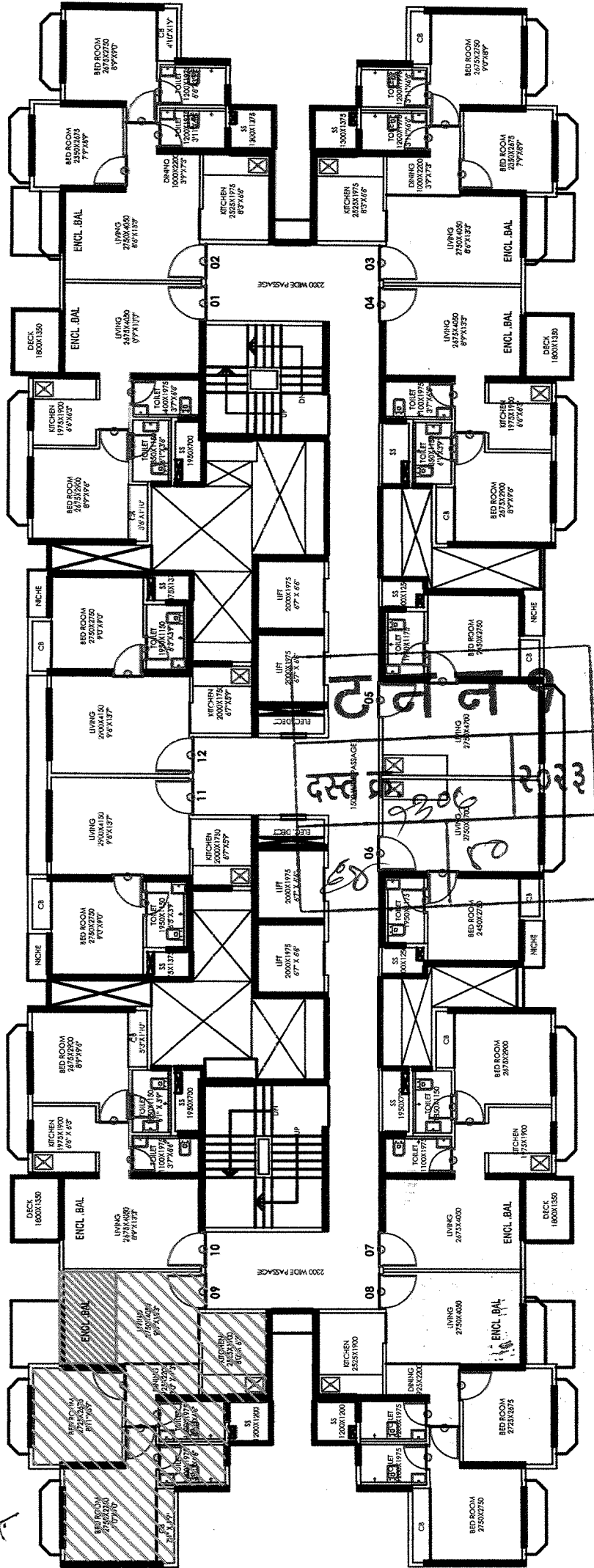
- a. Saakaar Architects, 2nd Floor, Nakshatra, A Wing, Near TMC, Almeida Road, Panchpakhadi, Thane (W)- 400 602.




Shubh Patel

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NOTE:-
 RERA CARPET AREA = 
 OTHER AREA ENCL. BAL = 
 OTHER AREA DECK = 

BLDG. TITLE :- MARATHON NEXTOWN -RUBY
 FLOOR NO. :- 6th FLAT NO. :- 609

 **MARATHON**
 Redefining Real Estate. Redefining infrastructure.

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

Shirke
A/C

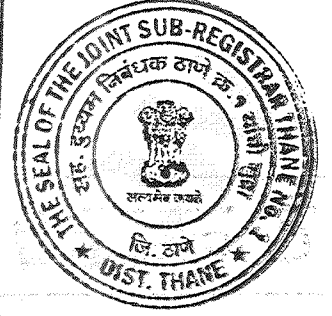
ANNEXURE "11"
(Premises and Transaction Details)

1. Building Address :

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

2. Said Building/Real Estate Project :

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3. Details of the Flat/Premises :

- a. Type of Residential Flat/Premises
- b. Residential Flat/Premises No.
- c. Floor
- d. Wing
- e. Carpet Area As Per RERA : 39.11 Sq.mt. equivalent to 421.00 Sq.ft.
- f. Other Areas exclusive to the said Premises if any :
- i. Deck/ Open Balcony : 0.00 Sq.mt. equivalent to 0.00 Sq.ft.
- ii. Enclosed Balcony : 4.65 Sq.mt. equivalent to 50.00 Sq.ft.
- g. Carpet Area plus Other Exclusive Area : 43.76 Sq.mt. equivalent to 471.00 Sq.ft.

4. Consideration Details :

- a. Sale Consideration for said Premises : **Rs.39,62,226.00**
Rupees: Thirty Nine Lakh Sixty Two Thousand Two Hundred Twenty Six Only
- b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of **Rs. 3,92,261 (Rupees: Three Lakh Ninety Two Thousand Two Hundred Sixty One Only).**

c. Payment Schedule :

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

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24	On completion of electrical fitting , mechanical and enviroment requirements (E)	2.5
25	On completion of entrance lobby , plinth protection,paving of areas. (E)	5
26	On Possession of the said premises for the Fit-outs being offered to purchaser (E)	5
TOTAL		100%

- d. For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded
- Notwithstanding to whatever mentioned in this Agreement, the Allottee/s agrees and undertakes to make the payment of the entire balance Sale Consideration amount / all the balance payment slabs mentioned in the
- e. Payment Schedule on receiving Part Occupation Certificate/Occupation Certificate in respect of the said Premises without any objection or demur

5. Brokerage Charges :

Brokerage Charges paid/payable by the Promoter in respect of the said Premises of Rs.79,245.00

6. Details of Bank Account for the Real Estate Project :

- a. Bank Account Number : 57500000710666
- b. Bank Name : HDFC BANK LTD.
- c. Branch : Mulund (W)
- d. Bank Address : 5/6/7, Jalam Ashich Chs, Devidayal Road, Mulund (west), Mumbai Maharashtra 400080
- e. IFSC Code : HDFC0000652
- f. Account Name : Marathon Ener-Gen LLP Marathon Nextown Ruby Collection Escrow Account



7. Details of Taxes to be paid by the Allottee/s for his Premises :

GOVERNMENT TAXES AS APPLICABLE ON ACTUALS AS ON DATE OF AGREEMENT		
a	Tax Deducted at Source	As Applicable*
b	CGST and SGST	As Applicable*
c	Stamp Duty	As Applicable*
d	Registration	As Applicable*
e	Property Tax	As Applicable*
f	Any Applicable Tax/Cess/Duty as may be applicable from time to time	As Applicable*

8. Maintenance Charges :

	QUARTERLY MAINTENANCE CHARGES	Amount
a	Maintenance Charges/Outgoings for Premises **	7,065.00
b	Maintenance Charges for Car Parking **	0.00
c	Layout Maintenance Charges ** (to be paid till the conveyance of the Larger Land in favour of the Apex Body)	1,060.00

**per quarter in advance on or before 5th day of beginning of every quarter. The Maintenance charges are provisional in nature and may increase over a period of time.

9. Other Charges :

Sr.no.	MISCELLANEOUS CHARGES (PAYABLE BEFORE POSSESSION)	Per Sq. ft.	Amount
1	Adhoc Maintenance Deposit (24 months)	120.00/Sq. Ft.	56,520.00
2	Adhoc Layout Maintenance Deposit (24 months)	18.00/Sq. Ft.	8,478.00
3	Corpus Fund for Society	115.00/Sq. Ft.	54,165.00
TOTAL MISCELLANEOUS CHARGES			1,19,163.00
* Property Tax and Other Taxes as applicable			

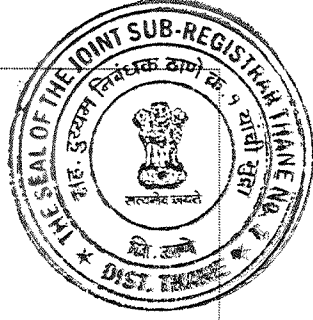
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Maharashtra Real Estate Regulatory Authority

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 : **P51700021189**

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

1. **Marathon Ener-Gen** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **14/06/2019** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities

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

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

Dated: **14/06/2019**
Place: **Mumbai**

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

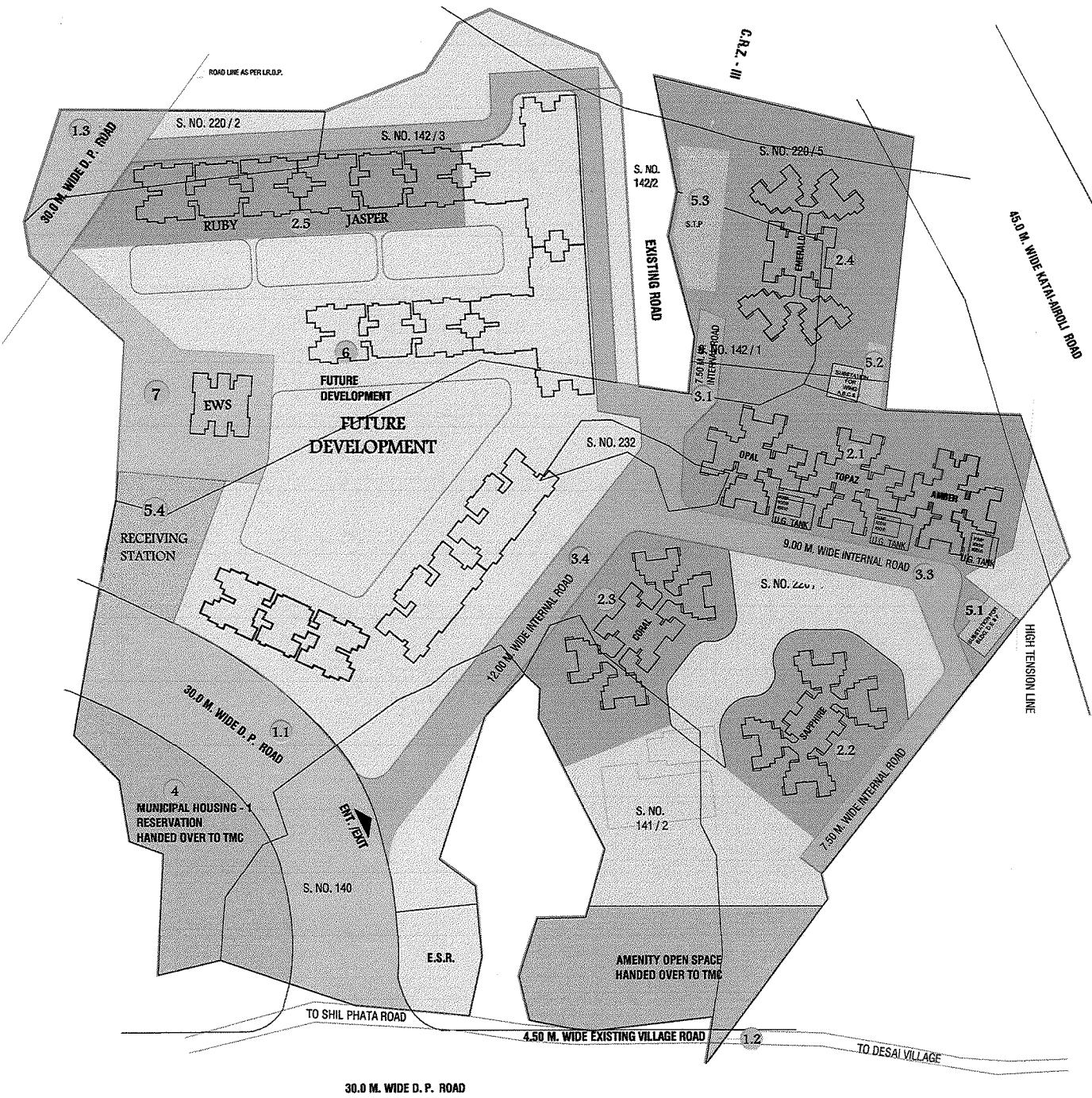
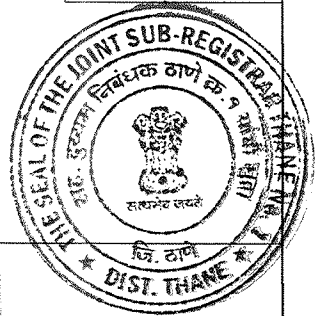
LEGENDS

- D.P. ROAD (1.1 TO 1.3)
- BLDG. OPAL, TOPAZ, AMBER, SAPPHIRE, CORAL, EMERALD, RUBY & JASPER (2.1 TO 2.5)
- INTERNAL ROAD (3.1 TO 3.4)
- MUNICIPAL HOUSING RESERVATION (4)
- SERVICES (5.1 TO 5.4)
- FUTURE DEVELOPMENT (6)
- EWS BUILDING (7)

ANNEXURE "13"



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PROJECT TITLE :- MARATHON NEXTOWN
 FOR :- LAYOUT PLAN (PROPOSED LAYOUT)

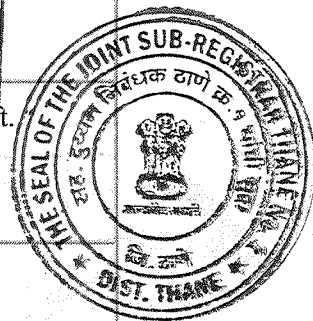


MATRIX
 702, MARATHON MAX
 MULLUND-GOREGAON LINK RD.
 MULLUND (W)
 CORPORATE OFFICE:- 67728484

ANNEXURE "14"

(Particulars of the brand and pricing of Internal Amenities of the Premises)

Sr. No.	Internal Amenities	Brand	Price
1	All rooms with vitrified tiles flooring.	Make Kajaria/Nitco/ Johnson/Somany/Simpolo/ Exarro or equivalent of size 600mm x 600mm	Rs.36/- per Sq.ft.
2	Walls and ceiling shall be painted	Acrylic Emulsion paint. Godavari/Asian Paint/ Berger/Nitco/Dulux or equivalent	-
3	Granite Kitchen platform with Sink Stainless Steel	S.S. Sink Satin Finish Carysil/Frankie/Nirali or equivalent	Rs.2100/- per no.
4	Kitchen wall above platform shall be finished with Ceramic Tiles up to 2' height and painted in Acrylic Emulsion paint above 2'.	Kajaria /Nitco /Johnson / Somany/Simpolo or equivalent of size 300mm x 450mm	Rs.28 /- per Sq.ft.
5	All the Toilets shall be Designers Toilets with Ceramic tiles	Kajaria /Nitco/Johnson/ Somany/Simpolo or equivalent	size 300x 450mm for Dado @Rs. 28/- per Sq.ft. & 300x300mm for Flooring @Rs. 28/- per Sq.ft.
6	All the Toilets shall have concealed plumbing with I.S.I. quality fittings.	-	-
7	All the Common Toilets shall have instant geyser for hot water facility, Chrome finish bathroom fittings and sanitary ware of ISI approved company.	3 liter Venus/ Racold/ Spherehot/ Rocket/ Jaquar or equivalent. CP & Sanitary fittings shall be of Jaquar /ROCA / Parryware/CERA or equivalent.	Rs.2100/- per no.
8	All the Windows shall be made of powder Coated Aluminium	Jindal/Hindustan Aluminum/Global/Bonco or Equivalent sections.	-
9	All the door frames shall be made of Red Merandi/WPC (Wood Plastic Composite) and Room shutters shall be of 35mm thk Flush doors with both side laminated. All the toilet shutters shall be both side laminated.	Shutters shall be of Kalpataru/Shreeji/ Sanghvi/ Sunrise or Equivalent make.	Rate of Main Door and Bedroom door shutter only @ Rs.205 /- Sq.ft. & Toilet door shutter only @Rs.205 /-Sq.ft.
10	Intercom system at security gate for the communication in each flat shall be provided. M.T.N.L. telephone wiring shall be concealed.	-	-
11	Provision for T.V. cable connections in each flat shall be provided with concealed Plug Points.	-	-
12	C.C.T.V. security system shall be provided to screen visitors at ground floor.	Make shall be of HikVision/ CP Plus/ Dahua/ Panasonic or equivalent.	-



Shri. A. K. K.

13

All the Electrical wiring shall be concealed and flat will be having Copper/Aluminium wire.

Copper/ Aluminium wire of makes Polycab / KEI / Finolex or equivalent.

Circuit Breakers shall be provided in place of Fuses.

Circuit make ABB/ Schneider /L&T /Anchor/ Siemens or equivalent.

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[Handwritten signature]

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो/करते की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा द्वार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खरी करुन घेतलेली आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/ कब्जेदार/ हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेले कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/ मा.न्यायालय/ मा.उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधार यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/ बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची मला/आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणे कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहे/आहोत, याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे/आहोत.

लिहून देणार

Devesh

लिहून घेणार

Shuk

Aril

30/11/2021
Wednesday, 3 November 2021 3:46 PM

पारदर्शी
व्यक्ति नं.: 17288
दिनांक: 31/11/2021

पारदर्शी मालक
दस्तावेजाचा क्रमांक: 15987-2021
दस्तावेजाचा क्रमांक: 15987-2021
दस्तावेजाचा क्रमांक: 15987-2021

DELIVERED
दिनांक: 31/11/2021
व्यक्ति नं.: 17288
दिनांक: 31/11/2021

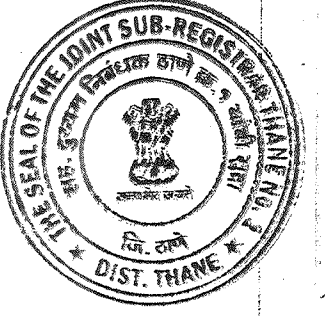
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दिनांक: 31/11/2021
व्यक्ति नं.: 17288

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2) दस्तावेजाचा क्रमांक: SSTR/Simple/Reg/15987-2021
दस्तावेजाचा क्रमांक: 15987-2021

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 1390252166157	Date: 03/11/2021
Received from Marushon Eswan LLP, Mobile number 9930879136, an amount of Rs. 4500/- towards Document Handling Charges for the Document to be registered(SARFATA) at the Sub Registrar office Joint S.R. Circle 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name: SBI	Date: 13/09/2021
Bank CNR: 1000130025191300001	CR No.: 664775201
This is computer generated receipt, hence no signature is required	

करल ४

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२०२१

Joint Sub-Registrar Office, Dist. Thane, No. 9, Kandivli

दिनांक: 03/11/2021

दस्तावेजाचा क्रमांक: 15987-2021

दस्तावेजाचा क्रमांक: 15987-2021

दस्तावेजाचा क्रमांक: 15987-2021

करल ४

१६/११/२१ २०

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**POWER OF ATTORNEY
FOR LODGING DOCUMENTS
(WITH OUT CONSIDERATION)**

TO ALL TO WHOME THESE PRESENTS SHALL COME WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory and DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Marathon Ener-Gen LLP having office at 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (W), Mumbai-400 080 SEND GREETINGS:


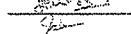

WHEREAS:

(i) WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory and DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Marathon Ener-Gen LLP have been given powers by the Company to sign and execute any deed or document, Mortgage Deed, Re-Conveyance, Conveyance, Lease Deed etc. for project at village Desai, Thane vide board resolution dated July 22, 2014 and February 13, 2015 in respect of the project known as "Marathon NextTown".

(ii) As Authorised for Signature of Marathon Ener-Gen LLP for project at village Desai, Thane namely "Marathon NextTown", We intend to execute deeds and documents of premises being constructed on the property.

(iii) We are desirous of appointing (1) Babula Maharana (2) Jinendra Darge and (3) Swapnil Kadam who are our employees at presently.

(iv) In future if any of the employees leave our organisation then this Power of Attorney shall stand revoked automatically effective from the date of such termination and they confirmed individually not to act on Power of Attorney beyond such date by signing hereunder:

Sign of Babula Maharana :  करल ४
 Sign of Jinendra Darge :  ३०२२ ५ २०
 Sign of Swapnil Kadam :  २०२२

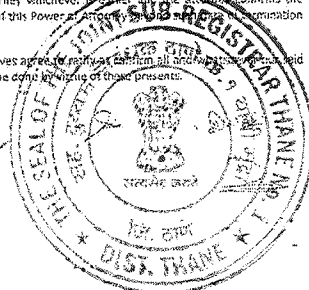
NOW KNOW YE ALL MEN AND THESE PRESENTS SHALL WITNESSETH THAT WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory and DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Marathon Ener-Gen LLP, do hereby nominate, constitute and appoint (1) Babula Maharana (2) Jinendra Darge and (3) Swapnil Kadam as our true and lawful attorneys to jointly or severally do the following:

1. To Present and lodge in the office of the Sub-Registrar of Assurances and to execute and execution of any deeds or documents and to do all the acts necessary for registering the said deeds or documents, Mortgage Deed, Re-Conveyance, Conveyance, Lease Deed etc. signed by us severally related to the project known as "Marathon NextTown" at village Desai, Thane, within the limits of the Thane Municipal Corporation.

2. This Power of Attorney supersedes the Power of Attorney issued earlier and stands automatically effective from the date of resignation/termination of employment by the Company of such attorney/ies commencing from the date of termination of the power attorney whichever is earlier and the said attorney/ies shall confirm the same not to act on the basis of this Power of Attorney beyond such date by signing hereunder.

3. AND We do hereby for ourselves agree to ratify and confirm all and sundry acts and deeds which our said Attorney shall do or cause to be done in pursuance of these presents.

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IN WITNESS WHEREOF WE have hereunto set and subscribed our hands and signature to this writing on the 1st day of SEPT, 2021.

THE SCHEDULE HERINAbove REFERRED TO:

All those pieces and parcels of land lying, being and situate at Village Desai, Taluka Thane, District Thane, within the limits of Thane Municipal Corporation bearing:

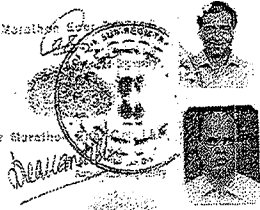
Sr.No.	Survey No.	Hissa No.	Area (Sq.mtrs)	करल ४
A	140	2	2730	४ २०
B	140	2	1788	
C	241	2/A	4244	
D	141	2/B	28003	
E	142	1	1100	
F	142	3	14200	
G	220	1/A	21750	
H	220	1/D	40	
I	220	2/A	1450	
J	220	5	3200	
K	232	-	450	
Total →			49390	

Signed Sealed and Delivered by the
 within named Marathon Ener-Gen LLP
 through its Group Company Secretary cum
 Authorised Signatory MR. K. S. RAGHAVAN
 vide Resolutions dated July 22, 2014
 Senior Manager cum Authorised Signatory
 V.R.DWARKANATH RAO
 vide Resolutions dated February 13, 2015
 in the presence of

1.  Babula Maharana
2.  Jinendra Darge



SWAPNIL KADAM



Form 2 Incorporation Document and Subscriber's Statement
 (SP 2018 11)

Note - All fields marked in * are to be mandatorily filled.

PART A
 Incorporation Document

1. Service Request Number (SRN) of Form 1: 100249220

2. Name of the LLP: MARATHON ENER-GEN LLP

3. State in which the registered office of the LLP is to be situated: Maharashtra

4. Name of the office of Registrar in which the proposed LLP is to be registered: Registrar of Companies, Mumbai


5. Address of registered office of the LLP:
 Line 1: 702 MARATHON MAX, JN. OF MULUND - GOREGAON LINK ROAD,
 Line 2: OFF. C.R.S. MARS, MULUND (WEST)
 City: MUMBAI District: MUMBAI CITY
 State: Maharashtra Pin Code: 400080
 Country: INDIA ISO Country Code: IN
 Phone (with STD code): 0223734642 Fax (with STD code):
 Email id: kalyan@marathonreality.com

6. Business activities to be carried out by the LLP on incorporation:
 To carry on the business of generation of Power by any conventional or non-conventional sources, nuclear, biomass, natural gas, waste energy, diesel or fuel or any other method for electric consumption so as for communication, distribution, supply to others or commercial use or other consumption, to own, construct or develop in all types of capacities, means, methods for or conduct or build any of the proposed business.

7. Branch business activities, other than conduct of business activity of the LLP: NONE

8. Number of individuals as partners: 2

Note: In case (individuals) as partner are more than fifty, submit details in respect of partners as per section 182 of the Companies Act, 2013.

9. Details of partner:
 (a) Designated Partner:  Swapnil Kadam
 DIN in case of Designated partner: 0214298
 (ii) Whether resident in India: Yes No
 (iii) Name: KAUVALYA SHAH
 (iv) Partners Husband's Name
 (v) SHAH SHAH

10. Name: KAUVALYA SHAH
 (b) Date of Birth: 06/06/1987 (DDMMYYYY)
 (c) Occupation: SERVICE
 (d) Present residential address (PAN): 00MPT2436R
 (e) Passport Number:
 (f) Permanent Residential Address:
 Line 1: 702, G.F., KAILASH BUNGLOW,
 Line 2: SHYVARGEN, DEVDAYAL ROAD, MULUND (WEST)
 City: MUMBAI District: MUMBAI CITY
 State: Maharashtra Pin Code: 400080
 ISO Country Code: IN
 Phone (with STD code): 0227773442 Fax (with STD code):
 Email id: kalyan@marathonreality.com
 Whether permanent residential address is same as the permanent residential address: Yes No
 Whether permanent residential address:
 Line 1: 702, G.F., KAILASH BUNGLOW,
 Line 2: SHYVARGEN, DEVDAYAL ROAD, MULUND (WEST)
 City: MUMBAI District: MUMBAI CITY
 State: Maharashtra Pin Code: 400080
 ISO Country Code: IN
 Phone (with STD code): 0227773442 Fax (with STD code):
 Email id: kalyan@marathonreality.com

11. Mode of payment: CASH
 12. Amount: 50,000

Note: In case of payment by cheque, bank draft or other mode, specify the following: (In case partner or director is not the partner or director of the company, specify the name of the partner or director in each, attach separate sheet as an affidavit.)

13. Name of the company in which no is a partner: TERRAPOLIS STRUCTURES LLP
 14. Name of the company: TERRAPOLIS STRUCTURES LLP
 15. No. of Designated partner which no is a director: 0
 16. Name of Company:

MARATHON ENER-GEN LLP

Regd. Office : 702, Marathon Max, Jn. of Mulund-Goregaon Link Road, Mulund (W), Mumbai 400080
Tel.No.022-67728484 Fax:022-67728485 Email:maratho@marathonmax.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF MARATHON ENER-GEN LLP HELD AT THE REGISTERED OFFICE OF LLP ON TUESDAY, THE 22ND JULY, 2014.

"RESOLVED THAT Mr. K. S. Raghavan, an Authorized Signatory of Marathon Group be and is hereby authorized to enter sale agreement for sale of residential and/or commercial units constructed to be constructed at Desai Village, Taluka Thane, Dist. Thane bearing Survey Nos. mentioned below, in the project known as "MARATHON NEXXTOWN":

Sr.No.	Survey No.	Hissa No.	Area (Sq.mtrs)
1	140	-	5360
2	142	1	1100
3	142	3	14200
4	220	1B	25900
5	220	2	1800
6	220	4C	1500
7	220	5	5200
8	220	-	450
9	141	2	4520
Total			57630

करल ४
पेज १० २०
२०११

"RESOLVED FURTHER THAT Mr. K. S. Raghavan, Authorized Signatory of the LLP be and is hereby authorized to do and perform any and all such acts including execution of and sign any such documents, viz. sale agreement etc. which are required to be produced before the Sub-Registrar, Thane and to appoint authorized person(s) to admit registration of such documents and all other documents as are required to be produced before the said Sub-Registrar for and on behalf of the LLP."

CERTIFIED TRUE COPY
For MARATHON ENER-GEN LLP
K. S. Raghavan
DESIGNATED PARTNER



INSPECTOR, SIGNATURE OF
MR. K. S. RAGHAVAN



MARATHON ENER-GEN LLP

Regd. Office : 702, Marathon Max, Jn. of Mulund-Goregaon Link Road, Mulund (W), Mumbai 400080
Tel.No.022-67728484 Fax:022-67728485 Email:maratho@marathonmax.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF THE LLP HELD ON FEBRUARY 13, 2015.

"RESOLVED THAT Mr. Dwarkanath Rao, Authorized Signatory be and is hereby authorized to enter sale agreement for sale of residential and / or commercial units constructed / to be constructed at Desai Village, Taluka Thane, District Thane bearing Survey nos. mentioned below in the project known as "MARATHON NEXXTOWN":

Sr.No.	Survey No.	Hissa No.	Area (Sq.mtrs)
1	140	-	5360
2	142	1	1100
3	142	3	14200
4	220	1B	25900
5	220	2	1800
6	220	4C	1500
7	220	5	5200
8	220	-	450
9	141	2	4520
Total			57630

करल ४
पेज १० २०
२०११

"RESOLVED FURTHER THAT Mr. Dwarkanath Rao, Authorized Signatory of the LLP be and is hereby authorized to do and perform any and all such acts including execution of and sign any such documents, viz. sale agreement, etc. which are required to be produced before the Sub-Registrar, Thane and to appoint authorized person(s) to admit registration of such documents and all other documents as are required to be produced before the said Sub-Registrar for and on behalf of the LLP."

Certified True Copy
For MARATHON ENER-GEN LLP

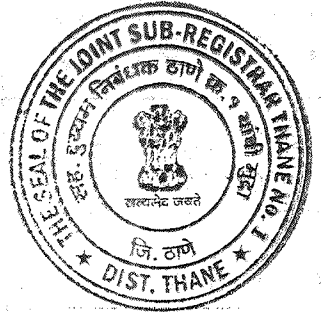
Dwarkanath Rao
DESIGNATED PARTNER



ट न न १

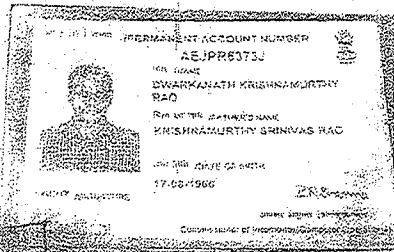
दस्त नं १३०६ २०१३

६०३ ५०



आयकर विभाग
INCOME TAX DEPARTMENT
MARATHON ENER-GEN LLP
07/09/2011
AAUFM8302P

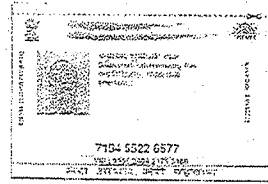
करल ४
पेज १० २०
२०११



आयकर विभाग
INCOME TAX DEPARTMENT
RAGHAVAN KRISHNAMURTHY
DEVANATHAN KRISHNAMURTHY
06/06/1960
APXPRT72J

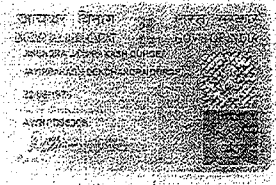
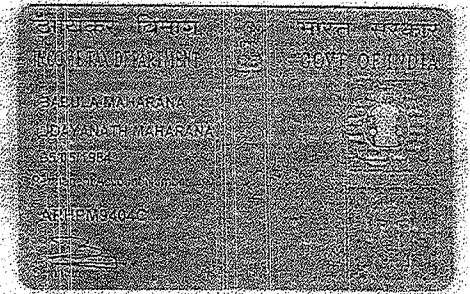
करल ४
पेज १० २०
२०११
K. S. RAGHAVAN
Dept. Company Secretaries
Temp. No. 005223
M.O. No. 28-2008

करल ४
पेज १० २०
२०११
Dwarkanath Rao
Dept. Regs. Dept.
Emp. No. 004500
D.O. No. 04-08-2011



9975 8854 0666
भारत सरकार, मातृ संस्था

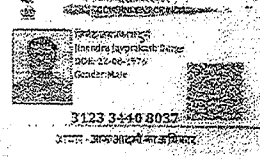




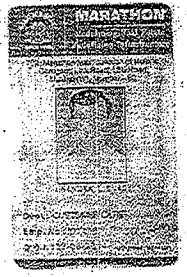
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१९९२ ११ २०



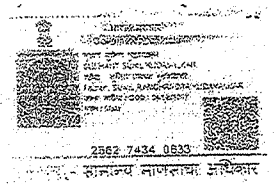
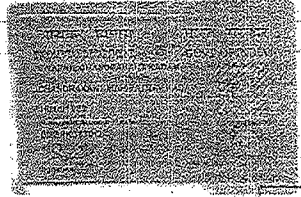
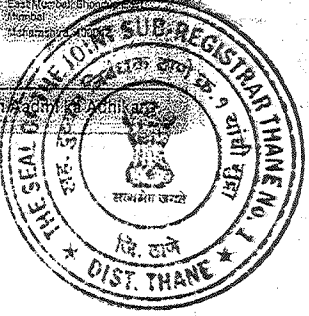
करल ४
१९९२ १२ २०
२०२१



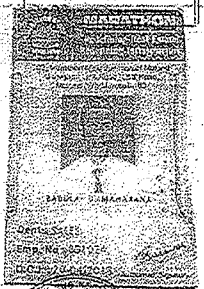
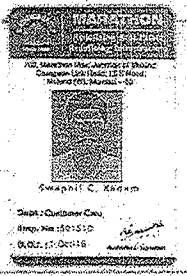
2



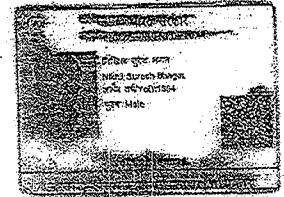
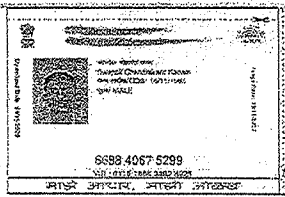
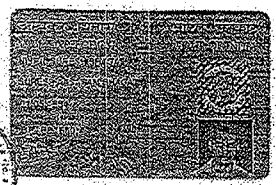
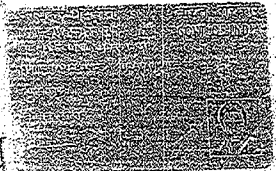
ट न न १
दस्त क्र. १३०७ २०२३
७४ २०



करल ४
१९९२ १२ २०



करल ४
१९९२ १२ २०
२०२१



Data of Bank Receipt for GRN MH012758745202021R

Bank - IDBI BANK

Bank/Branch : 633529043
 Print Date : 05/09/2021 13:30:33
 Print D/T/Time : 05/09/2021 13:30:33
 ChallanNo : 59183303031200032645
 GRN GRN : MH012758745202021R
 District : 7101 / MUMBAI
 GRN Date : 05/09/2021 13:30:33
 Office Name : IGR000 / MFLA_JT SUB REGISTRATION KURLA MD 4

Stduy Schm : 0030045301-70 / Stamp (Dry)/Bank Part
 Stduy Amt : Rs 100.00+ (Rs Five Hundred Rupees Only)

RgnFee Schm : 003003320-70 / Registration Fee
 RgnFee Amt : Rs 1,000.00+ (Rs One Thousand Rupees Only)

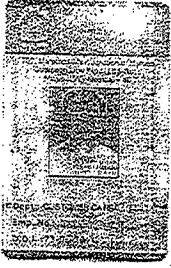
Article : 148(D)
 Prop Motvty : Immovable
 Prop Descr : 700 - MARATHON L&X
 : MULLUND
 : 400080
 Duty Party : PAN-AUPHMS02P MARATHON EMER GEN LLP
 Other Party : PAN-AFXPR777SU K.S RAGHAVAN

Only for verification not to be printed and used

Stamp: 100
 05/09/2021
 05/09/2021
 1500.00
 DEFAECED

करल ४
 १५०००१११२०
 २०२१

Sr. No.	Remarks	Debitment No.	Debitment Date	Utrch	Debitment Amount
1	100-301-12907	000279491202128	05/09/2021 13:30:33	1000.00	1000.00
2	100-301-12997	000279491202128	05/09/2021 13:30:33	1000.00	1000.00
Total Debitment Amount					2000.00



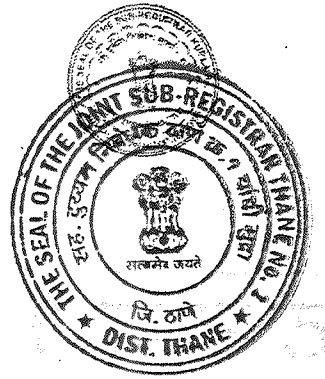
करल ४
 १५०००१११२०
 २०२१

आवृत्तः विभाग
 INDIA
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद
 जयशंकर प्रसाद



३१-१३५४०८०३७
 ३१-१३५४०८०३७

ट न न ९
 दस्त क्र १३०६ २०२३
 ६५ १०



Pre-Registration summary (निवेदन पूर्व योगदान)

201/15997
 सुमार्ग ३१ दिनांक २०२१ ३०४६ म नं
 दस्ता क्र १३०६ २०२३
 दस्ता क्र १३०६ २०२३

दाता क्रमांक: ५, ०११-
 ग्राहक क्रमांक: ५, ००४-
 कागजात क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

१) Fee Adjustment : Fee Adjustment (यशस्वी कोडों के साथ) for keeping track of respective fees

शु. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 श. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

शु. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 श. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

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 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

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 श. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

शु. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 श. नि. मं. शु. नि. कागजात क्रमांक : ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-
 मूल्यांकन क्रमांक: ५, ००३-

D.H.C.
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN: 1306202108157 Receipt Date: 05/09/2021

Received from Marathon Ener Gen LLP, Mobile number 9960970156, an amount of Rs. 400/- towards Document Handling Charges for the Document to be registered on Document No. 15997 dated 01/09/2021 at the Sub-Registrar of the Joint S.R. Office of the District Mumbai Suburban District.

DEFAECED
 ₹ 400
 DEFAECED

Payment Details

Bank Name: SBI
 Payment Date: 12/08/2021

Bank CIN: 10064152021081309881 REF No.: IGALTF301

Deface No: 1306302108157D Deface Date: 01/09/2021

This is computer generated receipt, hence no signature is required.





दस्तावेजाचे अर्जाचे

क्रमांक

15/03/2023 2:55:04 PM

दस्तावेजाचे अर्जाचे

दस्तावेजाचे अर्जाचे

क्र.सं.	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे
1	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे		
2	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे		
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5	दस्तावेजाचे अर्जाचे	दस्तावेजाचे अर्जाचे		

Payment Details

Sr.	Purchaser	Type	Verification no./number	GRU/Source	Amount	Unit	Debit Number	Debit Date
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2	MARATHON ENERGY GEN LLP	eSBTR/Simple Receipt		640127607-23290247	1600	RD	010027607-23120202	01/02/2023
3		DHC		130622103147	480	RD	1306221031470	01/02/2023

[SD:Stamp Duty] [RF:Relevation Fee] [DHC: Document Handling Charge]

1. Verify Stamp Duty/RF/Relevation Fee/Document in copy on a good printer and camera
2. Get the receipt after verification

करल ४
१५००० २० २०
२०२१

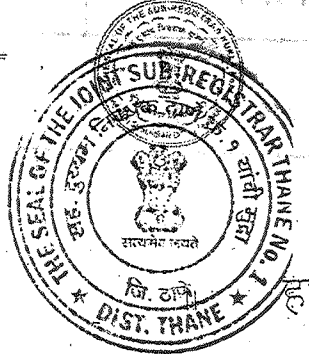
दस्तावेजाचे अर्जाचे
क्रमांक १५०००/२०२१
दिनांक ०१/०२/२०२३



ट न न ९

दस्त क्र ३०६ २०२३

७६ १०



सदरचे हमी पत्र आज दिनांक ०२/०२/२०२३ रोजीचे दिवशी घोषित करण्यात येते की, या दस्तासोबत निवासी / कर्मिण्य या स्थावर मालकीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.

लिहून देणा-याची सही

लिहून घेणा-याची सही

भारत सरकार
GOVERNMENT OF INDIA
विभाग - आयकर
Income Tax Department
संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke
जिल्हा - मुंबई, जिल्हा - मुंबई
District - Mumbai, District - Mumbai

भारत सरकार
GOVERNMENT OF INDIA
विभाग - आयकर
Income Tax Department
संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke
जिल्हा - मुंबई, जिल्हा - मुंबई
District - Mumbai, District - Mumbai

प्राथमिक प्रमाणित करणे -
पत्नीचे नाव - संगिता निलकंथ रामटेके
पति - नरयण नारायण रामटेके
पत्नीचे नाव - संगिता निलकंथ रामटेके
पति - नरयण नारायण रामटेके

UID No. 6824831786828
UID No. 741468720858

संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke

संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke

संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke

संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
नरयण नारायण रामटेके
Narayan Narayan Ramteke

भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
मराठी एनर्जी सेल
MARATHON ENERGY CELL
07/09/2011
AAU/EM8312P

ट न न ९
दस्त क्र १३०० २०२३
६० १०



आयकर विभाग
INCOME TAX DEPARTMENT
SANGITA NILKANTH RAMTEKE
NILKANTH NARAYAN RAMTEKE
22/10/1980
AXCPR4045H

भारत सरकार
GOVT OF INDIA

3102014

Shubh

भारत सरकार
GOVERNMENT OF INDIA
संगिता निलकंथ रामटेके
Sangita Nilkanth Ramteke
जन्म वर्ष / Year of Birth : 1980
स्त्री / Female

7414 6872 0858

— सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
AMOL SHALIKRAO PATIL
SHALIKRAO KRUSHNAJI PATIL
15/12/1983
Permanent Account Number
BRXPP6147G

भारत सरकार
GOVT OF INDIA

07092011

APD

भारत सरकार
GOVERNMENT OF INDIA
अमोल शालिकराव पाटील
Amol Shalikrao Patil
जन्म वर्ष / Year of Birth : 15/12/1983
पुरुष / Male

6824 8317 8628

मेरा आधार, मेरी पहचान

ट न न १

दस्त क्र. ३०० २०२३

६८ २०



भारत सरकार
GOVT OF INDIA

SUSHANT SUNIL KUDAVALKAR
SUNIL RAMCHANDRA KUDAVALKAR

04/08/1997
ECHPRK43163F

Signature

S. S. Kudavalkar

भारत सरकार
GOVT OF INDIA

सुशान्त सुनिल कुडवाळकर
SUSHANT SUNIL KUDAVALKAR

जन्म तारीख/DOB: 04/08/1997
पुरुष/ MALE
Mobile No: 7021077180

2662 7434 0633
VID : 9161 6756 7114 7790

माझी आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी निवास संख्या कार्ड
Permanent Address Number Card

AMOPC8373Q

SANDEEP ATMARAM CHAVAN
ATMARAM ARJUN CHAVAN

जन्म तारीख/DOB: 31/05/1981

S. S. Chavan

भारत सरकार
GOVT OF INDIA

संदीप आत्मराम चव्हाण
Sandeep Atmaram Chavan

जन्म तिथि / DOB: 31/05/1981
पुरुष / Male

8892 3645 5558

आधार - आम आदमी का अधिकार

73/1307

सोमवार, 27 फेब्रुवारी 2023 12:13 म.नं.

दस्त गोषवारा भाग-1

टनन1

10150

दस्त क्रमांक: 1307/2023

दस्त क्रमांक: टनन1 /1307/2023

वाजार मूल्य: रु. 22,10,165/-

मोवदला: रु. 39,62,226/-

भरलेले मुद्रांक शुल्क: रु.2,77,400/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

पावती:2181

पावती दिनांक: 27/02/2023

अ. क्र. 1307 वर दि.27-02-2023

सादरकरणाचा नाव: संगीता अमोल पाटिल

रोजी 12:08 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: 31600.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Thane 1

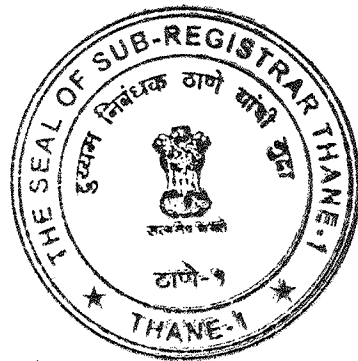
Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थावगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 27 / 02 / 2023 12 : 08 : 32 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 02 / 2023 12 : 09 : 45 PM ची वेळ: (फी)





27/02/2023 12:36:43 PM

दस्त गोपवारा भाग-2

टनन1

२०/२०

दस्त क्रमांक:1307/2023

दस्त क्रमांक :टनन1/1307/2023

दस्ताचा प्रकार :-करणनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संगीता अमोल पाटिल पत्ता:प्लॉट नं: जी/1, माळा नं: -, इमारतीचे नाव: बाल जी दर्शन विल्डिंग, ब्लॉक नं: गोपीनाथ चौक, रोड नं: डोंबिवली-पश्चिम, ठणे, महाराष्ट्र, ठाणे. पिन नंबर:AXCPR4045H	लिहून घेणार वय :-42 स्वाक्षरी:- 		
2	नाव:अमोल शालिकराव पाटिल पत्ता:प्लॉट नं: जी/1, माळा नं: -, इमारतीचे नाव: बालाजी दर्शन विल्डिंग, ब्लॉक नं: गोपीनाथ चौक, रोड नं: डोंबिवली-पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:BRXPP6147G	लिहून घेणार वय :-39 स्वाक्षरी:- 		
3	नाव:मॅरिथॉन एनर-जन एल एल पी. यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री. द्वारकानाथ के.राव यांच्यावतीने कुलमुखत्यार म्हणून जिनेंद्र दुर्गे पत्ता:प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन मॅन्स, ब्लॉक नं: मुलुंड - पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड - पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AAUFM8302P	लिहून घेणार वय :-45 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 02 / 2023 12 : 30 : 38 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंदीप अतामाराम चव्हाण -- वय:41 पत्ता:702 मॅरिथॉन मॅन्स मुलुंड गोरेगांव लिंक रोड, मुलुंड - पश्चिम, मुंबई पिन कोड:400601	स्वाक्षरी 	
2	नाव:सुशांत सुनिल कुडवाळकर -- वय:25 पत्ता:702 मॅरिथॉन मॅन्स मुलुंड गोरेगांव लिंक रोड, मुलुंड - पश्चिम, मुंबई पिन कोड:400080	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:27 / 02 / 2023 12 : 33 : 02 PM

पुस्तक क्रमांक 7 मध्ये
दस्त क्रमांक 1307/2023 वर नोंदला
असुन त्यास एकूण २.०० पाने आहेत.

Sub Registrar Thane 1

सहा दस्तावेज निबंधक वर्ग-२
Pay/Bill/Details

sr.	बाणे-1 Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	पुस्तक क्रमांक निबंधक वर्ग-२ दिनांक 26/12/2023	Deface Date
1	SANGITA AMOL PATIL AND OTHER	eChallan	69103332C23021714719	MHD15516161202223E	277400.00	SD	0007934642202223	27/02/2023
2		DHC		2502202301809	1600	RF	2502202301809D	27/02/2023
3	SANGITA AMOL PATIL AND OTHER	eChallan		MHD15516161202223E	7300.00	RF	0007934642202223	27/02/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1307 /2023

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2. Get print immediately after registration.

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