

73/15445

पावती

Original/Duplicate

Saturday, October 20, 2018

नोंदणी क्र.: 39M

11:17 AM

Regn.: 39M

पावती क्र.: 19572 दिनांक: 20/10/2018

गांवाचे नाव: देसाई

दस्तऐवजाचा अनुक्रमांक: टनन1-15445-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सचिन रोहिदास शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 116

एकूण:

रु. 32320.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:16 AM ह्या वेळेस मिलेल.

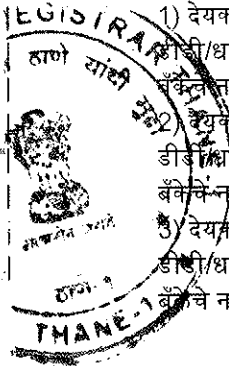
Sub Registrar Thane 1

साह दुय्यम निबंधक कार्यालय - २
ठाणे - १.

बाजार मूल्य: रु.1694500/-

मोबदला रु.3130392/-

भरलेले मुद्रांक शुल्क : रु. 187900/-



1) देयकाचा प्रकार: DHC रक्कम: रु.320/-

डिडी/धनादेश/पे ऑर्डर क्रमांक: 1910201807062 दिनांक: 19/10/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डिडी/धनादेश/पे ऑर्डर क्रमांक: MH006961404201819S दिनांक: 08/10/2018

बँकेचे नाव व पत्ता: IDBI

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डिडी/धनादेश/पे ऑर्डर क्रमांक: 1910201807003 दिनांक: 19/10/2018

बँकेचे नाव व पत्ता:



20/10/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

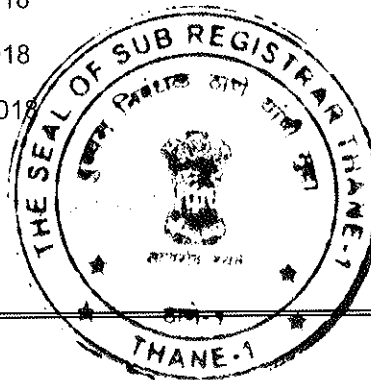
दस्त क्रमांक : 15445/2018

नोंदणी :

Regn:63m

गावाचे नाव : देसाई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3130392
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1694500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 405, माळा नं: 4था मजला, इमारतीचे नाव: मॅरिथॉन नेक्सटाऊन कोरल, ब्लॉक नं: मॅरिथॉन नेक्सटाऊन, ऑफ कल्याण शिळ फाटा, रोड : मौजे-देसाई, ता.व.जि. ठाणे, 421204, इतर माहिती: सदनिका क्षेत्र 37.89 चौ.मी. कारपेट व बाल्कनी क्षेत्र 4.23 चौ. मी. कारपेट(रेरा प्रमाणे)((Survey Number : सर्वे नं. 140 ,142/1, 142/3, 220/1बी, 220/2, 220/5, 232, 141/2 ;))
(5) क्षेत्रफळ	1) 37.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅरिथॉन एनर-जन एल एल पी. यांच्या वतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री. द्वारकानाथ के.राव यांच्यावतीने कुलमुखत्यार म्हणून जिनॅद्र दुर्गे वय:-42; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAUFM8302P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन रोहिदास शिंदे वय:-35; पत्ता:-प्लॉट नं: रूम नं. 14 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेंट जॉर्जस हॉस्पिटल कंपाउंड , टेलिफोन ऑफिस च्या जवळ , रोड नं: रामगड वसाहत , सी. एस. टी. , मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-BWQPS9755M 2): नाव:-विद्या सचिन शिंदे वय:-31; पत्ता:-प्लॉट नं: रूम नं. 14 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेंट जॉर्जस हॉस्पिटल कंपाउंड , टेलिफोन ऑफिस च्या जवळ , रोड नं: रामगड वसाहत , सी. एस. टी. , मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-FFBPS7447E
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	15445/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	187900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



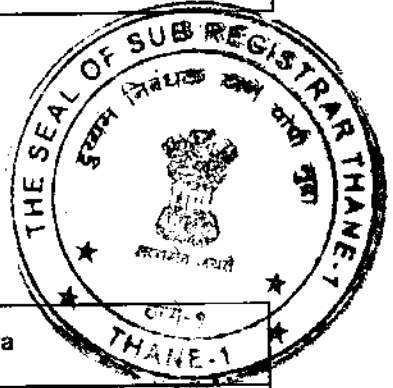
सह दुय्यम निबंधक वर्ग-१
ठाणे - १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Department of Stamp & Registration, Maharashtra		टनन - 9	
Receipt of Document Handling Charges		दस्तावेज 12096	
PRN	1910201807003	Date	19/10/2018
Received from SACHIN ROHIDAS SHINDE, Mobile number 9930970136, an amount of Rs.2000/-, 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	IBKL	Date	19/10/2018
Bank CIN	10004152018101905889	REF No.	187004925
This is computer generated receipt, hence no signature is required.			

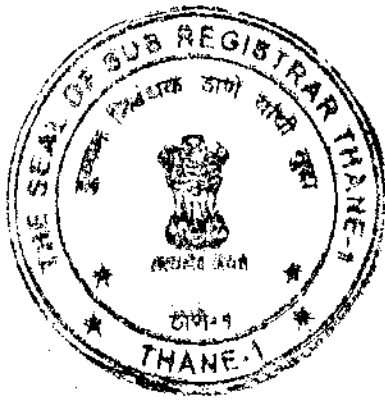


Department of Stamp & Registration, Maharashtra		टनन - 9	
Receipt of Document Handling Charges		दस्तावेज 12096	
PRN	1910201807062	Date	19/10/2018
Received from SACHIN ROHIDAS SHINDE, Mobile number 9930970136, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Thane 1 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	19/10/2018
Bank CIN	10004152018101905938	REF No.	187005307
This is computer generated receipt, hence no signature is required.			

Sachin

Sachin

ट न न - १
दस्ता क्रमांक १५०१५/२०१८
२/११५



करे पुस्त
Blank Page

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20181020134

20 October 2018,09:35:33 AM

मुल्यांकनाचे वर्ष 2018
जिल्हा ठाणे
मुल्य विभाग तालुका : ठाणे
उप मुल्य विभाग 31/113-20अ) देसाई गावातील मिळकती ; उर्वरित ; सर्व नंबर
क्षेत्राचे नांव Thane Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

ट न न - 9

दस्त क्रमांक 447804 / 2018

वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक
5900 37200 39000 46100 39000

मोजमापनाचे एकक
चौ मीटर

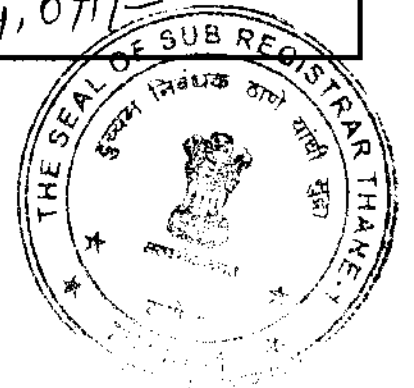
बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)- 41.679 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2 वर्षे मूल्यदर/बांधकामाचा दर- Rs.37200/-
उद्भववाहन सुविधा - आहे मजला - 1st To 4th Floor
प्रकल्पाचे क्षेत्र - Less than 2 Hectors
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
= (37200 * (100 / 100)) * 100 / 100
= Rs.37200/-

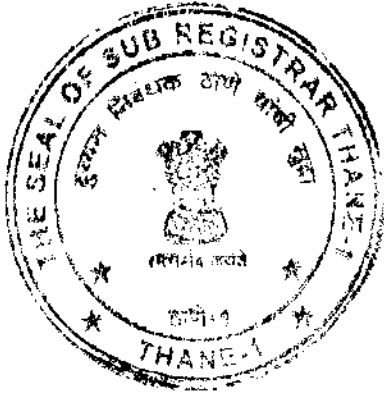
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * निवासी सदनिका करीता प्रति चौ. मीटर दर - Rs.37200/-)
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 37200 * 41.679
= Rs.1550458.8/-
F) लगतच्या गच्चीचे क्षेत्र 4.23 चौ. मीटर
लगतच्या गच्चीचे मूल्य = 4.23 * (37200 * 40/100)
= Rs.62942.4/-

एकत्रित अंतिम मूल्य
- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी
= A + B + C + D + E + F - G + H + I
= 1550458.8 + 0 + 0 + 0 + 0 + 62942.4 + 0 + 0 + 0
= Rs.1613401.2/- + 5% Big Project = 16,94,071/-

Home Print



ट न न - १
दस्तावेज संख्या १५२४/२०१८
२१/११/१८



कोरे
पृष्ठ
Blank
Page

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910331/MULUND
 Pmt Txn id : 185511041
 Pmt DtTime : 08-OCT-2018@13:01:07
 ChallanIdNo: 69103332018100850233
 District : 1201-THANE

Stationery No: 16196853798834
 Print DtTime : 08-OCT-2018 13:10:09
 GRAS GRN : MH0069614042018186
 Office Name : IGR113-THNI_HQP_SWP_REG
 GRN Date : 08-Oct-2018@13:10:09

16196853798834

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 1,87,900/- (Rs One, Eight Seven, Nine Zero Zero only)
 RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

उत्पन्न - 9
 04/884/2018
 4/996

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
 Prop Mvblty: Immovable Consideration: R 31,30,392/-
 Prop Descr : FLAT NO 405,BLDG CORAL,MARATHON NEXTOWN,OFF KALYAN,SHIL ROAD,VILLAG
 E DESAI,THANE,Maharashtra,421204
 Duty Payer: PAN-BWQPS9755M,SACHIN ROHIDAS SHINDE AND OTHER

Other Party: PAN-AAUFM8302P,MARATHON ENER GEN LLP

Bank official1 Name & Signature
 सौरभ सोनी / SAURABH SONI
 सहायक प्रबंधक/ASST. MANAGER
 कर्मचारी कूट/128329/EIN-128329

Krishna
 KRISHNA KANT VERMA/कृष्ण कान्त वर्मा
 ASST. MANAGER/सहायक प्रबंधक
 EIJN-124662/कर्मचारी कूट-124662



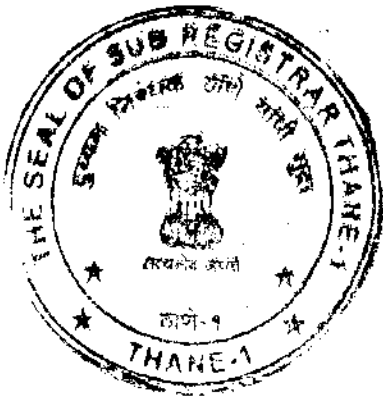
Bank official2 Name & Signature
 --- Space for customer/office use - - - Please write below



[Handwritten signature]

[Handwritten signature]
 /shinde

ट न न - १	
दस्ता क्रमांक	५५५५/२०१८
	६/११/१८



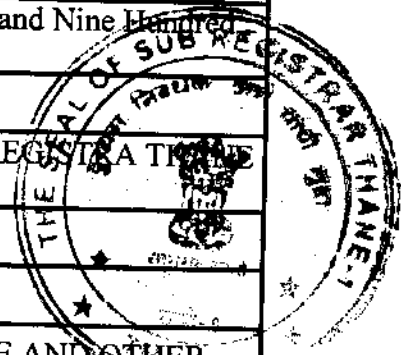
कोरे
पृष्ठ

Blank
Page

Hot Payment Successful. Your Payment Confirmation Number is 185511041.

This Proof-Of-Payment is for obtaining E-SBTR from the selected branch.	
Receipt of Online receipt to get e-SBTR	
GRN Number	MH006961404201819S
GRN Received Date	08-Oct-2018 13:01:08
Bank CIN	69103332018100850233
CIN Date	08-10-2018
Payment Reference Number	185511041
Stamp Duty Amount-0030046401-75	187900.00
Registration Fees Amount-0030063301-70	30000.00
Total	Rs.217900.00/-
Amount in Words	Two Lakhs Seventeen Thousand Nine Hundred Only
District	1201-THANE
Office Name	IGR113-THN1_HQR SUB REGISTRATION URBAN I
Branch Name	MULUND (173)
Financial Year	2018-2019
Duty Payer Party Name	SACHIN ROHIDAS SHINDE AND OTHER
Duty Payer ID	PAN-BWQPS9755M
Article Code	A25-Conveyance/Sale/Transfer/Assignment Deed
Property Particulars	FLAT NO 405 BLDG CORAL MARATHON NEXTOWN OFF KALYAN SHIL ROAD VILLAGE DESAI THANE Maharashtra 421204
Consideration Amount	3130392
Movability	Immovable
Property Area	42.12 Sq.Meter
Other Payer Party Name	MARATHON ENER GEN LLP
Other Payer Party ID	PAN-AAUFM8302P

दस्तावेज क्रमांक १५४५५/२०१८
५/११६



[Handwritten signature]

[Handwritten signature]
Vshinde

ट न न - १
दस्तावेज क्रमांक १५४४ / २०१८
१/११८



Data of ESBTR for GRN MH006961404201819S

Bank - IDBI BANK

ट न न - 9
दस्त क्रमांक 04884 / 2018
e / 996

Bank/Branch : IBKL - 6910331/MULUND
Pmt Txn id : 185511041
Pmt DtTime : 08/10/2018 13:01:07
ChallanIdNo : 69103332018100850233
District : 1201 / THANE
Office Name : IGR113 / THN1_HQR SUB REGISTRA THANE URBAN 1
Stationary No : 16196853796834
Print DtTime : 08/10/2018 13:10:09
GRAS GRN : MH006961404201819S
GRN Date : 08/10/2018 13:01:08

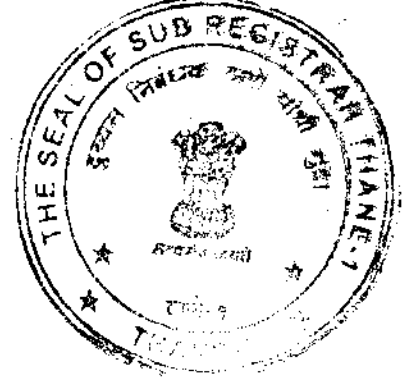
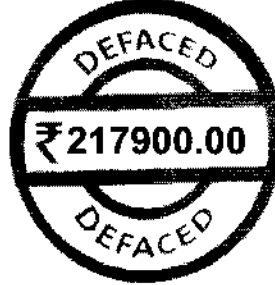
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,87,900.00/- (Rs One Lakh Eighty Seven Thousand Nine Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : A25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 405BLDG CORALMARATHON NEXTOWNOFF KALYAN , SHIL ROADVILLAGE DESAITHANE
Maharashtra
421204
Duty Payer : PAN-BWQPS9755M SACHIN ROHIDAS SHINDE AND OTHER
Other Party : PAN-AAUFM8302P MARATHON ENER GEN LLP
Consideration : 31,30,392.00/-

Bank Scroll No : 100
Bank Scroll Date : 09/10/2018
RBI Credit Date : 09/10/2018
Mobile Number : 919082433205



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-73-15445	0004042068201819	20/10/2018-11:10:56	IGR113	30000.00
2	(iS)-73-15445	0004042068201819	20/10/2018-11:10:56	IGR113	187900.00
Total Defacement Amount					2,17,900.00

ट न न - १
दस्त क्रमांक १५४४/२०१८
१०/११/१८



ट न न - १
दस्त क्रमांक १५४४५/२०१८
११/११८



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 08th day of October, 2018.

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

Mr. Sachin Rohidas Shinde, Mrs. Vidya Sachin Shinde having his/her/their address at **Room No 14, St. Georges Hospital Compound, Near Telephone Office, Ramgad Vasahat, C.S.T., Mumbai-400001, Maharashtra**, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

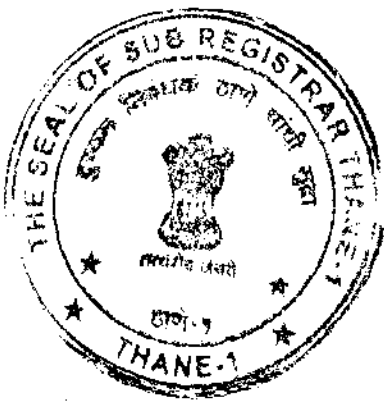
The Promoter and the Allottee/s are for the sake of brevity are individually referred to as "**the Party**" and collectively referred to as "**the Parties**".


Promoter




Allottee/s

ट न न - १
दस्त क्रमांक १५००५/२०१८
१२/११६



करे
पुड
Blank
Page

ट न न - 9

दस्तावेज नं. 84/2096

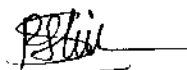
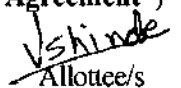
02/09/08

WHEREAS:

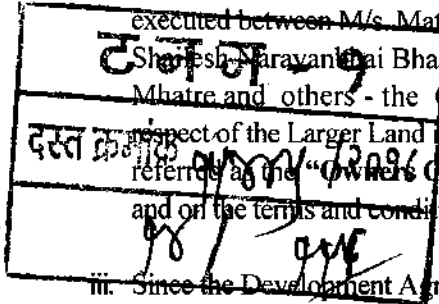
- A. The details pertaining to the title/rights/entitlement of the Promoter to the Larger Land is as follows:
- i. (1) Vishnu Govind Mhatre, (2) Banubai Vishnu Mhatre, (3) Dashrath Vishnu Mhatre (for self and as a natural guardian for Nikita, Viki and Rajat), (4) Parvatibai Dashrath Mhatre, (5) Prakash 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) Jaijai Ganan 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) Satis Vasant Mhatre (for self and as a natural guardian for Mayuresh), (68) Nilam Satis Mhatre, (69) Dwanabai Ratan Mhatre, (70) Sunil Ratan Mhatre (for self and as a natural guardian for Muskan), (71) Sajan 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) Gulabai Lahu Mhatre, (85) Premnath Lahu Mhatre (for self and as a natural guardian for Preetha, Vignesh 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 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".

- ii. By and under a Development Agreement dated 20th May, 2008 ("the Development Agreement")

Promoter

Allottee/s



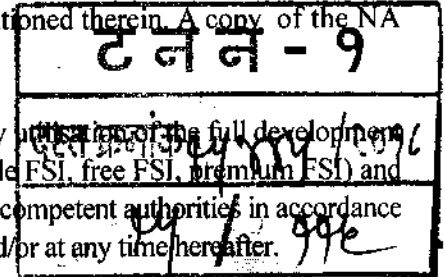
- executed between M/s. Mateshwari Realtors through its partners 1) Mr. Mahendra Shamji Patel and 2) Mr. Sharfesh Narayanbhai Bhanushali (of the one part) ("Mateshwari Realtors") and Shri Vishnu Govind Mhatre and others - the Owners, the Owners granted to Mateshwari Realtors development rights in respect 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.
- iii. 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 under Serial No. TNN1-01762 of 2009.
- iv. 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.
- v. By and under a Joint Venture Agreement dated 15th September, 2012 and registered with the Office of Sub-Registrar of Assurances 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.
- vi. 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.
- vii. 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-1 under serial no.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.
- viii. 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 - 1 under serial no. 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.
- ix. 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. Title Report dated 30th December, 2014 and Addendum to Title Report dated 15th July, 2017 issued by Adv. Prasanna Tare certifying the title of the said Larger Land which is also annexed and marked as Annexures "8" and "8A" hereto.

B. By and under a permission dated 7th May, 2012, the Collector, Thane has granted non-agricultural permission

Promoter

Allottee/s

("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 proposes to develop the said Larger Land in phases and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/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. By and under its letter dated 1st November, 2011 bearing reference no. V.P. No.S11/0014/2010TMC/TDD/0497/11 issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein.
- G. On 5th November, 2012 bearing reference no.V.P.No.S11/0014/2010TMC/TDD/0706/12 issued by the Thane Municipal Corporation ("TMC") TMC amended permission for the construction of, inter-alia, the Buildings to be constructed on the said Larger Land, subject to the terms and conditions stated therein. A copy of the said development permission dated 5th November 2012 is annexed hereto and marked as Annexure "4".
- H. By and under amended development permission and a Commencement Certificate dated 30th April, 2013 and 4th November, 2015 issued by TMC and bearing reference no.V.P. No.S11/0014/2010TMC/TDD/0847/13 and V.P. No. S11/0014/10TMC/TDD/1544/15 respectively the Buildings to be constructed on the said Larger Land, subject to the terms and conditions stated therein. A copy of the said development permission dated 4th November, 2015 is annexed hereto and marked as Annexure "5".
- I. By and under amended development permission dated 22nd March, 2016 issued by TMC and bearing reference no.V.P.No.S11/0014/10 TMC/TDD/PCC/0549/16, TMC amended the permission for construction of the Buildings to be constructed on the said Larger Land, subject to the terms and conditions stated therein.
- J. By and under amended development permission dated 30th August, 2016 issued by TMC and bearing reference no.V.P.No.S11/0014/10 TMC/TDD/PCC/0614/16, TMC amended the permission for construction of the Buildings to be constructed on the said Larger Land, subject to the terms and conditions stated therein.
- K. By and under Occupancy Certificate dated 5th May, 2017 bearing reference no.V.P.No.S11/0014/10 TMC/TDD/OCC/0356/17 is granted for Building A,B,C for stilt and upto 18th(part) floor on the terms and conditions stated therein.
- L. By and under amended Development Permission and Commencement Certificate dated 25th January, 2018 bearing reference no.V.P.No.S11/0014/10TMC/TDD/2494/18 issued by TMC, TMC amended the permission for construction of the Buildings to be constructed on the said Larger Land, subject to the terms and conditions stated therein. A copy of the Commencement Certificate dated 25th January, 2018 is annexed hereto and marked as Annexure "6".
- M. 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

Promoter

[Signature]

[Signature]
Allottee/s

and 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.

- N. 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.
- O. 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.
- P. 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.
- Q. Details of mortgage or lien or charge on the Larger Land is mentioned 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. Samarsheshwar 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 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. The 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 UTH Tower, GN Block, Bandra Kurla Complex, Bandra East, Mumbai-400 051 ("Security Trustee") on the terms and conditions mentioned therein. The Promoter shall obtain a No Objection Certificate from the said Lender.

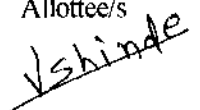
R. The Promoter is entitled to construct buildings on the Larger Land in accordance with the Recitals hereinabove.

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

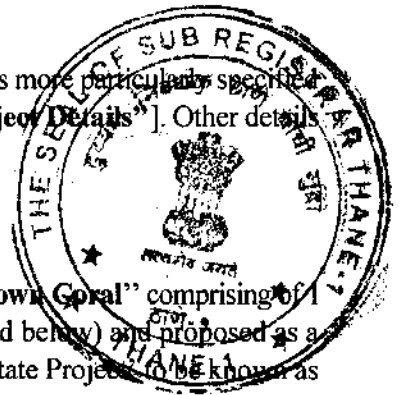
Promoter

Allottee/s




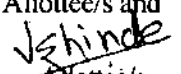


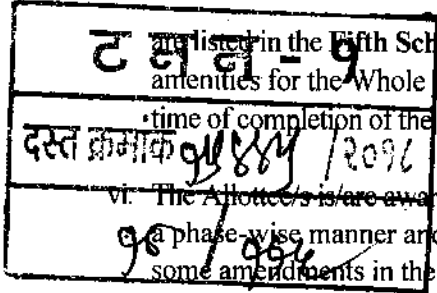
- T. The building known as 'Marathon Nextown Coral' ("said Building") is constructed on land measuring 806.67 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the **Second Schedule** hereunder written and is comprising of 1 Plinth, 1 Stilt, upto 16th Floor (sanctioned) 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 Coral' ("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.P51700000952 dated 25th July, 2017 for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "11"** hereto.
- U. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land of the Building, consisting of stilt and upto 16th Floor, 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"**.
- V. The Promoter has also informed the Allottee/s and the Allottee/s is/are aware that plans have been sanctioned for the stilt and upto 16th Floor of the said Building.
- W. 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.
- X. 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.
- Y. The principal and material aspects of the development of the Real Estate Project is as more particularly specified in the **Fourth Schedule** hereunder written ["**Whole Project and Real Estate Project Details**"]. Other details about the Real Estate Project are briefly stated below-
- i. The development of the tower/wing of a building known as "Marathon Nextown Coral" comprising of 1 Plinth, 1 Stilt and Upto 16th floor 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 Coral" ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of RERA and read with the provisions of the MAHA RERA Rules.
 - ii. The Real Estate Project shall comprise of units/premises consisting of apartments, flat/s, tenement/s, duplexes, penthouses, offices, shops.
 - iii. The details of the Sanctioned and Proposed FSI for the Real Estate Project are specified in the **Fourth Schedule**. 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.
 - iv. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in the **Sixth Schedule** hereunder written ["**Real Estate Project Amenities**"].
 - v. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s and




Promoter




Allottee/s



amalgamated in the Fifth 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 Promoter shall be entitled to put hoarding/boards of their Brand Name Marathon Nextown, Marathon Realty, Marathon Group, Mateshwari Builders or Mateshwari Realtors or any other third party brand associated with the Promoter or the Whole Project in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select and decide hoarding/board sites.
- ix. 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 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. 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 spaces for the purpose of repair, painting or changing the logo.
- The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in this Agreement.
- x. 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>.
- xi. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as more particularly specified in the **Fourth Schedule** hereunder written, are briefly stated below:-
- 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 **Fourth Schedule** ["**Whole Project and Real Estate Project Details**"].
 - 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 as **Annexure "12"** as multiple phases, under RERA with the RERA Authority.
 - 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.

Promoter

Allottee/s

Vskinde

- iv. The details of total FSI sanctioned and proposed for the Whole Project is as more particularly specified in the **Fourth Schedule** ["**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 "12"** 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 façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select and decide hoarding/board sites. 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. 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 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 "12"** 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.
- xv. The above details and further aspects of the proposed future and further development of the Larger Land, are available for inspection on the website of the Authority at "<https://maharera.mahaonline.gov.in>".


Promoter




Allottee/s

AA. The Allottee/s 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 "10" hereto " Premises and Transaction Details " (hereinafter referred to as the said Premises).
BB. 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 Fourth Schedule (" Whole Project and Real Estate Project Details ").

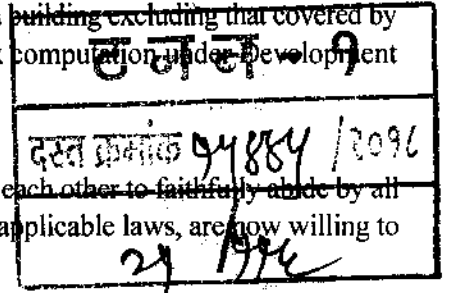
- CC. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof) till the completion of the Real Estate Project.
- DD. 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.
- EE. 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 "7"** hereto.
 - The authenticated copy of the Sanctioned Floor Plan of the said Premises, is annexed and marked as **Annexure "9"** hereto.
- FF. 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.
- GG. 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.
- HH. 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 "10"** ("**Premises and Transaction Details**"). For the sake of clarity the Carpet Area as per RERA and the Carpet Area as per the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) are as defined below:
- (1) The Carpet Area (as per RERA) means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

Promoter

Allottee/s

Vshinde

(ii) The Carpet Area (as per MOFA) means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation under Development Control Regulation.



II. 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.

JJ. 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 "10" ("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 (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the same has been more particularly specified in the Annexure "10" hereto.

KK. 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.

LL. 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.

MM. 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:-

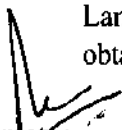
1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. Construction:

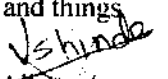
i. The Promoter shall construct the Real Estate Project in accordance with the plans, designs and specifications as referred hereinabove, and as may be approved by the Concerned Authority or any other appropriate approving authority from time to time. The details of the Real Estate Project are more particularly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

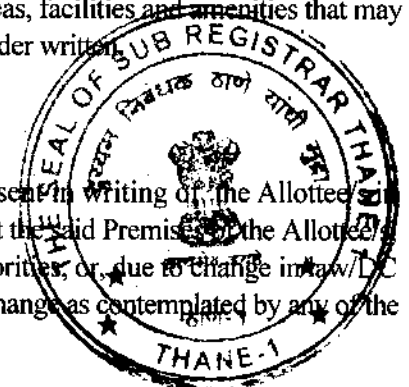
PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s except, any alteration or addition required by any Government authorities, or, due to change in law/DC 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 "12" ("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


Promoter




Allottee/s



टनन - 9

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.

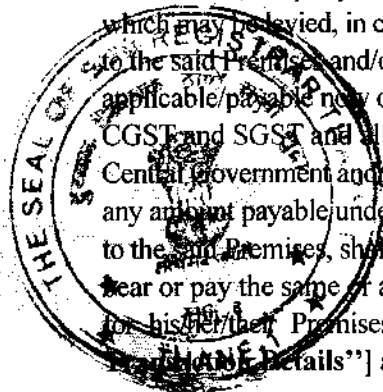
दस्त क्रमांक

2096

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. Purchase of the said 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 "10" ["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 "10" ["Premises and Transaction Details"]. The said Premises is shown in the Sanctioned Floor Plan is annexed and marked as Annexure "9" hereto.
- ii. The Allottee/s has/have paid before execution of this Agreement an amount more particularly specified in the Annexure "10" is annexed hereto 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 "10". 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 "10" hereto, and shall call upon the Allottee/s to make payments as per the installments mentioned in Annexure "10" 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.
- 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. For bookings/reservations of flat/premises made on or after 1st June, 2018, the Allottee shall pay the TDS against the installment of Sale Consideration to the Promoter and the Promoter shall deposit the TDS in the concerned government account on behalf of the Allottee.
- 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 "10" ["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 Value Added Tax, Service Tax, 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 Service Tax, VAT, CGST and SGST 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 paid by the Allottee/s for his/her Premises is as more particularly specified in the Annexure "10" ["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



Promoter

Allottee/s

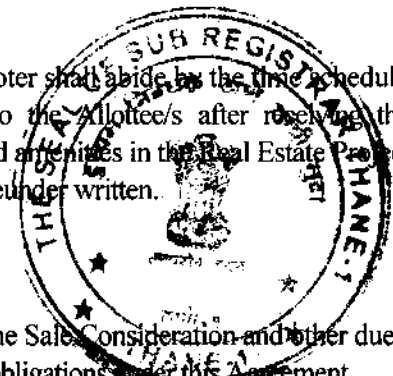
development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation/demand, published/ issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable in subsequent payments.

दस्तावेज नं- 9
 20/04/2018
 20/04/2018

- 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.(IV) in the Annexure "10" 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 "10" 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 Real Estate Project that may be usable by the Allottee/s and are listed in the Sixth 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:


 Promoter

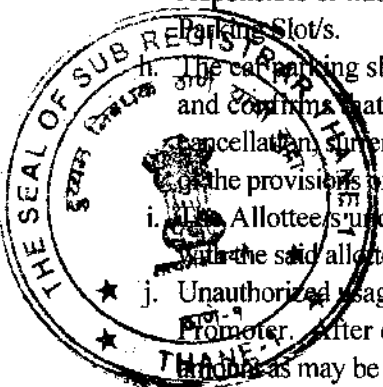



 Allottee/s

दस्त क्रमांक

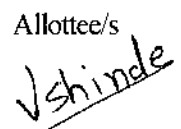
i. The Allottee/s has/have requested the Promoter to allot NIL number of car parking slot/s to the Allottee/s. On the request of the Allottee/s, the Promoter hereby agrees to allot to the Allottee/s NIL number of mechanical stackable/non-stackable/puzzle covered parking slot/s ("Car Parking Slot/s") 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.
- 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 to 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:
- 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.
 - 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.
 - 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.
 - 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.
 - The Allottee/s shall not raise any objection or refuse to take 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.
 - 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.
 - 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.
 - 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 or SUV. 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 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.
 - 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.
 - 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 penalty as may be decided by the Apex Body from time to time for any unauthorized usage thereof.
 - The Allottee/s further expressly agrees that, he/ she/ they shall pay Rs.400/- (Rupees Four Hundred Only) per month per car parking slot on a quarterly basis towards the maintenance charges of the Car Parking Slot/s. The said maintenance charges are provisional in nature and are subject to increase from time to time as decided by the Promoter/Apex Body.
 - The Allottee/s is/are aware that the Promoter shall in their sole discretion have exclusive rights to



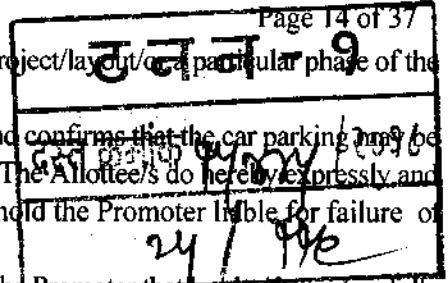

Promoter



Allottee/s


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.

- 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 "12", ["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.

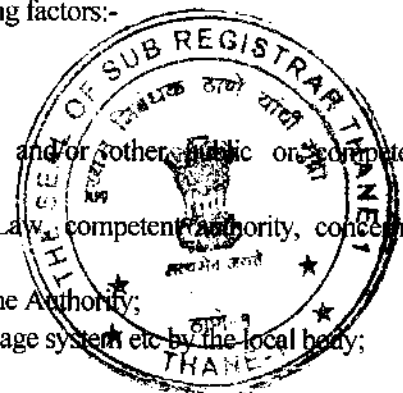
8. FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the Larger Land/Whole Project:

The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project of 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 "12" ["Proposed 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:

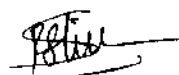
- i. The Promoter shall give possession of the said Premises to the Allottee/s on or before the possession date specified for the "Real Estate Project" as more particularly specified in the **Fourth Schedule** hereunder written ["Premises and Transaction Details"] ("**Possession Date**"), provided that 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:-

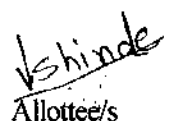
- Any act of God, any force majeure events;
- Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- Any stay order/injunction order issued by any Court of Law, competent authority, concerned authority, statutory authority;
- Any other circumstances 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.

Promoter 




Allottee/s

- ii. If the Promoter fails to abide by the time schedule for completing the 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:-

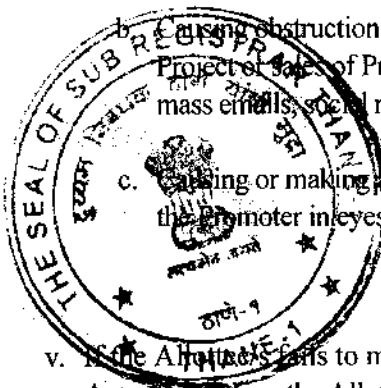
ट न न - १	
दस्त लेखांक	१५०५/१०१
	०६/१०१

- a. 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% thereon for every month of delay from the Possession Date ("**the Interest Rate**"), 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**
- b. 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% 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 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.
- iii. 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:**

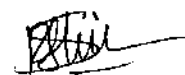
It is specifically agreed, undertaken and covenanted by the Allottee/s that all defaults, breaches and/or non compliance of any of the terms and conditions of this Agreement including but not limited to the defaults specified below shall be deemed to be events of default liable for consequences stipulated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

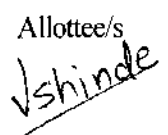
- a. Failure or incapacity on the part of Allottee/s to make payments within the time as stipulated in this Agreement for any reasons whatsoever or failure to pay the Sale Consideration, taxes on sale, taxes levied by Local Authority or Planning Authority TDS contribution, maintenance charges, deposits, 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 sale of Premises, either by physical means or by mass communications, including emails, mass emails, social networking sites etc.
- c. Making 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 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.




Promoter

Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at Sub-



Allottee/s


Clause (ii)(a) 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 but not limited to the proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee/s committing three defaults 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 the receipt 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 5% (five percentage) of the Sale Consideration ("**Forfeiture Amount**") as and by way of agreed genuine pre-estimate of liquidated damages. In addition thereto, any taxes, brokerage 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. Within a period of 30 (thirty) days of the Promoter Termination Notice, 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 paid by the Allottee/s, 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.

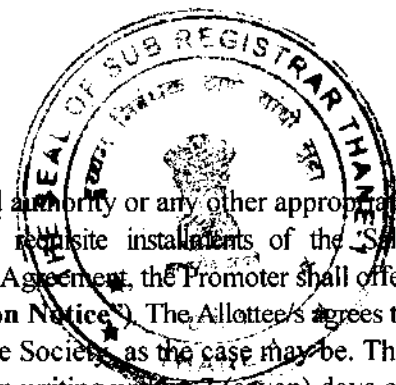
- vii. The Allottee/s agrees that in the event of termination of this Agreement by the Promoter as provided in this Agreement, and in the event of the said Premises being in the possession of the Allottee/s then the Promoter shall forthwith be entitled to and have the right to re-enter upon the said 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 ejectment 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 Real Estate Project that may be usable by the Allottee/s and are listed in the **Sixth 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 **Fifth Schedule** hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Seventh Schedule** hereunder written.

11. **Procedure for taking possession:**

- i. Upon obtainment of the Occupancy Certificate from the concerned authority or any other appropriate approving 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 within 7 (seven) days of 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.

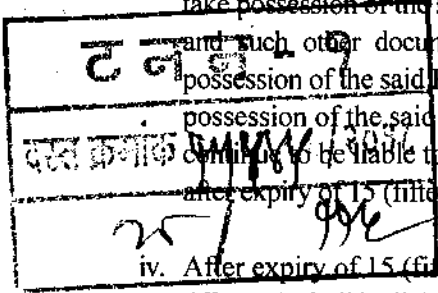
Promoter



[Signature]

Allottee/s

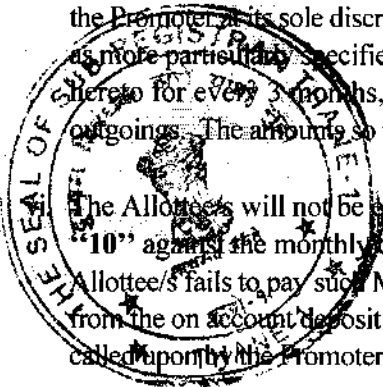
- ii. The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
- iii. Upon receiving the Possession Notice from the Promoter as per Clause No.11(i) above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary 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, 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:

- a. Maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
- b. Charges towards maintenance of the garden and common layout;
- c. Cost of keeping the said Land/Larger Land clean and lighted;
- d. Decorating and/or painting the exterior of the building, passages and staircases after date of possession;
- e. 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.;
- f. Salaries and wages of persons employed for watching and/or cleaning the said Land, operating water-pumps, maintaining records, etc.;
- g. Water & Sewerage charges and taxes etc;
- h. Sinking & Other funds as may be determined by the Promoter;
- i. Rent & cost of water meter or electric meters;
- j. Betterment Charges;
- k. Cost of water supplied by water tankers;
- l. 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;
- m. Service Charges to the Promoter for providing services to maintain the building(s) and/or Real Estate Project facilities.

- v. 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 "10" ["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 amount so paid by the Allottee/s to the Promoter shall not carry any interest.



The Allottee/s will not be entitled to ask for adjustment of the deposit amounts mentioned in Annexure "10" against the monthly contribution of maintenance, municipal taxes and outgoings. 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 deposit mentioned in Annexure "10" and the Allottee/s shall immediately after being called upon by the Promoter, replenish the deficit of such deposit.

- 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

Promoter

Allottee/s

[Signature]

[Signature]

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 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.

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.

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. Upon 51% of the total number of premises in the said Building/Real Estate Project being booked by the Allottee/s (or within such period as may be required by law), 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 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/Real Estate Project in which the allottees of the premises in the said Building/Real Estate Project alone shall be joined as members ("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

Promoter

[Signature]

[Signature]
Allottee/s

registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, 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.

ट म म - 9
दस्त क्रमांक 9988/2018
30/9/18

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 contribution, outgoings, deposits, transfer fees/ charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever 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. Upon 51% of allottees of premises in the other real estate projects in other buildings to be developed on the Larger Land having booked their respective premises, the Promoter shall submit an application/s 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:

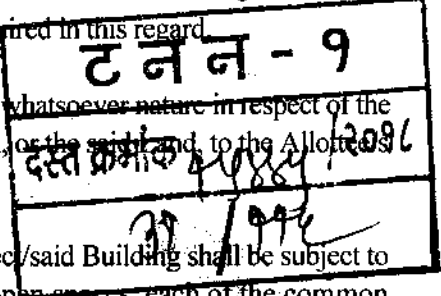
- i. Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the said Building/Real Estate Project, the said Building/Real Estate Project excluding the basement/s (if any), stilt/s, and podium/s (if any) of the said Building/Real Estate Project shall be leased/ conveyed to the Society vide a registered Indenture of Lease/ Conveyance, provided however that the basements (if any), 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. As per 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 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

Promoter

Allottee/s
Vshinde

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 right and, 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:

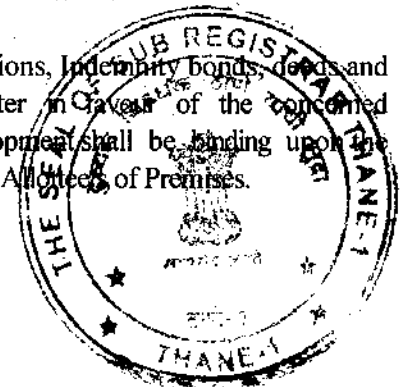
- i. Within a period of 3 months of obtainment of the Occupation Certificate of the last Building/Real Estate Project in the layout of the Larger Land and the Whole Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and 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:

Within a period of 3 (three) months of registration of the Apex Body, the Promoter and the Apex Body

Promoter

Allottee/s



[Signature]

[Signature]

ट न न - १	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 reservation, 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").
दस्त क्रमांक	१२/११/२०१८
	१२/११/२०१८

- 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 un-allotted 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 contribution, outgoings, deposits, transfer fees/ charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body for the sale/allotment or transfer of the unsold areas in the said Building or elsewhere, save and except the municipal taxes at actuals (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 ("Facility 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 Facility 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 Facility 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 Facility 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 or the Facility 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.

20. The Promoter shall be entitled to construct site offices/sales lounge on the 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.

Promoter

Allottee/s

[Signature]

ट न न - 9

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 formation and registration of the Society and Apex Body, for legal cost, charges and expenses, for proportionate share of taxes and other charges/levies 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 "10" ["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 mentioned under the head "Other Charges" in the Annexure "10" 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 above amounts 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 deposited by the Allottee/s with the Promoter. The deposits mentioned above shall not carry any interest. Above amounts are exclusive of any taxes including but not limited to CGST and SGST or any other tax/levy and the Allottee/s shall be liable to bear the same separately.

- i. The Ad-hoc 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 Ad-hoc Maintenance Deposit is exclusive of any taxes and the Allottee/s shall be required to make the payment of the taxes separately.
- ii. Corpus Fund for Layout Maintenance and 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 Corpus Fund for Layout Maintenance and 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. 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.
- iv. 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 "10" 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 Layout Maintenance Deposit is 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 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 shall take the possession of the said Premises within 15 (fifteen) days from the date of intimation about the said Premises is ready for use and occupation.
- v. The Allottee/s hereby agree that he/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.

Promoter

THANE-1

Allottee/s

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 "10", 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 Real Estate Project except those as mentioned in this Agreement;
- 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 manner, affect the rights of Allottee/s under this Agreement;

viii. 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;

Promoter

Vshinde
Allottee/s

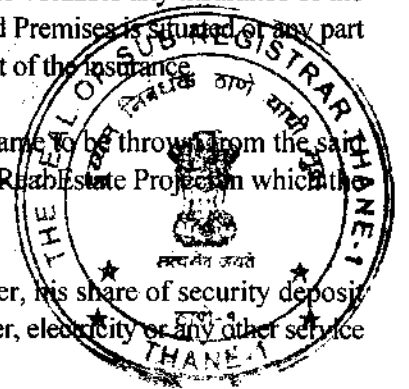
[Handwritten Signature]

- 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.

ट न न - १
दस्तावेज क्रमांक ११४४५/२०१८
२५/११/१९

26. The Allottee/s, with intention to bring all persons into whose 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, Partis 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. 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.
- vii. 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.



- viii. Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, installments of Sale Consideration,

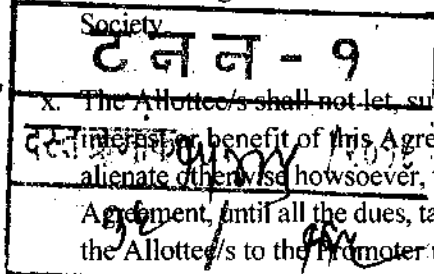
Promoter

Allottee/s

Vshinde

as required to be paid under this Agreement.

ix. Not to change the user of the said Premises without the prior written permission of the Promoter and



x. 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 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.

xi. 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.

xii. 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.

xiii. 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.

xiv. 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.

xv. 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.

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.

xvi. 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

Promoter

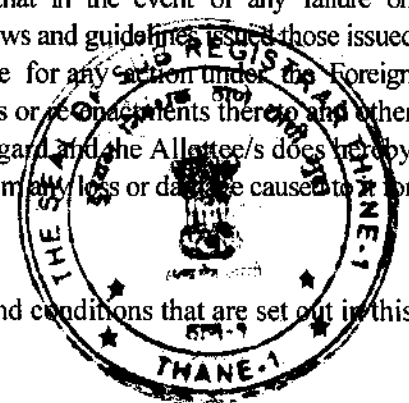
Vshinde
Allottee/s

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.

- xviii. 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.
- xix. 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.
- xx. 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.
- xxi. Not 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.
- xxii. 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.
- xxiii. 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. Partis 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.
- xxiv. 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, 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, 1999, or any other statutory modifications or amendments thereof 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 or for any reason whatsoever.
- xxv. The Allottee/s shall fully comply with and observe all the terms and conditions that are set out in this Agreement.

Promoter

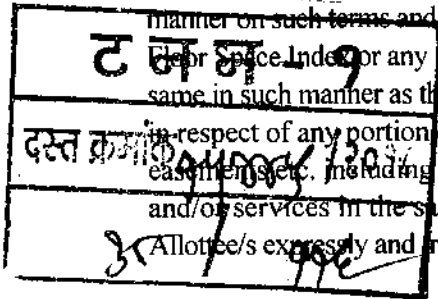
Allottee/s



Vskinde

P. Pillai

xxvi. 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 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.



xxvii. The Promoter shall bear and pay all outgoing 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, outgoing 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.

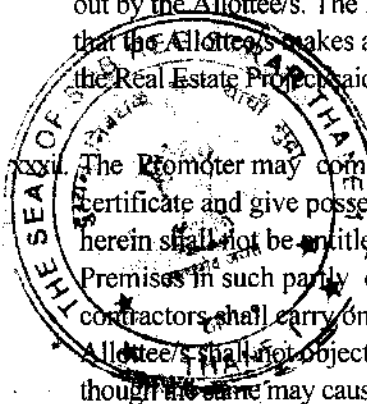
xxviii. The Promoter herein has specifically informed the Allottee/s and the Allottee/s hereby agree, confirm and undertake that irrespective of any disputes, which may arise between the Promoter and the Allottee/s, the Allottee/s shall punctually pay all amounts payable towards Sale Consideration along with all taxes payable on sale or transfer of the said Premises and shall not withhold the same for any reason whatsoever.

xxix. 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.

xxx. The Allottee/s agrees and acknowledges that the Promoter has informed the Allottee/s that for the completion of the Whole Project of 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.

xxxi. 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.

xxxii. 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.




Promoter

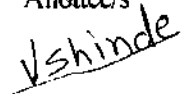
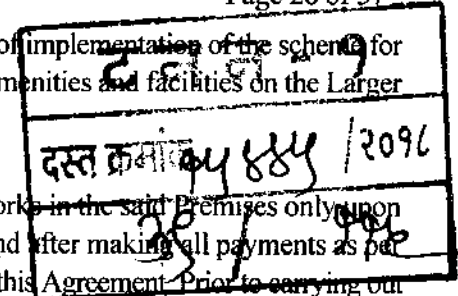



Allottee/s

- xxxiii. 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.
- xxxiv. 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.
- xxxv. 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.
- xxxvi. 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.
- xxxvii. 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.
- xxxviii. 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.
- xxxix. 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.
- xl. 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.
- xli. 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.
- xlii. The Allottee/s shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance in the execution of such interior works.
- xliii. 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

Promoter

Allottee/s

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.

Handwritten signature and date: 80/1/14

- 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:**

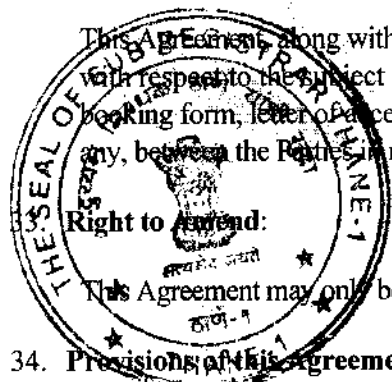
The Promoter shall be at liberty to raise funds and avail loans and finance for developing the said Land and the Larger Land and for the said purpose shall be at liberty to create mortgage, charge, encumbrance in respect of its right, title and interest in the said Land and/or the said Larger Land or 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 "10" ["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 in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

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.



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

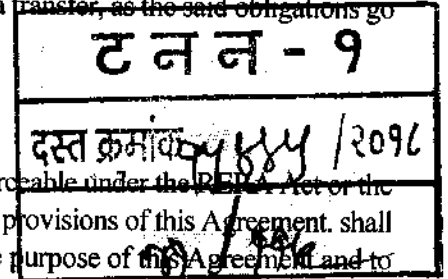
34. **Provisions of this agreement applicable to the Allottee/subsequent allottees:**

Handwritten signature of Promoter

Handwritten signature of Allottee/s

Handwritten signature: Vshinde Allottee/s

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/Under Certificate of Posting at their respective addresses specified below:

Allottee/s : Mr. Sachin Rohidas Shinde
: Mrs. Vidya Sachin Shinde

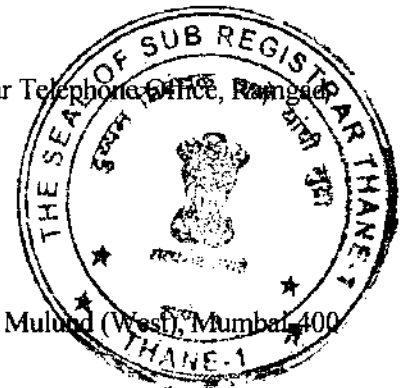
Address : Room No 14, St. Georges Hospital Compound, Near Telephone Office, Rangad Vasahat, C.S.T., Mumbai-400001, Maharashtra

Notified Email ID : sachin_shinde009@yahoo.in

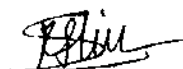
Promoter : **Marathon Ener-Gen LLP**

Address : 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (West), Mumbai, 400080

Notified Email ID : customercare@marathonrealty.com




Promoter



Allottee/s


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:

The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Allottee/s alone.

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 : BWQPS9755M, FFBPS7447E

45. Governing Law:

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(description of the said Larger Land)

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

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

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

Promoter

Vshinde
Allottee/s

THE SECOND SCHEDULE ABOVE REFERRED TO*(description of the said Land)*

All that Land admeasuring 806.67 sq.mts. (approximately), situate at Village - Desai, Taluka - Jhane District - Thane within the limits of Thane Municipal Corporation being the portion of the said Larger Land as mentioned in First Schedule hereinabove.

ट न न - ९
रज. क्रमांक ०५४५/२०१६
४३/११६

THE THIRD SCHEDULE ABOVE REFERRED TO*(description of the said Premises)*

All the right, title and interest in the Flat/Premises No. 405 admeasuring 37.89 square meters RERA carpet area on the 4 floor, in the said Building/Real Estate Project known as "Marathon Nextown Coral" of the Whole Project known as "Marathon Nextown" being constructed on the said Land described in the Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO*(description of Whole Project and Real Estate Project Details)***A. WHOLE PROJECT****1. Details of Whole Project:**

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

2. Development:

- a. 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.
- b. 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.
- c. It was proposed to construct initially six (6) buildings i.e. being buildings namely, Sapphire, Coral, Emerald, Opal, Topaz, Amber on a portion of the said Larger Land which is shown washed with Red colour on the Proposed Layout Plan annexed hereto and marked as Annexure "12". Out of which Occupation Certificate in respect of buildings Opal, Topaz, Amber has been received as more particularly mentioned in this Agreement and the other buildings are under construction.
- d. **Future Development:** The Promoter proposes to construct Nine(9) buildings or more on the portion of the said Larger Land shown in Cyan colour on the Proposed Layout Plan annexed hereto and marked as Annexure "12". These buildings may be 29 or more floors and may or may not be connected with common basement/stilt/podium.
- e. **Future Development of Balance Area:**
 - i. The Layout consists of Amenity Plot which is proposed to be developed as per user specified by TMC under Accommodation Reservation Policy shown in Magenta colour on the Proposed Layout Plan annexed hereto and marked as Annexure "12". The buildings constructed on this plot may be 29 or more floors and may or may not be connected with common basement/stilt/podium.
 - ii. The Layout consists of Municipal Housing Reservation which is proposed to be developed as per the Accommodation Reservation Policy.
 - iii. 30 mt road is proposed to be handed over to TMC for public use.
 - iv. Elevated Storage Reservoir may be constructed.

3. Sanctioned and Proposed Plan:

- a. The development of the Whole Project is presently undertaken as per the sanctioned Layout Plan which has been annexed hereto as Annexure "2".
- b. The Promoter proposes to develop the Whole Project and the Real Estate Project as per the Proposed



Promoter

Allottee/s

त न न - 9

Layout Plan is annexed hereto as Annexure "12". The Promoter reserves the right to get the Proposed

दस्तावेज Layout Plan sanctioned from the Concerned Authorities.

4. Details of Sanctioned Floor Space Index (FSI) and Proposed FSI for Whole Project:

- Sanctioned FSI: 37667.98 Sq.mtrs.
- Proposed FSI: 221948.84 Sq.mtrs. proposed 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.

5. Details of Aggregate area of the recreation open space in respect of said Larger Land: 6704.64 Sq.mt.

6. 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 **Sixth Schedule** hereunder written ("**Whole Project Amenities**"). The common areas and amenities for the Whole Project shall be completed at the time of completion of the Whole Project.

7. The nature of the organization of Allottee/s to be constituted and to which the title of such land parcels is to be leased/conveyed on completion of the Real Estate Project/Whole Project are as more particularly specified in the Agreement.

B. REAL ESTATE PROJECT

1. Details of Real Estate Project:

- The development of building is known as "**Marathon Nextown Coral**" on the said Land consisting of 1 Plinth, 1 Stilt and Upto 16th floor is known as "**Marathon Nextown Coral**" ("**Real Estate Project**").
- Approvals, sanctions and permissions are as mentioned in this Agreement.

2. Details of Sanctioned Floors:

- Number of floors sanctioned as on date for Real Estate Project: **Upto 16th floor**

3. Details of Proposed Floors:

- Proposed number of floors for Real Estate Project : **NIL**

4. Type of Premises:

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

5. Sanctioned Floor Space Index (FSI):

- Total FSI of 7767.02 Sq.mt. has been sanctioned for consumption in the construction and development of the Real Estate Project.

6. Proposed Floor Space Index (FSI):

The Promoter proposes to eventually consume a further FSI of 263.40 Sq.mt. aggregating to total FSI of 8030.42 Sq.mt. in the construction and development of the Real Estate Project. 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.

7. Common Areas & Amenities:

- The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s

Promoter

Allottee/s

Vshinde

[Signature]

are listed in the **Sixth Schedule** hereunder written ("**Real Estate Project Amenities**") to this Agreement

8. Formation of Society and Conveyance:

- a. The formation of the Society and Lease/Conveyance of land in the Whole Project shall be in the manner as mentioned in the Agreement.

9. Possession of the said Premises:

- a. The previous date of handover of possession disclosed to the Allottee/s, for completion of the said Premises in the Real Estate Project at the time of sale was 31/12/2018.
b. Revised date of handover of the said Premises in the Real Estate Project is 30/06/2020.

10. The name and address of the Architect:

Saakaar Architects, 501, Ishkripa, Opp. New Girls School, Ram Maruti Road, Thane (West) 400 602.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(description of Amenities of Whole Project)

COMMON AMENITIES

1. Paved Access.
2. Grand Entrance Lobby.
- *3. Membership to Clubhouse with Swimming Pool.
4. Pit Parking and Multilevel Stack Parking.
5. Well designed compound walls and Security gates.
6. Car Parks

* 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.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(description of Common Amenities of Real Estate Project)

1. Stilt/s
2. Staircase/s
3. Entrance Lobby
4. High Speed Lifts
5. Fire Fighting Facility as per local norms

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

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(description of Internal amenities of the said Premises)

(Internal Amenities alongwith branding and pricing)



Promoter

Allottee/s

[Handwritten signature]

[Handwritten signature]

व.न.न - 9				
Sr. No.	Internal Amenities	Brand	Price	
1	All rooms with vitrified tiles flooring.	Make Kajaria/Nitco/Johnson /Somany /Simpolo or equivalent of size 600mm x 600mm	Rs.48/- 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	SS304 Satin Finish Carysil/Frankie/Nirali or equivalent	Rs.2200/- 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.34.5/- 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.34.5/- per Sq.ft. & 300x300mm for Flooring @Rs.33.5/- 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/ Spherohot/ 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 Aluminium/Global/Bonco or Equivalent sections.	-	
9	All the door frames shall be made of Red Merandi 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 @Rs.123/-Sq.ft., Bedroom door @ Rs.208/- Sq.ft. & Toilet door @Rs.230/-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 Drop Points.	-	-	
	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.	-	
	All the Electrical wiring shall be concealed and flat will be having Copper wire.	Copper 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.	-	

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.

Promoter

Alottee/s

Vshinde

SIGNED, SEALED AND DELIVERED

by the withinnamed "Promoter"

Marathon Ener-Gen LLP

through its Authorized Signatory

Dwarkanath K. Rao

in the presence of

- 1. Deepali patil Deepali
- 2. chetan Birhade

SIGNED AND DELIVERED

by the withinnamed "Allottee/s"

Mr. Sachin Rohidas Shinde

Mrs. Vidya Sachin Shinde

in the presence of ...

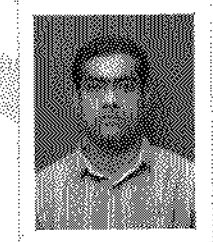
- 1. Deepali patil Deepali
- 2. chetan Birhade

For MARATHON ENER-GEN LLP.

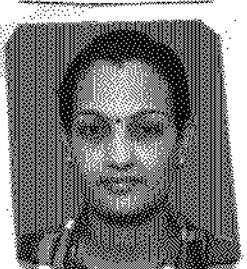
Dwarkanath K. Rao
Designated Partner / Authorized Signatory



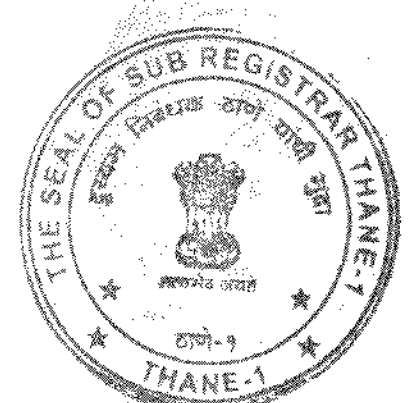
Sachin



Vshinde



ट न न - 9
 दस्त क्रमांक १५४४/२०१८
 २०/११८



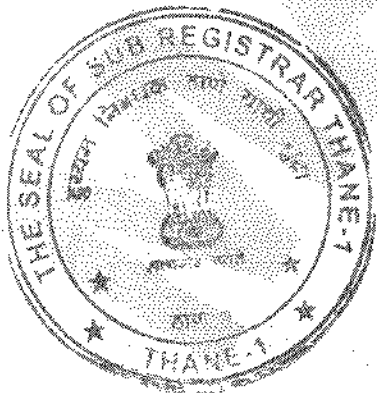
Promoter

Allottee/s

ट न न - १	
दस्त क्रमांक	१५४४/२०१८
Annexure "1"	१५४४

List of Annexures

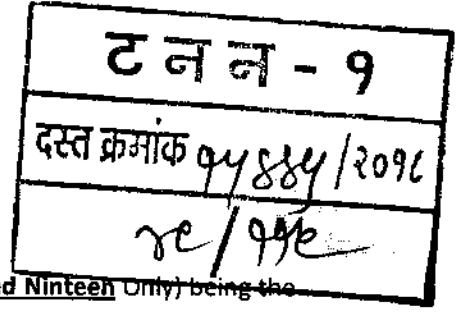
- Annexure "1" - Receipt
- Annexure "2" - Sanctioned Layout Plan
- Annexure "3" - The N. A. permission dated 7th May, 2012 issued by the Collector, Thane for a portion of the Larger Land admeasuring 56,330 square meters
- Annexure "4" - IOD dated 5th November, 2012 bearing reference no. V.P. No.S11/0014/2010 TMC/TDD/0706/12 issued by the TMC
- Annexure "5" - The development permission dated 4th November 2015 bearing reference no. S11/0014/2010 TMC/TDD/1544/15 issued by TMC
- Annexure "6" - The Commencement Certificate dated 25th January, 2018 bearing reference no. V.P.No. S11/0014/10 TMC/TDD/2494/18 issued by TMC
- Annexure "7" - The authenticated copies of the Survey Register for 7/12 Extract (Village Form VII-XII) with respect to the Larger Land
- Annexures "8" & "8A" - Title Report dated 30th December, 2014 and Addendum to Title Report dated 15th July, 2017 issued by Adv. Prasanna Tare
- Annexure "9" - Sanctioned Floor Plan
- Annexure "10" - Premises and Transaction Details
- Annexure "11" - RERA Certificate
- Annexure "12" - Proposed Layout Plan




Promoter




Allottee/s



ANNEXURE "1"

RECEIPT

Rs.1,56,519.00 (Rupees: One Lakh Fifty Six Thousand Five Hundred Nineteen Only) being the part price / consideration in respect of sale of the Premises hereinabove mentioned as follows :

Received towards service tax/GST	12,522.00
Received towards consideration of said flat	1,56,519.00
Total	1,69,041.00

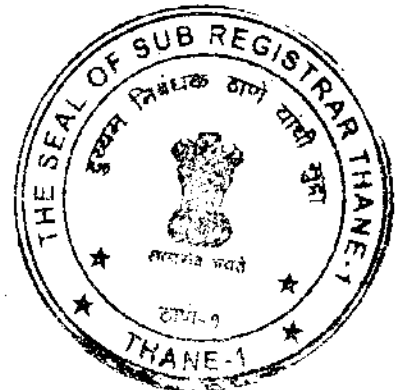
Sr. No.	Cheque/ RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	194536	Jul 14, 2018	Axis Bank	51,000.00
2	819721830133	Jul 16, 2018	Axis Bank	49,000.00
3	824112214398	Aug 29, 2018	Axis Bank	69,041.00
			Total	1,69,041.00

We say received
For Marathon Ener-Gen LLP

Shantanu
Director/Authorised Signatory

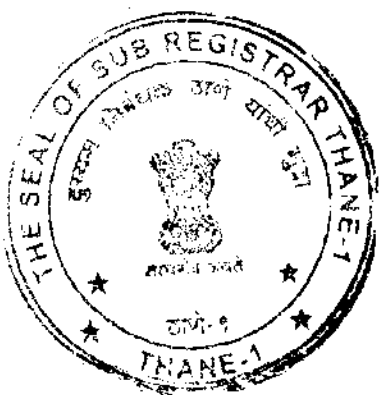
Witness :

1. Deepati Pankaj Dube
2. Chetan Bismade



ट न न - १
दस्त क्रमांक ११४४ / २०१८
५० / ११६

कोरे
पुठ
Blank
Page



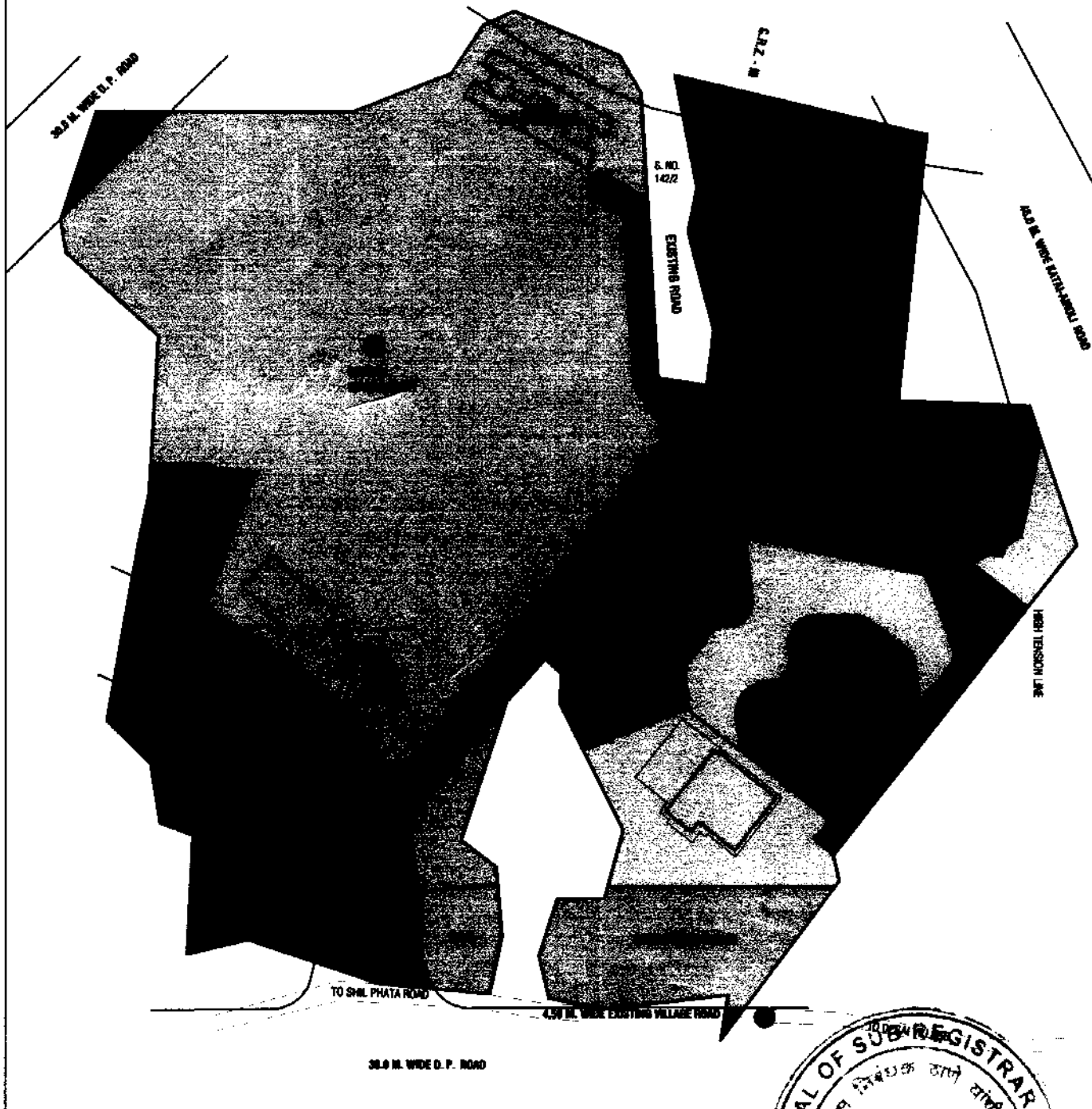
LEGENDS

ANNEXURE "2"

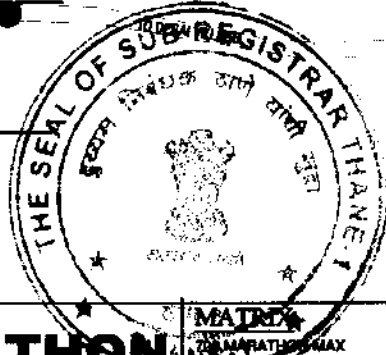
- D.P. ROAD (1.1 TO 1.3)
- BLDG. OPAL, TOPAZ, AMBER, SAPPHIRE, CORAL, EMERALD (2.1 TO 2.4)
- INTERNAL ROAD (3.1 TO 3.4)
- MUNICIPAL HOUSING RESERVATION (4)
- SERVICES (5.1 TO 5.4)
- FUTURE DEVELOPMENT (6)



ट न न - १
 दस्ता क्रमांक ५५४५/२०१६
 ५९/११६



[Handwritten signature]



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

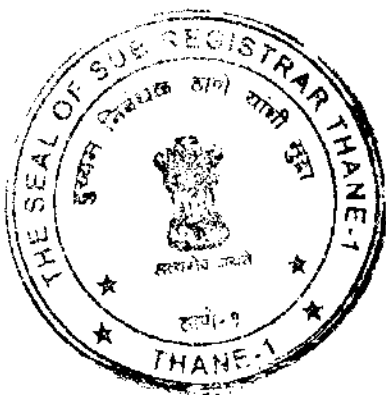


MATRIX
 OFFICE: MARATHON MAX
 7/4, BILEGAON LINK RD.,
 MUMBAI (W)
 CORPORATE OFFICE:- 67728484

[Handwritten signatures]

ट न न - १
दस्ता क्रमांक १५४४५/२०१८
५२/१५५

कोरे
पत्र
Blank
Page



क्र.महसूल/क-१/टे-१/एनएपी/मीजे देसाई/पुसजापूर-२४/०१२ ९

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 7 MAY 2012

दस्त क्रमांक ५४४५/२०१८
दिनांक २३/१२/२०११ व

वाचले :-

- श्री.विष्णू गोविंद म्हात्रे व इतर यांचे कुळमुखत्यारपत्रधारक मे.मातेश्वरी रियलिटर्सचे भागीदार श्री.शैलेश भानुषाली, रा.३५, कपीश, एम.जी रोड, मुलुंड प. यांचा दिनांक ०४/०४/२०१२ रोजीचा अर्ज.
- दिनांक ३१/०१/२०१२ रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' व दैनिक जनमत च्या अंकातील जाहिरनामा
- ठाणे महानगरपालिका यांचेकडील पत्र क्र.कडी.पी नं. एस-११/००१४/१० टीएमसी/ टीडीडी/ ०४९७/११, दिनांक ०१/११/२०११
- युएलसीकडील आदेशाबाबत अर्जदार यांनी दिलेले दिनांक २२/१२/२०११ रोजीचे शपथपत्र व बंधपत्र
- अर्जदार यांनी सादर केलेले दिनांक २२/१२/२०११ रोजीचे प्रतिज्ञापत्र
- तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल पत्र क्र. महसूल/क-१/टे-२/ जमिनबाब/ एसआर-९०, दिनांक ३०/०९/२०११ व पत्र क्र.महसूल/क-२/टे-७/कावि-२, दिनांक ११/०८/११, क्र.महसूल/क-२/टे-७/कावि-२४२८/२०१२, दिनांक ३१/०१/२०१२
- १) उपजिल्हाधिकारी, भूसंपादन, लघुपाटबंधारे ३रा माळा, ठाणे यांनी त्यांचेकडील पत्र क्र.भुसं/ल.पा./टे-१/एसआर-११३, दिनांक ३१/०१/२०१२ २) उपजिल्हाधिकारी, भूसंपादन, लघुपाटबंधारे, ठाणे (५ वा माळा) यांनी त्यांचेकडील पत्र भूसंपादन/टे-१/२०११/वशि-१३१/जा.क्र.२१७, दिनांक ०६/०३/२०१२ ३) उपजिल्हाधिकारी, भूसंपादन, विशेष घटक, ठाणे यांनी त्यांचेकडील पत्र क्र.भूसंविअ/नाहवा/३१७, दिनांक २४/०२/२०१२ ४) उपजिल्हाधिकारी, भूसंपादन, मेट्रो सेंटर क्र.३ ठाणे यांनी त्यांचेकडील पत्र क्र.भूसं/मे.सें.३/एसआर-१२८, दिनांक २४/०२/२०१२ ५) विशेष भूसंपादन अधिकारी, उल्हासखोरे प्रकल्प, ठाणे यांचेकडील अभिप्राय अंमलपत्र ६) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांनी त्यांचेकडील पत्र क्र.टिडी/टे-५/भूसंदा/कावि-/एसआर-३५/२०१२, दिनांक ३०/०१/२०१२

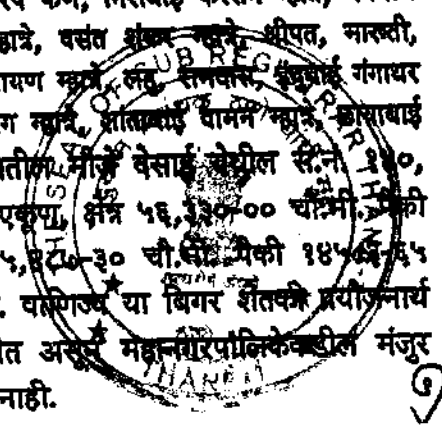


आदेश :

ज्या अर्थी, श्री.विष्णू गोविंद म्हात्रे व इतर यांचे कुळमुखत्यारपत्रधारक मे.मातेश्वरी रियलिटर्सचे भागीदार श्री.शैलेश भानुषाली, रा.३५, कपीश, एम.जी रोड, मुलुंड प. यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मीजे देसाई, येथील स.नं. १४०, १४१/२, १४२/१, १४२/३, २२०/१ब, २२०/२, २२०/५, २३२ चे एकूण, क्षेत्र ५६,३३०-०० चौ.मी. एवढ्या जागेचा रहिवास व वाणिज्य या बिगर शेतकी प्रयोजनार्थ चापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दिनांक ३१/०१/२०१२ रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' व दैनिक जनमत या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यानुसार मुदतीत कोणतीही हरकत / तक्रार प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे विष्णू गोविंद म्हात्रे, किशन गोविंद म्हात्रे, पनाबाई गोविंद म्हात्रे, हीसाबाई गोविंद म्हात्रे, बेबीबाई गोविंद म्हात्रे, जिजाबाई गोविंद मोईर, मोतीराम बेंदु म्हात्रे, नितेश करसन म्हात्रे, तेजस, सैनिका हरिष केणे, निराबाई करसन म्हात्रे, नवनाथ तुळशीराम म्हात्रे, साजन, मोहिनी, सारिका, ममता, बाबुराव शांताराम म्हात्रे, वसंत शंकर म्हात्रे, धीपत, मास्ती, धारकाबाई रतन म्हात्रे, सुनिल, विनोद, अंजनी गणेश घालील, नागुबाई नारायण म्हात्रे, लक्ष्मी, सवित्री, सुबाई गंगाधर म्हात्रे, मेणका, सुमित्रा केशव म्हात्रे, विश्वास, किरण, रुपेश, भास्कर पांडुरंग म्हात्रे, शालिबाई धर्मम म्हात्रे, भासाबाई पद्माकर म्हात्रे, सुनिल, विनेश, रेखा अशोक देसले यांना ठाणे तालुक्यातील मीजे देसाई येथील स.नं. १४०, १४१/२, १४२/१, १४२/३, २२०/१ब, २२०/२, २२०/५, २३२ चे एकूण, क्षेत्र ५६,३३०-०० चौ.मी. याची महानगरपालिकेने आराखडा मंजूरीसाठी विचारता घेतलेले क्षेत्र ५५,४८०-३० चौ.मी. याची १४५६-६५ चौ.मी. क्षेत्रापैकी १३९७८-०८ चौ.मी. रहिवास व ६०५-५७ चौ.मी. वाणिज्य या बिगर शेतकी प्रयोजनार्थ चापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून महानगरपालिकेकडील मंजूर एकत्रित बांधकाम नकाशांनुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.



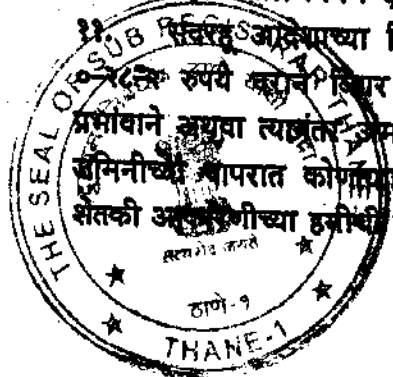
ट न म ०-मीट्र वाईड डी पी रोड
 २. सी आर झेड तीमधील क्षेत्र
 दस्त क्रमांक ५४
 ४. अंमिटी ओपन स्पेस
 ५. आर जी. ५०

४५०५-७० चौ.मी.
 १२०३-०१ चौ.मी.
 २४४३-२० चौ.मी.
 २३६६-७६ चौ.मी.
 ६७४५-२९ चौ.मी.
 १७२६३-९६ चौ.मी.

एकूण

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (गॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाईपर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पावित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (गॅंटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे. ठाणे महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक रहातील.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिवा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
११. अनुज्ञाग्राही व्यक्तीने अशा जमीनीच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे प्रभावाने अथवा त्यानंतर अमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हप्त्याची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.



१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रुपये १,९८,०००/- (अक्षरी एक लाख अड्यान्नव हजार रुपये मात्र) चलन क्र.३१३/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.जे-०१५८५४००/३१५) दिनांक ०४/०५/२०१२ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्यानंतर अशा आडळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६६ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने पालन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ताण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ताण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ताण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवाहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.साराख्या त्या घेऊ अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रुपये ३५,०००/- (अक्षरी रक्कम रुपये पन्तीस हजार मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन क्र.३८४/२०१२, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.१५६९१६१२/३१४) दिनांक ०४/०५/२०१२ अन्वये सरकार जमा केली आहे.

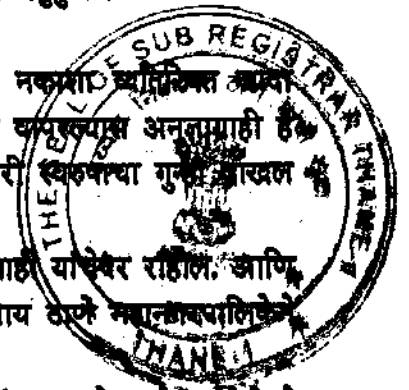
२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचेकडील मंजूर नकाशावरहुकूमच बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जावा वट्टे क्षेत्र निवेशाक अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फीजदारी करण्यास पात्र राहतील व असे जावा बांधकाम वर करण्यास पात्र राहिल.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय ठाणे महानगरपालिकेने संबंधित विकासकास इमारत वापर परवाना देऊ नये.

२४. जागेच्या भूसंपादनबाबत अधिष्ठात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सोडून देणे हे अनुज्ञाग्राहीवर बंधनकारक राहिल

ट न न - ९	
जमिनीचे क्षेत्रफळ	५५१/२०१८
क्षेत्र तसेच बिगरशेतकी	
५५१ - ९९६	
तीन वर्षांच्या कालावधीत	



ट न न - १

दस्त क्रमांक

२१ महाराष्ट्र चूबस
क्र. ६३०२/२०११ मधील

ऑफ हार्जिसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका
मा.न्यायालयाचे अंतरीम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र
क्र.गी.खनि.-१०/२०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम
आदेशास अधीन राहून सदर परवानगी वेणेत आली असून मा.उच्च न्यायालय / शासन याबाबतीत जे निर्णय /

आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील

२६. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, सदर जागेबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दिनांक २२/१२/२०११ रोजी दिलेला आहे. सदर प्रतिज्ञालेखातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.

२७. सदर स.नं. ची जमिन खारलॅन्ड विभागात समाविष्ट असल्यास खारलॅन्ड विभागाची विकास कराराची रक्कम त्यांचे कार्यालयांत जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

२८. अर्जदाराने सादर केलेली कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळून आल्यास सदरची बिनशेती परवानगी आपोआप रद्द समजणेत येईल.

सही/-

(ए. एल. ज-हाड)

जिल्हाधिकारी ठाणे

प्रति,

श्री.विष्णू गोविंद म्हात्रे व इतर

स.वेसाई तालुका व जिल्हा ठाणे

निर्गमित केले



जिल्हाधिकारी ठाणे करिता





THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. A, B, C :- Stilt + 1 to 10 + 11(Pt) + 12 (Pt), D:- Ground floor only

टनन - 9
क्रमांक ०५४४ / २०१२
५८ / ११६

V. P. NO. S11/0014/2010

TMC / TDD / 0706 / 12

Date: 05/11/2012

To, Shri/Smt. Sandeep Prabhu (Architect)
(For M/s. SAKAAR)Shri. Mr. Vishnu Govind Mhatre & Others (Owners)
Mr. Mahendra Patel & Shailesh Bhanushali
(Partner of M/s. Mateshwar Realtors Builders & Developers (P.O.A.H.))

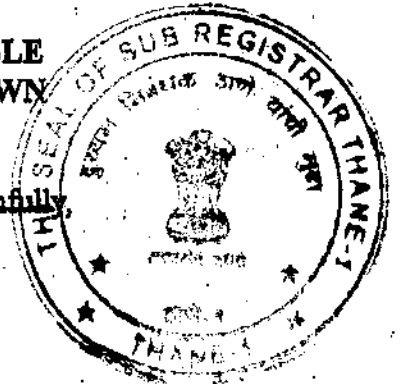
With reference to your application No. 14810 dated 20/06/2012 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building NAs above in village Desai Sector No. XI Situated at Road / Street Existing Road S.No. / C.T.S. No. / F.P. No. S.No. 140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232

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.
- ५) सी.सी. पूर्वी भूखंडाचा अकृषिक आदेश सादर करणे आवश्यक आहे.
- ६) सी.सी. पूर्वी नियोजित बांधकामाकरीता पाणी पुरवठा विभागाचा नॉहरकत दाखला सादर करणे आवश्यक.
- ७) सी.सी. पूर्वी इलेक्ट्रीक सब स्टेशन करीता M.S.E.B. कडून NOC सादर करणे आवश्यक.
- ८) नियमानुसार आवश्यक ती शुल्क वेळोवेळी भरणे आवश्यक.
- ९) सी. सी. पूर्वी स्टॉर्म वॉटर ड्रेनेजबाबतचा नकाशा ड्रेनेज विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापुर्वी सादर करावा.

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

PTO

ट न न - १

१७) सि.सि.पूर्वी संघर्ष इमारतीचे काम भूकंप प्रवण स्तरानुसार संबंधित आय.एस. कोड मधील दस्त क्रमांक ५११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००/१०१/१०२/१०३/१०४/१०५/१०६/१०७/१०८/१०९/११०/१११/११२/११३/११४/११५/११६/११७/११८/११९/१२०/१२१/१२२/१२३/१२४/१२५/१२६/१२७/१२८/१२९/१३०/१३१/१३२/१३३/१३४/१३५/१३६/१३७/१३८/१३९/१४०/१४१/१४२/१४३/१४४/१४५/१४६/१४७/१४८/१४९/१५०/१५१/१५२/१५३/१५४/१५५/१५६/१५७/१५८/१५९/१६०/१६१/१६२/१६३/१६४/१६५/१६६/१६७/१६८/१६९/१७०/१७१/१७२/१७३/१७४/१७५/१७६/१७७/१७८/१७९/१८०/१८१/१८२/१८३/१८४/१८५/१८६/१८७/१८८/१८९/१९०/१९१/१९२/१९३/१९४/१९५/१९६/१९७/१९८/१९९/२००/२०१/२०२/२०३/२०४/२०५/२०६/२०७/२०८/२०९/२१०/२११/२१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४०/२४१/२४२/२४३/२४४/२४५/२४६/२४७/२४८/२४९/२५०/२५१/२५२/२५३/२५४/२५५/२५६/२५७/२५८/२५९/२६०/२६१/२६२/२६३/२६४/२६५/२६६/२६७/२६८/२६९/२७०/२७१/२७२/२७३/२७४/२७५/२७६/२७७/२७८/२७९/२८०/२८१/२८२/२८३/२८४/२८५/२८६/२८७/२८८/२८९/२९०/२९१/२९२/२९३/२९४/२९५/२९६/२९७/२९८/२९९/३००/३०१/३०२/३०३/३०४/३०५/३०६/३०७/३०८/३०९/३१०/३११/३१२/३१३/३१४/३१५/३१६/३१७/३१८/३१९/३२०/३२१/३२२/३२३/३२४/३२५/३२६/३२७/३२८/३२९/३३०/३३१/३३२/३३३/३३४/३३५/३३६/३३७/३३८/३३९/३४०/३४१/३४२/३४३/३४४/३४५/३४६/३४७/३४८/३४९/३५०/३५१/३५२/३५३/३५४/३५५/३५६/३५७/३५८/३५९/३६०/३६१/३६२/३६३/३६४/३६५/३६६/३६७/३६८/३६९/३७०/३७१/३७२/३७३/३७४/३७५/३७६/३७७/३७८/३७९/३८०/३८१/३८२/३८३/३८४/३८५/३८६/३८७/३८८/३८९/३९०/३९१/३९२/३९३/३९४/३९५/३९६/३९७/३९८/३९९/४००/४०१/४०२/४०३/४०४/४०५/४०६/४०७/४०८/४०९/४१०/४११/४१२/४१३/४१४/४१५/४१६/४१७/४१८/४१९/४२०/४२१/४२२/४२३/४२४/४२५/४२६/४२७/४२८/४२९/४३०/४३१/४३२/४३३/४३४/४३५/४३६/४३७/४३८/४३९/४४०/४४१/४४२/४४३/४४४/४४५/४४६/४४७/४४८/४४९/४५०/४५१/४५२/४५३/४५४/४५५/४५६/४५७/४५८/४५९/४६०/४६१/४६२/४६३/४६४/४६५/४६६/४६७/४६८/४६९/४७०/४७१/४७२/४७३/४७४/४७५/४७६/४७७/४७८/४७९/४८०/४८१/४८२/४८३/४८४/४८५/४८६/४८७/४८८/४८९/४९०/४९१/४९२/४९३/४९४/४९५/४९६/४९७/४९८/४९९/५००/५०१/५०२/५०३/५०४/५०५/५०६/५०७/५०८/५०९/५१०/५११/५१२/५१३/५१४/५१५/५१६/५१७/५१८/५१९/५२०/५२१/५२२/५२३/५२४/५२५/५२६/५२७/५२८/५२९/५३०/५३१/५३२/५३३/५३४/५३५/५३६/५३७/५३८/५३९/५४०/५४१/५४२/५४३/५४४/५४५/५४६/५४७/५४८/५४९/५५०/५५१/५५२/५५३/५५४/५५५/५५६/५५७/५५८/५५९/५६०/५६१/५६२/५६३/५६४/५६५/५६६/५६७/५६८/५६९/५७०/५७१/५७२/५७३/५७४/५७५/५७६/५७७/५७८/५७९/५८०/५८१/५८२/५८३/५८४/५८५/५८६/५८७/५८८/५८९/५९०/५९१/५९२/५९३/५९४/५९५/५९६/५९७/५९८/५९९/६००/६०१/६०२/६०३/६०४/६०५/६०६/६०७/६०८/६०९/६१०/६११/६१२/६१३/६१४/६१५/६१६/६१७/६१८/६१९/६२०/६२१/६२२/६२३/६२४/६२५/६२६/६२७/६२८/६२९/६३०/६३१/६३२/६३३/६३४/६३५/६३६/६३७/६३८/६३९/६४०/६४१/६४२/६४३/६४४/६४५/६४६/६४७/६४८/६४९/६५०/६५१/६५२/६५३/६५४/६५५/६५६/६५७/६५८/६५९/६६०/६६१/६६२/६६३/६६४/६६५/६६६/६६७/६६८/६६९/६७०/६७१/६७२/६७३/६७४/६७५/६७६/६७७/६७८/६७९/६८०/६८१/६८२/६८३/६८४/६८५/६८६/६८७/६८८/६८९/६९०/६९१/६९२/६९३/६९४/६९५/६९६/६९७/६९८/६९९/७००/७०१/७०२/७०३/७०४/७०५/७०६/७०७/७०८/७०९/७१०/७११/७१२/७१३/७१४/७१५/७१६/७१७/७१८/७१९/७२०/७२१/७२२/७२३/७२४/७२५/७२६/७२७/७२८/७२९/७३०/७३१/७३२/७३३/७३४/७३५/७३६/७३७/७३८/७३९/७४०/७४१/७४२/७४३/७४४/७४५/७४६/७४७/७४८/७४९/७५०/७५१/७५२/७५३/७५४/७५५/७५६/७५७/७५८/७५९/७६०/७६१/७६२/७६३/७६४/७६५/७६६/७६७/७६८/७६९/७७०/७७१/७७२/७७३/७७४/७७५/७७६/७७७/७७८/७७९/७८०/७८१/७८२/७८३/७८४/७८५/७८६/७८७/७८८/७८९/७९०/७९१/७९२/७९३/७९४/७९५/७९६/७९७/७९८/७९९/८००/८०१/८०२/८०३/८०४/८०५/८०६/८०७/८०८/८०९/८१०/८११/८१२/८१३/८१४/८१५/८१६/८१७/८१८/८१९/८२०/८२१/८२२/८२३/८२४/८२५/८२६/८२७/८२८/८२९/८३०/८३१/८३२/८३३/८३४/८३५/८३६/८३७/८३८/८३९/८४०/८४१/८४२/८४३/८४४/८४५/८४६/८४७/८४८/८४९/८५०/८५१/८५२/८५३/८५४/८५५/८५६/८५७/८५८/८५९/८६०/८६१/८६२/८६३/८६४/८६५/८६६/८६७/८६८/८६९/८७०/८७१/८७२/८७३/८७४/८७५/८७६/८७७/८७८/८७९/८८०/८८१/८८२/८८३/८८४/८८५/८८६/८८७/८८८/८८९/८९०/८९१/८९२/८९३/८९४/८९५/८९६/८९७/८९८/८९९/९००/९०१/९०२/९०३/९०४/९०५/९०६/९०७/९०८/९०९/९१०/९११/९१२/९१३/९१४/९१५/९१६/९१७/९१८/९१९/९२०/९२१/९२२/९२३/९२४/९२५/९२६/९२७/९२८/९२९/९३०/९३१/९३२/९३३/९३४/९३५/९३६/९३७/९३८/९३९/९४०/९४१/९४२/९४३/९४४/९४५/९४६/९४७/९४८/९४९/९५०/९५१/९५२/९५३/९५४/९५५/९५६/९५७/९५८/९५९/९६०/९६१/९६२/९६३/९६४/९६५/९६६/९६७/९६८/९६९/९७०/९७१/९७२/९७३/९७४/९७५/९७६/९७७/९७८/९७९/९८०/९८१/९८२/९८३/९८४/९८५/९८६/९८७/९८८/९८९/९९०/९९१/९९२/९९३/९९४/९९५/९९६/९९७/९९८/९९९/१०००

- १२) काम सुरु करण्यापूर्वी नियोजित बांधकामाची माहिती दर्शविणारा माहिती फलक जागेवर लावावा.
- १३) जोता प्रमाणपत्रापूर्वी मोजणी नकाशान्वये भूखंडाच्या हद्दीवर कुंपण भित बांधणे आवश्यक.
- १४) वापर परवान्यापूर्वी आर.जी. व अंतर्गत रस्ते विकसित करणे आवश्यक राहिल.
- १५) वापर परवान्यापूर्वी उद्वाहन यंत्राबाबतचा परवाना व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक राहिल.
- १६) वापर परवान्यापूर्वी ड्रेनेज विभागाकडील संरचने नुसार S.T.P. बांधकाम करून कार्यान्वित करणे आवश्यक.
- १७) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले सादर करावेत.
- १८) भूखंडाचे मालकीबाबत / हद्दीबाबत काही वाद निर्माण झाल्यास त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- १९) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करणे आवश्यक.
- २०) वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवून कार्यान्वित करणे आवश्यक.
- २१) सी.सी. पूर्वी सेवा कर व कामगार कल्पाकारी उपकर निधीचा भरणा करणे आवश्यक.
- २२) सी.सी. पूर्वी अग्निशमन विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- २३) एकूण बांधीव क्षेत्र २०,०००.०० चौ.मी. पेक्षा जास्त क्षेत्र प्रस्तावित करण्यापूर्वी M.O.E.F. विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- २४) इमारत क्र. डी करीता पहिला मजला प्रस्तावित करण्यापूर्वी दोन जिने प्रस्तावित करणे आवश्यक.

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.

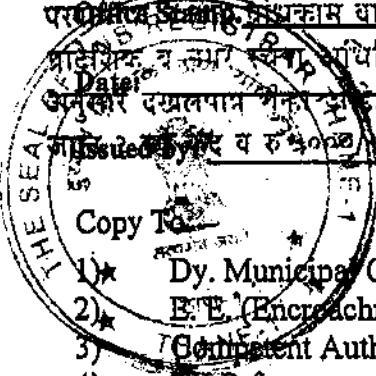
सावधान

"मंजूर नकाशानुसार बांधकाम करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवान्याबाबत बांधकाम वापर करणे, गडाराष्ट्र प्रादेशिक व नगर स्वयंशासनाच्या अधिनियमाचे कलम २३ अन्वये दखलपत्र देऊन त्यासाठी जास्वीत जास्वीत व रू.३००००० देड होऊ शकता."



Yours faithfully,

[Signature]
Executive Engineer,
Town Development Department,
Municipal Corporation,
The city of Thane.



- Copy To
- 1) Dy. Municipal Commissioner - Zone
 - 2) E.E. (Encroachment)
 - 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
 - 4) TILR for necessary correction in record of Land is affected by Road Widening /Reservation.



Certificate No. 2470

टनन - 9

दस्तावेज क्र. 44/884/2096
59/996

THANE MUNICIPAL CORPORATION,

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended

PERMISSION / COMMENCEMENT CERTIFICATE

Proposed building :- A, B, C- स्टील + १ ते १० + ११(Pt) + १२(Pt) + १३(Pt) ते १८(Pt) floors, D - Stilt + 1 floor,
E - St + 1st to 12 floors, F - St + 1st to 15 + 16(Pt) floors, H - Ground floor, I (EWS - LIG) - St + 1st to 8 + 9(Pt),
Fitness Centre - Gr + 1 floor only

V. P. No. New V.P. No. S11/0014/10 TMC/TDD /1544/15 Date: 4/11/2015

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)

Shri Mr. Vishnu Govind Mhatre & Others (Owners)
Mr. Mayur Ramaikdal Shah & Kaivalya Chetan Shah (P.O.A.H.)
(Partners of M/s. Marathon ENER - Gen LLP)

With reference to your application No. 13340 dated 05/03/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / G.S.T. No. / F.P. No. 140, 141/2, 142/1, 142/3, 220/19, 220/2, 220/5, 232

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.

- ५) सुधारीत परवानगी क्र. S11/0014/10 ठामपा/शविवि/०७०६/१२ दि. ०५/११/२०१२ मधील अटी बंधनकारक राहतील.
- ६) सी.सी. क्र. वि.प्र.क्र. S11/0014/10 ठामपा/शविवि/०८४७/१३ दि. ३०/४/२०१३ मधील अटी बंधनकारक राहतील.
- ७) इमारत क्र. ए, बी व सी करीता जोता प्रमाणपत्र क्र. वि.प्र.क्र. S11/0014/10 ठामपा/शविवि/पीसीसी/०३५७/१४ दि. २२/७/२०१४ मधील अटी बंधनकारक राहतील.
- ८) नव्याने प्रस्तावित केलेल्या इमारतींच्या जोता प्रमाणपत्रापूर्वी सुधारीत अकृषीक आदेश सादर करणे आवश्यक.

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully

Municipal Corporation of
the city of, Thane



टनन - १

दस्त क्रमिक मारुत श्रम/पत्र प्रविवरण विभागाने दि. १५ जुन २०१३ रोजी दिलेल्या नाहरकत दाखल्यातील अटी बंधनकारक राहतील.

१०) अग्निशमन विभाग कडील दि. १५/०९/२०१५ रोजीच्या ना हरकत दाखल्यातील अटी बंधनकारक राहतील. तसेच वापर परवान्यापुर्वी अग्निशमन विभागाचा अंतिम ना हरकत दाखला सादर करणे आवश्यक.

११) वापर परवान्यापुर्वी नियोजित इमारतीच्या रस्त्याकडील बाजूस CCTV यंत्रणा बसवून कार्यान्वित करणे आवश्यक तसेच त्याबाबत विकासक यांचे हमीपत्र सादर करणे आवश्यक.

१२) प्रस्तावांतर्गत पुढील इमारतीच्या जोता प्रमाणपत्रापुर्वी ६०% L.B.T. भरणा करून L.B.T. विभागाकडील ना हरकत प्रमाणपत्र दाखल करणे आवश्यक.

१३) नविन इमारतीच्या जोता प्रमाणपत्रापुर्वी उर्वरीत कामगार कल्याण उपकर निधीचा भरणा करणे आवश्यक.

१४) जागेवर १० पेक्षा जास्त महिला कामगार असल्यास त्यांच्या मुलांसाठी पाळणाघर व इतर सुविधा पुरविणे तसेच अंतिम वापर परवान्यापुर्वी सदरचे पाळणाघर विकासक यांनी स्वखचनि तोडून टाकणे आवश्यक.

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,

"सर्वका Office No. बांधकाम न करणे तसेच विकसक विभागा नियमावलीनुसार आवश्यक त्या करण्याबाबत न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व राज्य सरकार अधिनियमाचे कलम १२ अन्वये विलक्षण सुद्धा आहे. त्यासाठी जास्तीत जास्त वेळी Date: ३०/०९/२०१५-दंड घेऊ शकतो"

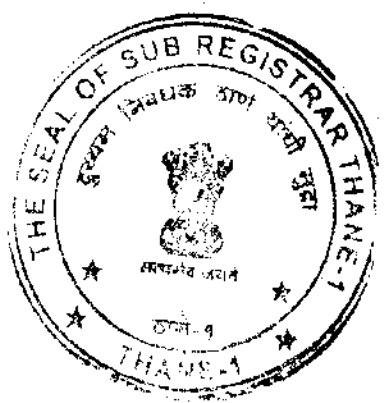
P. Chaudhary
03-09-2015
Executive Engineer,
Town Development Department,
Municipal Corporation, of
the city of Thane.



Issued by: _____

To:

- 1) Dy. Municipal Commissioner Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening /Reservation.



Annexure - 6

टनन - 9
दस्त क्रमांक ४५४५/२०१८
Certificate No. 3704 ६९/११६



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

Amended

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Proposed building :-D - (Stilt + 1st to 8th + 9(Pt), E - Fitness Center, F - (Stilt + 1st to 16th),
G - Stilt + 1st to 19th H - Ground floor only

I (EWS) - Stilt + 20th floors

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 2494/18 Date : 25/1/2018

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)

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

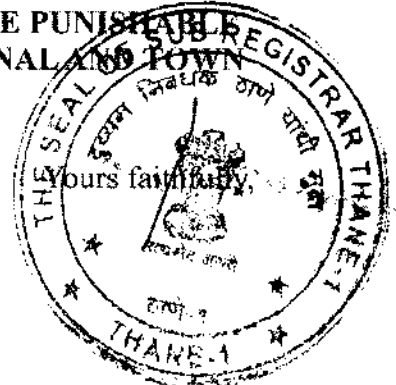
With reference to your application No. 6690 dated 29/08/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / C.S.T. No. / F.P. No. 140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232

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.
- ५) सुधारीत परवानगी / सी.सी. क्र. वि.प्र.क्र. S११/००१४/१० ठामपा/ शविवि/२१७५/१७ दि. ५/५/२०१७ मधील आवश्यक अटी बंधनकारक राहतील.
- ६) अग्निशमन विभागाकडील ना हरकत दाखला क्र. TMC/CFO/M/१३०/१३० दि. ०२/०१/२०१८ मधील अटी बंधनकारक राहतील.

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

Office No. _____



टनन - १
दस्त क्रमांक १५४४ / २०१८
६४/१५५

- ७) वन व पर्यावरण विभागाकडील दि. १५/०६/२०१३ रोजीच्या ना हरकत दाखला मधील अटी बंधनकारक राहतील.
- ८) परवानगी अदा केल्याच्या दिनांकापासून पुढील १५ दिवसांच्या विहित कालावधीमध्ये सुविधा भूखंडाच्या क्षेत्रामध्ये झालेल्या बदलानुसार नव्याने ट्रान्सफर डिड व ताबा पावती सादर करणे आवश्यक तसेच सदर क्षेत्राचा ठाणे महानगरपालिकेच्या नावे झालेला ७/१२ उतारा वाणिज्य इमारत क्र. H च्या जोत्यापुर्वी सादर करणे आवश्यक.
- ९) Organic waste disposal बाबतची प्रारूप नियमावलीनुसार वापर परवान्यापुर्वी पूर्तता करणे आवश्यक 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.

Office No.

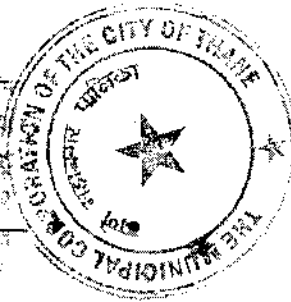
Yours faithfully,

सावधान

Office Stamp

Date:

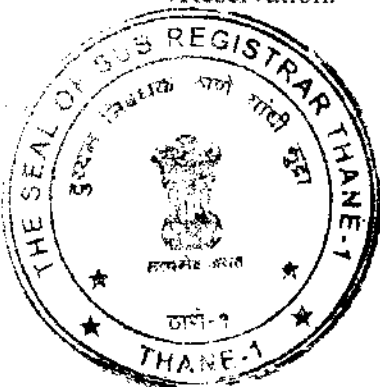
Issued by:



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

To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening /Reservation.



गाव हेल्सई

गा. न. क्र. ७ व १२

तालुका: बसम - १
 दस्त क्रमांक १५४५/२०१८
 खाते क्रमांक ६५ / ११५

पूजापन क्रमांक	भूमा. क्र. चा. उपविभाग	भू-धारण प्रकार
१००	-	N.A.
शेतीचे स्थानिक नाव		
लागवडी योग्य क्षेत्र	एकर गुठे चौ. वार	हेक्टर आर प्रति.
विनशेती	०-५३-६	
एकूण	०-५३-६	
पो.ख.लागवडी योग्य नसलेली		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी		०=२०
जडी अथवा विशेष आकारणी		०=२०

२५ ११०५ ११५७ २२६

विष्णु गोविंद भास्कर
 रविशंकर गोविंद भास्कर
 रेमाबाई काकुराम भास्कर
 लीलाबाई सुखंब खेडकर
 वेणीबाई हनुमान पाटील
 जिजाबाई गोविंद भोईरे
 मोतीराम चेंडू भास्कर
 जितेश करसन भास्कर
 तेजस करसन भास्कर
 मोनिका हरिष केठी
 गिराबाई करसन भास्कर
 १३६२ १३८६

भवनाथ पुढशीराम भास्कर
 साजन पुढशीराम भास्कर
 मोहीनी पुढशीराम भास्कर
 सारिका पुढशीराम भास्कर
 ममला पुढशीराम भास्कर
 १३६०

बाबुराव शांताशर भास्कर
 वसंत शंकर भास्कर १६३१
 धीपल शंकर भास्कर
 माहती शंकर भास्कर
 दारकाबाई रत्न भास्कर

खाली क्रमांक
 कुळचे नांव
 खंड
 १०६२ १५४६
 इतर अधिकार
 १५१२ १५१३
 सुनिल रत्न भास्कर
 विनोद रत्न भास्कर
 अंजनी अशिश पाटील
 नागुबाई नारायण भास्कर
 लडु नारायण भास्कर
 रामदास नारायण भास्कर
 इंदुबाई अंजनाशर भास्कर
 मेणका अंजनाशर भास्कर
 सुभित्रा केशव भास्कर
 विश्वास केशव भास्कर
 किरण केशव भास्कर
 दुपेश केशव भास्कर
 भास्कर पांडुरंग भास्कर
 शांताबाई वामन भास्कर
 छायाबाई पद्मकर भास्कर
 सुनिल पद्मकर भास्कर
 विनेश पद्मकर भास्कर

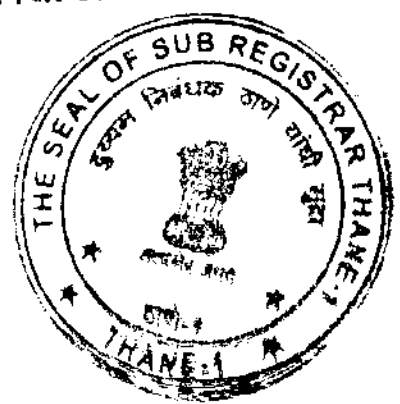
२६६ नं. क्र. १२ (पिकांची वही) १५११

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल ५०००									लागवडीसाठी उपलब्ध नसलेली जमीन	सिंचण्याचे साधने	जमीन मालक	
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मेल खालील क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आर	हे. आर										
२०१३	२०१४													

अप्सल वर हुकूम खरी नक्कल दिली आहे, तारीख

8 OCT 2014

तलाठी - सजा देसाई
 ना. जि. ठाणे



टनन - १

दस्तावेज क्रमांक गाव खेजाखि

तालुका : ठाणे

गा. न. क्र. ७ व १२

पूर्वापन क्रमांक	मुमा. क्र. वा. उपविभाग	पू-घरण प्रकार
१४१	२	N.A.
हेतीचे स्थानिक नाव		
लागवडी योग्य क्षेत्र	एकर पुढे चौ. वार	हेक्टर आर प्रति.
खिजखोली	०-४३-२	
एकूण	०-४३-२	
पो.उ.लागवडी योग्य नसलेली		
वर्ग (अ)	२	
वर्ग (ब)		
एकूण		
आकारणी	र. फते	६=५६
जडी अथवा विशेष आकारणी	पट्टण	६=५६

पोगवटदाराचे नाव

(२६) विष्णु गोविंद ष्वात्रे
 (१३८) किशन गोविंद ष्वात्रे
 प्रेमबाई काळु ष्वात्रे
 लोणाबाई शुक्रबाई वेडेकर
 बेबीबाई हनुमान पाटील
 जिजाबाई गोविंद ष्वात्रे
 मोतीराम बेडु ष्वात्रे
 मिलेश करसन ष्वात्रे
 तेजस करसन ष्वात्रे
 मोनिका हरिष कोठे
 निराबाई करसन ष्वात्रे

(३३६) नवनाथ पुकरशीराम ष्वात्रे
 स्नाजान पुकरशीराम ष्वात्रे
 मोहीनी पुकरशीराम ष्वात्रे
 सारिका पुकरशीराम ष्वात्रे
 समता पुकरशीराम ष्वात्रे

(३३९) बाबुराव शंताशर ष्वात्रे
 वसंत शंकर ष्वात्रे
 क्षीपल शंकर ष्वात्रे
 सादती शंकर ष्वात्रे
 हारकाबाई रत्न ष्वात्रे

खाते क्रमांक

कुळाचे नांव सा. कु.
 खंद पांडु गोधाळ
 इतर अधिकार (६००)
(१५१२) (१५१३) कवजदार
 सुनिल रत्न ष्वात्रे
 विमोह रत्न ष्वात्रे
 अंजनी अतिश पाटील
 नागुबाई नारायण ष्वात्रे
 लहु नारायण ष्वात्रे
 रामदास नारायण ष्वात्रे
 देवुबाई शंकराम ष्वात्रे
 मेणका शंकराम ष्वात्रे
 सुप्रिया केशव ष्वात्रे
 विश्वास केशव ष्वात्रे
 किरण केशव ष्वात्रे
 दुपेश केशव ष्वात्रे
 भास्कर पांडुरंग ष्वात्रे
 शीलाबाई वामन ष्वात्रे
 छायाबाई पद्मकर ष्वात्रे
 सुनिल पद्मकर ष्वात्रे
 विनेश पद्मकर ष्वात्रे

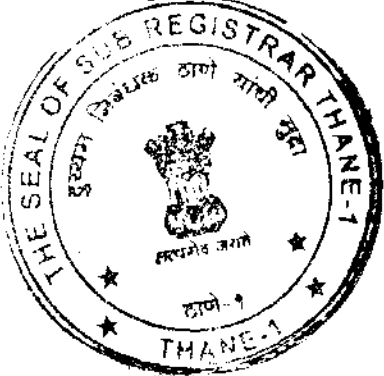
गा. न. क्र. १२ (पिकाची वही)

वर्ग	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन	सिंचणी साधने	अन्य नोंद	
		मिळपिकाखालील क्षेत्र			घटक पिके व प्रायेण खालील क्षेत्र			निर्मल खालील क्षेत्र						
		पिकाचे नांव	एकर	सिंचन	पिकाचे नांव	एकर	सिंचन	अन्य नोंद	सिंचन	एकर				सिंचन
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आर	हे. आर									हे. आर	
			०-४३-२											

असल वर हक्क खरी नक्का दिली असे, तारीख

तलाठी: आय. बी. जाधव
 तलाठी-सजा देसाई
 ता. जि. ठाणे

8 OCT 2014



गाव हेवताई

तालुका : हाठो

गा. न. क्र. ७ व १२

टन-१

पूरापन क्रमांक	भुमा. क्र. वा. उपविभाग	पू-धारण प्रकार	खाली क्रमांक
१४२	१	N.A.	१५४५/२०१६
शेतीचे स्थानिक नाव			खंड
लागवडी योग्य क्षेत्र	एकर गुठे चौ. वार	एक्टर आर प्रति.	इतर अधिकार
विनशेती	०-१०-२		१५१२
एकूण	०-१०-२		१५१३
पो.ख.लागवडी योग्य नसलेली			१५१४
वर्ग (अ)	०-००-८		१५१५
वर्ग (ब)			१५१६
एकूण	०-००-८		१५१७
आकारणी		०-०९	१५१८
पडी अथवा विशेष आकारणी			१५१९
			१५२०
			१५२१
			१५२२
			१५२३
			१५२४
			१५२५
			१५२६
			१५२७
			१५२८
			१५२९
			१५३०
			१५३१
			१५३२
			१५३३
			१५३४
			१५३५
			१५३६
			१५३७
			१५३८
			१५३९
			१५४०

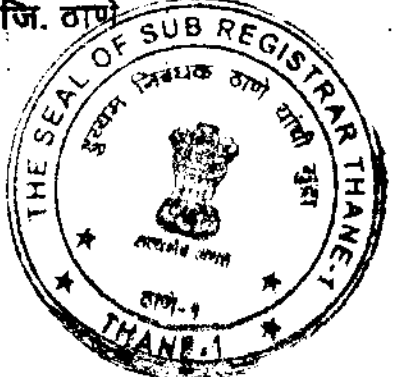
पिकाची नं. क्र. १२ (पिकाची वही)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपखिला									लागवडीसाठी उपलब्ध नसलेली जमीन				
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र			एकर	वर्ग	वर्ग		
		पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव	पिकाचे नाव
२०१३			हे. आर	हे. आर											
२०१४															

अन्वयाने वर हक्क खरी नसकळ दिली असे, तारीख

- 8 Oct 2014

साय. बी. जाधव
तलाठी-सजा देसाई
ता. जि. ठाणे



तालुका : ठाणे

गाव रेकर्ड
टनन - 9

गा. न. क्र. ७ व १२

दस्ता क्रमांक	समा. क्र. वा. क्रमांक	सं-वाप्य क्रमांक
982	1294	N.A.

शेतीचे स्थानिक नाव

लागवडी योप्य क्षेत्र	एकर गुंडे चौ. वार	हेक्टर आर प्रति.
----------------------	-------------------	------------------

विनशेती
982U

एकूण 9-3E-8

पो.ख.लागवडी योप्य नसलेली र्मा (अ) 0-04-E

र्मा (ब) 0-04-E

एकूण 0-04-E

र. फी 94=08

आकारणी

जडो अथवा विज्ञेय आकारणी

एकूण 94=08

मोमबटवाराचे नांव
9904 **994U**

विष्णु गोविंद भावे
रविचंद्र गोविंद भावे
परमभाई काफूराम भावे
होलाबाई वैदेकर
बेबीबाई गोविंद भावे
जिजाबाई गोविंद भावे
मोतीराम वेडु भावे
बिलेश करसन भावे
लेजर करसन भावे
मोनिका हरिष फो
निराबाई करसन भावे
9302 **9302**
भवनाथ लुक्शीराम भावे
साजन लुक्शीराम भावे
मोहीनी लुक्शीराम भावे
सारिका लुक्शीराम भावे
समता लुक्शीराम भावे
9300
बबुराव शांताशर भावे
वलंत शंकर भावे **9639**
धीपल शंकर भावे
मादली शंकर भावे
हारकाबाई रतन भावे

खाते क्रमांक
कुळाचे नांव
खंद
उतर अधिकार
कमजोर **9492** **9493**
सुनिल रतन भावे
विमोद रतन भावे
अंजनी अंजित पाटील
नागुबाई नारायण भावे
लडु नारायण भावे
रामदास नारायण भावे
बंडुबाई जंठाराम भावे
मेढका जंठाराम भावे
सुपित्रा केशव भावे
विठ्ठल केशव भावे
किरण केशव भावे
दुपेश केशव भावे
भास्कर पांडुरंग भावे
शांताबाई वामन भावे
छायाबाई परमकर भावे
सुनिल परमकर भावे
विमेश परमकर भावे

गौ. न. क्र. १२ (पिकाची वही) **9499**

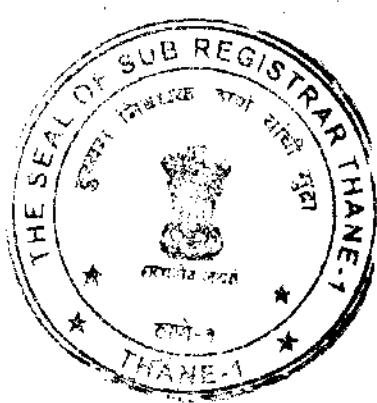
वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपधिल 9000									लागवडीसाठी उपलब्ध नसलेली जागा	सिंचना साधने	सिंचना साधने
		निम्नपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र					
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			हे. आर	हे. आर									

2009/3
2009/8

अन्ततः वर हकूम खरी नवचक दिली असे, तारीख

8 OCT 2014

तलाठी
आय. बी. जाधव
तलाठी-सजा देसाई
ता. जि. ठाणे



टनन-९

खाते क्रमांक: १५५/२०१८

कुळाचे नाव: एन / ११८

पूलापन क्रमांक	मुमा. क्र. या. उपविभाग	पू-धारण प्रकार
220	१७	N.A.
शेतीचे स्थानिक नाव		
विजशेती (७२६७)		
लागवडी योग्य क्षेत्र	एकर पुढे ची. वार	हेक्टर आर प्रति.
७६६७	२-५९-०	
एकूण	२-५९-०	
पो.उ.लागवडी योग्य नसलेली		
वा (अ)		
वा (ब)		
एकूण		
आकारणी	र.	से
	३	६७
जडी अथवा विशेष आकारणी		
एकूण	३=६७	

भोगवटदाराचे नाव

विष्णु गोविंद ध्यात्रे

केसन गोविंद ध्यात्रे

पमाबाई गोविंद (११०५)

होधाबाई गोविंद (११५७)

बेबीबाई गोविंद

जिजाबाई गोविंद भोईर

मोतीराम बेंदु ध्यात्रे

जिलेश करसन ध्यात्रे

नेडस करसन ध्यात्रे

मोनिका हरिष केठा

निराबाई करसन ध्यात्रे

नयनाथ पुढशीराम ध्यात्रे (३३८)

साजन पुढशीराम ध्यात्रे

मोहीनी पुढशीराम ध्यात्रे

सारिका पुढशीराम ध्यात्रे

समता पुढशीराम ध्यात्रे (३३७) (३३६)

बाबुराव शांताराम ध्यात्रे (१६३)

वसंत शंकर ध्यात्रे

धीपल शंकर ध्यात्रे

मादली शंकर ध्यात्रे

दामकाबाई रत्न ध्यात्रे

इतर अधिकार

कमजदार (१५१२) (१५१३)

सुनिल रत्न ध्यात्रे

विनोद रत्न ध्यात्रे

जंजनी अशोक पाटील

नागुबाई नारायण ध्यात्रे

बंदु नारायण ध्यात्रे

रामदास नारायण ध्यात्रे

बेंदुबाई शंभाराम ध्यात्रे

मेणका शंभाराम ध्यात्रे

सुभित्रा केशव ध्यात्रे

विद्याहर केशव ध्यात्रे

किरीट केशव ध्यात्रे

दुपेश केशव ध्यात्रे

भास्कर पांडुरंग ध्यात्रे

श्रीलाबाई वामन ध्यात्रे

छायाबाई पद्मकर ध्यात्रे

सुनिल पद्मकर ध्यात्रे

विनेश पद्मकर ध्यात्रे

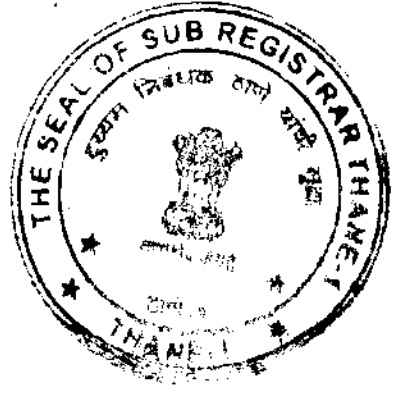
क्र. १२ (पिकांची वही) (१५११)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशील (५०००)									एकर	लागवडीसाठी उपलब्ध नसलेली जमीन	सिध्याचे साधक	सिध्याचे साधक	सिध्याचे साधक
		मिळविकाखालील क्षेत्र			घटक पिके व प्रत्येक खालील क्षेत्र			निर्मल खालील क्षेत्र							
		पिकाचे नाव	पिकाचे नाव	एकर	पिकाचे नाव	एकर	एकर	पिकाचे नाव	एकर	एकर					
२०१३		हे. आर	हे. आर				विजशेती	२-५९-०							

अन्वयाने वर हुकूम खरी नसणक दिली असे, तारीख

8 OCT 2014

जाय बी. जाधव
तलाठी-सजा देसाई
ता. जि. ठाणे



ट न न - १

दस्त क्रमांक गाव ११/११/२०१८

तालुका : ठाणे

गा. न. क्र. ७ व १२

भूखण्ड क्रमांक	भूमा. क्र. वा. उपविभाग	भू-व्यवस्था प्रकार
220	2	N/A
शेतीचे स्थानिक नाव		
लागवडी योग्य क्षेत्र	एकर गुठे चौ. मार	हेक्टर आर प्रति.
विनोदी	0-95-0	
एकम	0-95-0	
पो.ख.लागवडी योग्य नसलेली		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	र. जे	0=33
जडी अथवा विशेष आकारणी		0=33

योगवटदाराचे नाव (७३९८)

विष्णु गोविंद भावे
 रविचंद्र गोविंद भावे
 पुंजाबाई गोविंद भावे (७१४५)
 हीराबाई गोविंद (७३९२)
 वेणीबाई गोविंद (७१४५)
 जिजाबाई गोविंद भावे (७१४५)
 मोतीराम वेडु भावे (७१४५)
 नितेश करसन भावे
 तेजस करसन भावे
 मोनिका हरिष केरी
 निराबाई करसन भावे (७३९८)
 नवनाथ लुकराशर भावे
 साजन लुकराशर भावे
 मोहीनी लुकराशर भावे
 सारिका लुकराशर भावे
 समता लुकराशर भावे (७३९८)
 बाबुराव शांताशर भावे
 वसंत शंकर भावे (७६३१)
 भीमल शंकर भावे
 मादती शंकर भावे
 आरकाबाई रत्न भावे

खाते क्रमांक

कुळाचे नांव

इतर अधिकार (७५१२) (७५१३)

सुनिल रत्न भावे
 विमोह रत्न भावे
 अंजनी अणेश पाटील
 नागुबाई नारायण भावे
 लडु नारायण भावे
 रामदास नारायण भावे
 इंदुबाई अंजाराशर भावे
 मेघना अंजाराशर भावे
 सुभित्रा केशव भावे
 विश्वास केशव भावे
 किरण केशव भावे
 रुपेश केशव भावे
 भास्कर पांडुरंग भावे
 शांताबाई वामन भावे
 छायाबाई पदुमाकर भावे
 सुनिल पदुमाकर भावे
 विनेश पदुमाकर भावे

गा. नं. क्र. १२ (पिकाची वही) (७५११)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल (७५००)									लागवडीसाठी उपलब्ध नसलेली जमिन			
		मिथपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मूल खालील क्षेत्र			सिंचण्यासाठी उपलब्ध	सिंचण्यासाठी उपलब्ध	सिंचण्यासाठी उपलब्ध	सिंचण्यासाठी उपलब्ध
		पिकाचे नाव	एकर सिंचन	उपलब्ध सिंचन	पिकाचे नाव	एकर सिंचन	उपलब्ध सिंचन	पिकाचे नाव	एकर सिंचन	उपलब्ध सिंचन	एकर	एकर	एकर	एकर
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आर	हे. आर								हे. आर	हे. आर	हे. आर

अन्वय वर हक्क खरी नक्कल दिमी असे, तारीख

8 OCT 2014



जांच बी. जाधव
 तलाठी-सहा देसाई
 ता. जि. ठाणे

गाव हिलाई

तालुका : ठाणे

गा. न. क्र. ७ व १२

भूमापन क्रमांक	भूमा. क्र. चा. उपविभाग	भू-धारक प्रकार
220	4	N.A.
शेतीचे स्थानिक नाव		
लागवडी योग्य क्षेत्र	एकर गुठे ची. वार	हेक्टर आर प्रति.
खिणशेली	0-30-0	
एकूण	0-30-0	
पो.ख.लागवडी योग्य नसलेली		
वर्ग (अ)	0-02-0	
वर्ग (ब)		
एकूण	0-02-0	
आकारणी	र. प्ले	र. प्ले
जडी अथवा विशेष आकारणी	र. प्ले	र. प्ले

(24) भोगवटदाराचे नाव

विष्णु ज्योतिंद भ्रात्रे
 रविशंकर ज्योतिंद भ्रात्रे
 पद्माबाई ज्योतिंद भ्रात्रे
 होशाबाई ज्योतिंद भ्रात्रे
 बेबीबाई ज्योतिंद भ्रात्रे
 जिजाबाई ज्योतिंद भ्रात्रे
 मोतीराम खेंडू भ्रात्रे
 जितेश करसन भ्रात्रे
 लेडाम करसन भ्रात्रे
 मोनिका हरिष केणे
 निराबाई करसन भ्रात्रे
 नयनाथ पुढशीराम भ्रात्रे
 सानन पुढशीराम भ्रात्रे
 मोहीनी पुढशीराम भ्रात्रे
 सारिका पुढशीराम भ्रात्रे
 समता पुढशीराम भ्रात्रे
 बाबुराव शालाराम भ्रात्रे
 वसंत शंकर भ्रात्रे
 धीपल शंकर भ्रात्रे
 सादली शंकर भ्रात्रे
 हारकाबाई रत्न भ्रात्रे

पत्रा क्रमांक टनन-9

दस्त क्रमांक 4488/2096

इतर अधिकार

कै. ज्योतिंद 9492/9493

सुनिल रत्न भ्रात्रे
 विमोद रत्न भ्रात्रे
 जंजनी अशोक पाटील
 नाशुबाई नारायण भ्रात्रे
 लक्ष्मी नारायण भ्रात्रे
 रामदास नारायण भ्रात्रे
 देवदास गंडाराम भ्रात्रे
 मेधाका गंडाराम भ्रात्रे
 सुमित्रा केशव भ्रात्रे
 विद्याहर केशव भ्रात्रे
 किरण केशव भ्रात्रे
 दुपेश केशव भ्रात्रे
 भास्कर पांडुरंग भ्रात्रे
 शौलाबाई वामन भ्रात्रे
 छायाबाई पदमाकर भ्रात्रे
 सुनिल पदमाकर भ्रात्रे
 दिनेश पदमाकर भ्रात्रे

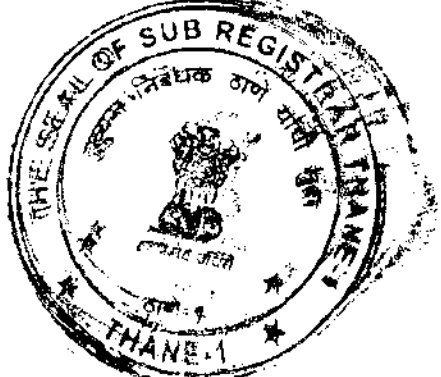
(25) क्र. 92 (पिकाची वही)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली एकर	सिंचनाचे साधने	जमीन मालक	
		मिमापिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मूल खालील क्षेत्र						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			हे. आर	हे. आर								हे. आर	हे. आर	

अन्वयत वर हलक्या खरी नक्कल दिशी आहे, तारीख

8 OCT 2014

जाय बी. जाधव
 तलाठी-सहा देसाई
 ता. जि. ठाणे



ट न न - १

दस्त क्रमांक गाव. क्र. १९८

तालुका : ठाणे

गा. न. क्र. ७ व १२

पु-घातण क्रमांक	धमा. क्र. आ. उपविभाग	पु-घातण प्रकार
२३२	—	NA

श्रीतम स्थानिक नाव

कागवडी क्षेत्र	एकर गुठे चौ. वार	एकर आर प्रति.
विनशेती	०-०४-५	

एकूण	०-०४-५
पो. ख. कागवडी योय नसलेली	
वर्ग (अ)	
वर्ग (ब)	
एकूण	

भाकारणी	०-१०
गडी-अथवा विशेष आकारणी	
एकूण	०-१०

मोगवटदारचे नांव (११६५)

विष्णु ओविंद भावे (११५७)

रविचंद्र गोविंद भावे

पद्माबाई ओविंद भावे

होशाबाई ओविंद भावे

जेकीबाई ओविंद भावे

जिजाबाई ओविंद भावे

मोतीराम खेंदु भावे

धितेश करसन भावे

तेजसर करसन भावे

योगिका हरिष केणे

निराबाई करसन भावे

भवनाथ पुळशीराम भावे (१३८९)

साजन पुळशीराम भावे

सोहीनी पुळशीराम भावे

स्तारिका पुळशीराम भावे

समता पुळशीराम भावे (१३९९) (१३९०)

अमृत शंकर भावे (१६३१)

अपिल शंकर भावे

सादली शंकर भावे

दाराबाई रत्न भावे

खाते क्रमांक

कुळाचे नांव

खंड

इतर अधिकार (१५१२) (१५१३)

सुनिल रत्न भावे

विमोद रत्न भावे

अंजनी अशोक पाटील

नाशुबाई नारायण भावे

लक्ष्मी नारायण भावे

रामदास नारायण भावे

खंडुबाई अंडाराम भावे

मेढका अशोक भावे

सुभित्रा केशव भावे

विठ्ठल केशव भावे

किरण केशव भावे

दुपेश केशव भावे

भास्कर पंडुरंग भावे

बांलाबाई वामन भावे

साधाबाई पद्मकर भावे

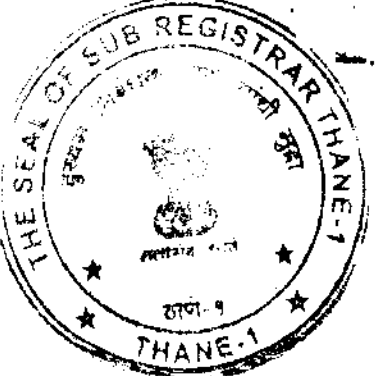
सुनिल पद्मकर भावे

दिनेश पद्मकर भावे

गा. न. क्र. १२ (पिकाची वही) (१५११)

वर्ष	हंगामा	पिकाखालील सेवांचा तपशिल (१०००)											कागवडीसाठी उपलब्ध नसलेली जमीन	सिंचनाचे साधने	अन्य नोंद		
		विमपिकाखालील क्षेत्र			घटक पिके व प्रत्येक खालील क्षेत्र			निर्मल खालील क्षेत्र									
		सिंचनाचे साधने	विक्रमचे नांव	एकर सिंचन	विक्रमचे नांव	एकर सिंचन	अपल सिंचन	विक्रमचे नांव	एकर सिंचन	अपल सिंचन	एकर	एकर					
२०१३																	
२०१४																	
			हे. आर	हे. आर													

अपसक वर हक्क घरी नक्का दिली आहे, तापीक



8 OCT 2014

जाय. बी. जाधव
तलाठी-सजा देसाई
ता. जि. ठाणे

Anneexure - 8

ट न न - 9

दस्तावेज क्रमांक 4484/2096

12/9/99

124/AA, Amar Chowk, Worli/Kolhade, Mumbai - 400 030
Cell.: 982532599, 7206502418, Email: prasanna.tare@rediffmail.com



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

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.	Hisse No.	Area (Sq.mtrs.)
A	140	-	5360
B	142	1	1100
C	142	2	14200
D	220	13	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

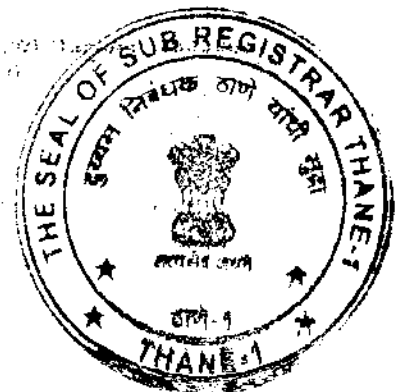
within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said larger land") more particularly described in the Schedule here under written.

1. 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:-
 - 1.1. 7/12 Extracts dtd.08/10/2014
 - 1.2. The Form No.6-A i.e. Mutation Entry Nos 95, 286, 898, 1392, 1105, 157, 1062, 1546, 1512, 1513, 1511, 1630, 1390, 1389.
 - 1.3. Search taken in the Sub-Registrar Office at Thane.
 - 1.4. Documents supplied by the client including H.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

124/AA, Amar Chowk, Worli/Kolhade, Mumbai - 400 030
Cell.: 982532599, 7206502418, Email: prasanna.tare@rediffmail.com



ट न न - 9
दस्तावेज क्रमांक 94/884/2012
10/7/996



PRASANNA S. TARE

B. Com, LL.B

Continuation Sheet No. 2

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.

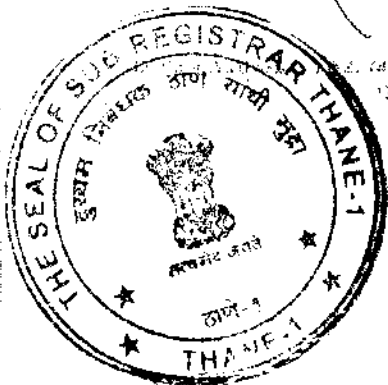
3. Search taken at Sub-Registrar Assurance at Thane:-

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.

3.1. 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.

3.2. 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.

3.3. Deed of Release dtd.23/12/2011 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



2. (Deleted) (a), (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

ट न न - ९

दस्त क्रमांक १५४४/२०१८

UB / 9/12



PRASANNA S. TARE

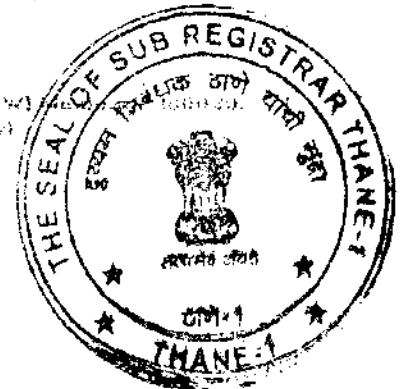
B. Com, L.L.B

Continuation Sheet No. 3

Dated 29/12/2011 surrendered their proportionate rights, title and interest in the said larger land.

- 3.4. Deed of Declaration dtd.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. vide 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.
- 3.5. Deed of Declaration dtd.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.
- 3.6. Deed of Declaration dtd.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.
- 3.7. 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.

02/11/2012 11:22:33 AM. The document is not certified by the Sub-Registrar of Assurances, Thane. The document is not certified by the Sub-Registrar of Assurances, Thane.



ट न न - 9

दस्त क्रमांक १५४४/२०१६

५६/११६

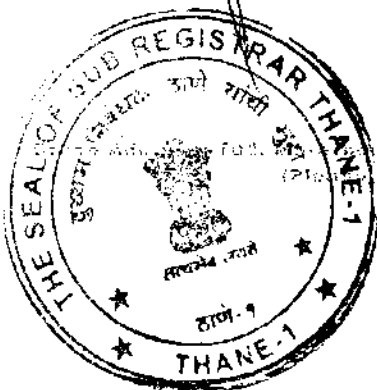


PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 4

- 3.8. 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.
- 3.9. 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. 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-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.
- 3.10. 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



Sub-Registrar of Assurances, Thane-9, Plot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ट न न - १

दस्त क्रमांक ०५४५/२०१६

०५/११/१६



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 5

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

4. Various Approvals :

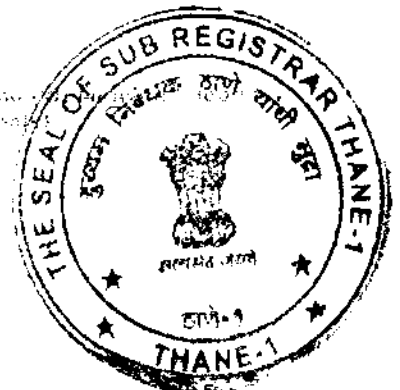
- 4.1. By and under its letter dated 01/11/2011 bearing reference no. V.P. NO. S11/0014/2010 TMC/TDD/0497/11 Issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein.
- 4.2. By and under a permission dated 07/05/2012, 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 above-mentioned property to any Government



ट न न - 9
दस्त क्रमांक 94884 / 2096
16/996



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 6

/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.

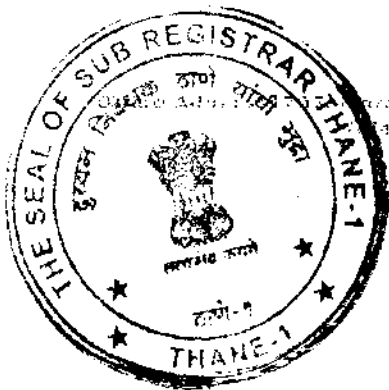
On or towards the West by : Adj. boundary of Village- Padle Adj. S. No.223.

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



Annexure - SA

ट न न - ९
दस्त क्रमांक १५४४५/२०१८
१०/११८

124/AA, Armar Chowk, Worli Koliwada, Mumbai - 400 030
Cell: 9892832699, 7208582419. Email: prasanna.tare@rediffmail.com



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

ADDENDUM TO TITLE REPORT

To,

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

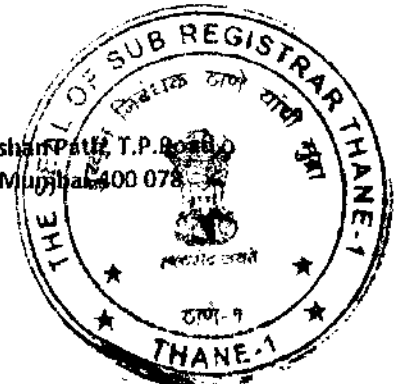
Re: All those piece and parcels of land within the Registration District
Thane, Village- Desai, Taluka- Thane, District-Thane.

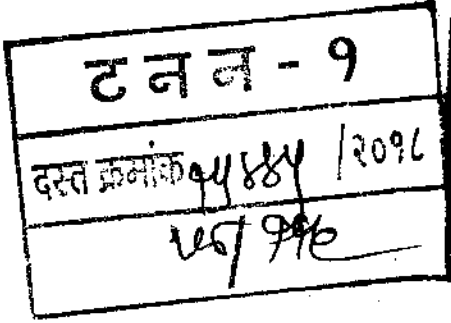
Sr. No.	Survey No.	Hissa No.	Area (Sq. mtrs)
A	140	-	5360
B	142	1	1100
C	142	3	14200
D	220	1B	25900
E	220	2	1800
G	220	5	3200
H	232	-	450
I	141	2	4320
Sub Total (Said land)			56330
F	220	4C	1300
Total (larger land)			57630

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 Park, T.P. Road
Next to Shivdarshan SRA Building. Near Gadhav Naka. Bhandup (West), Mumbai - 400 078





PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 2

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

A. STEPS

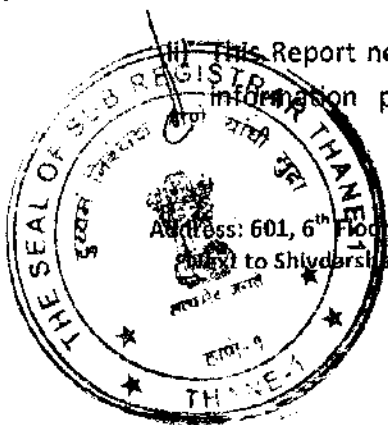
With respect to updation of title report I have undertaken the following steps:

- 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.

iii) This Report necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions and



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

ट न न - ९
दस्त क्रमांक ५५४५ / २०१८
<i>Prasanna S. Tare</i>



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 3

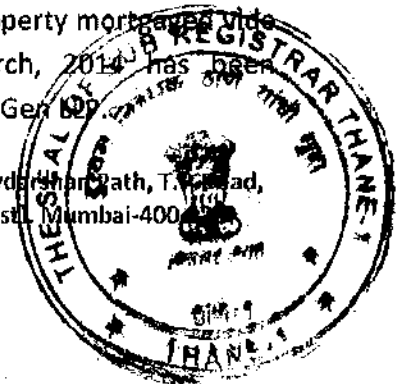
responses to my requisitions, being true, complete and accurate, which I have assumed to be the case.

- 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

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



ट न न - १

दस्त क्रमांक १५४४५ / २०१६

२०/११



PRASANNA S. TARE

B. Com, L.L.B

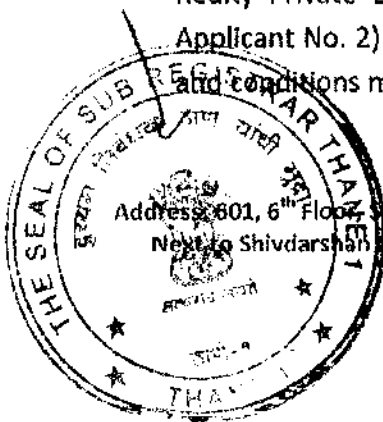
Continuation Sheet No. 4

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 (UTIIS) (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.



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

ट न न - १

दस्त क्रमांक १५८४५/२०१८

१/११
PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. ५



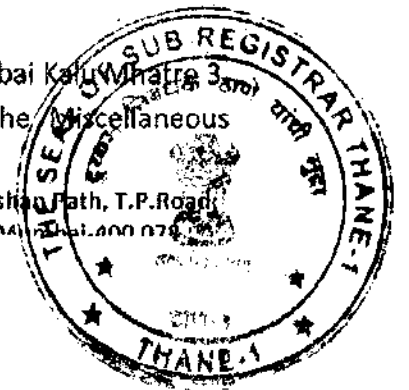
D. APPROVALS

- 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. Bebibai Hanuman Patil and 4. Jijabai Govind Bhoir filed the Miscellaneous

Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarsan Path, T.P.Road
Next to Shivdarsan CPA Building Near Godhavi Naka, Bhandun (West), Maharashtra - 400 078



ट न ल - ९
दस्त क्रमांक १५४५ / २०१८
२५ ११/१८



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 6

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 Narayanbhai Bhanushali 4. Subhash Vishnu Mhatre 5. Sunil Ratan Mhatre 6. Sharidas Kisan Mhatre 7. Vijay Baburao Mhatre and 8. Rohidas Laxman 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 Proposed Structure	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.		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

ट न न - १

दस्त क्रमांक १५४५/२०१८

८३ / ११८



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. ७

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

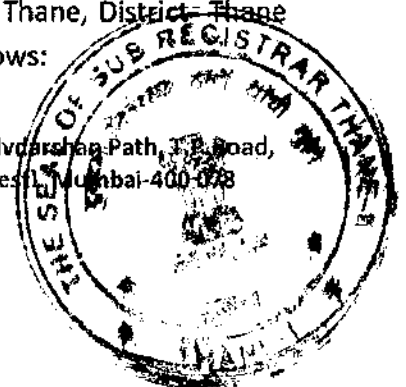
I. CONCLUSION

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 Viscarla Co-Op. Hsg. Society, Shivdarshan Path, 3rd Road, Next to Shivdarshan SRA Building. Near Gadhav Naka. Bhandup (West), Mumbai-400 078



टनन - 9	
दस्त क्रमांक	१५४५/२०१८
	१४/ ११२



PRASANNA S. TARE

B. Com, L.L.B

Continuation Sheet No. 8

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

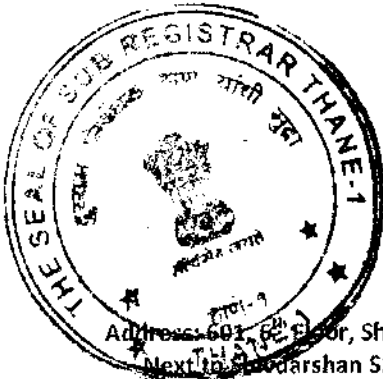
On or towards the West by : Adj. boundary of Village- Padle, Adj. S. No. 223

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

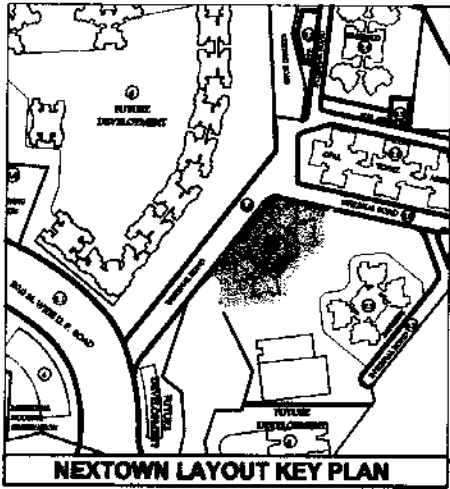
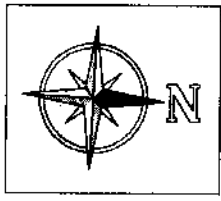
Dated this 15th day of July, 2017.

PRASANNA TARE
Advocate

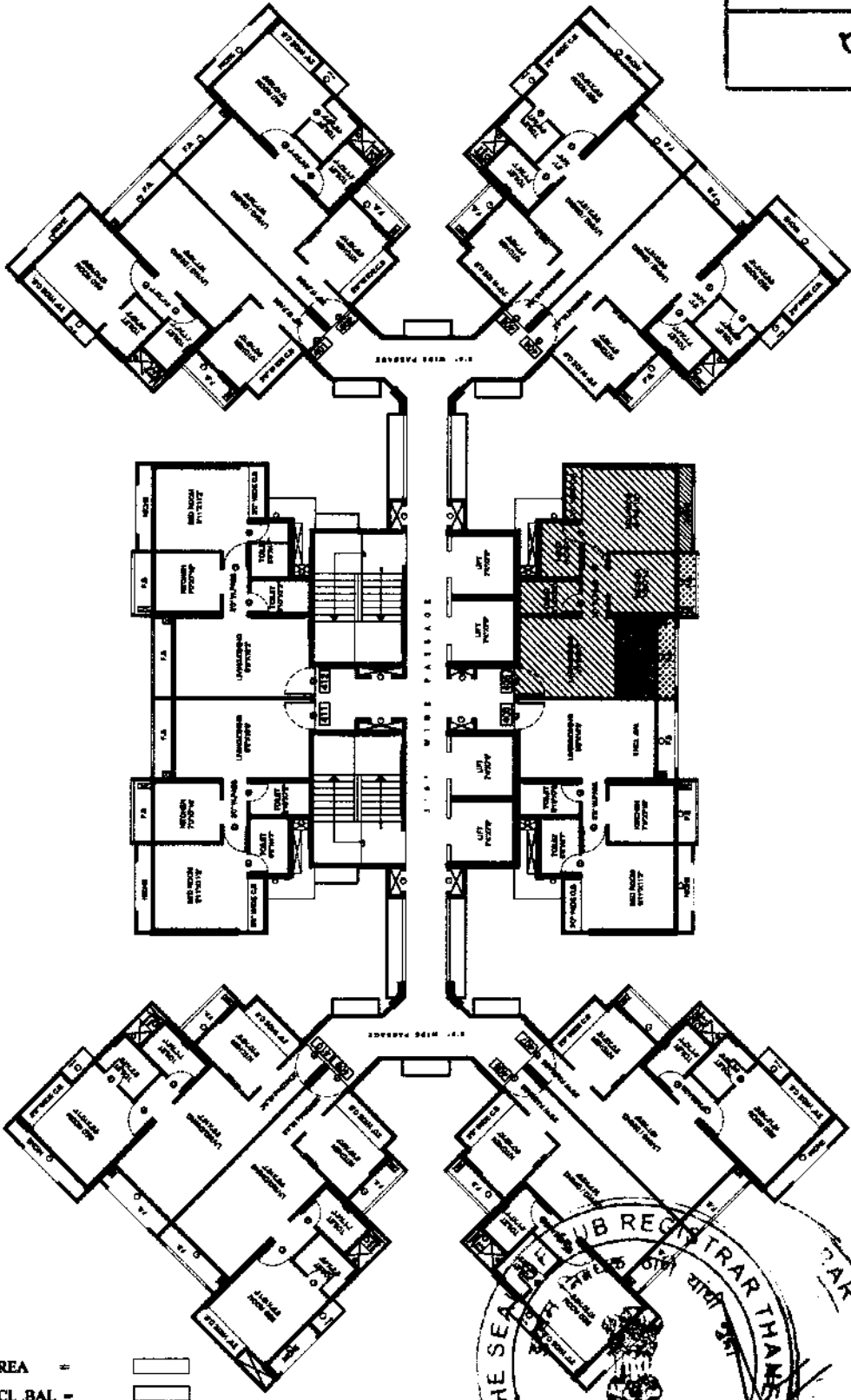


Address: 601, 6th Floor, Shree Samarth Viscaria Co-Op. Hsg. Society, Shivdarshan Path, T.P.Road,
Next to Shivdarshan SRA Building, Near Gadhav Naka, Bhandup (West), Mumbai-400 078

ANNEXURE "9"



टन न - 9
 दस्त क्रमांक ५५४५/२०१८
 २५/११/२०१८

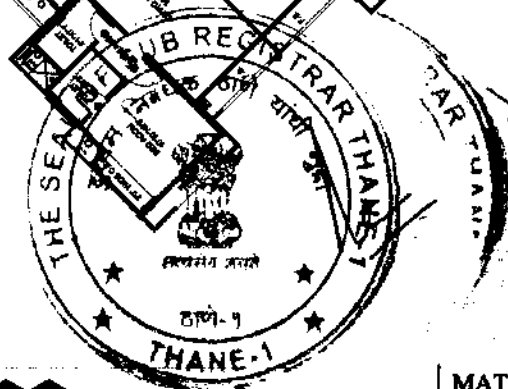


- LEGEND :-**
- RERA CARPET AREA = [Symbol]
 - OTHER AREA ENCL. BAL. = [Symbol]
 - OTHER AREA NICHE = [Symbol]
 - OTHER AREA F.B. = [Symbol]

BLDG. TITLE :- MARATHON NEXTOWN - CORAL
 FLOOR NO. :- 4th FLAT NO. :- 405

MARATHON
 Redefining Real Estate. Redefining Infrastructure.

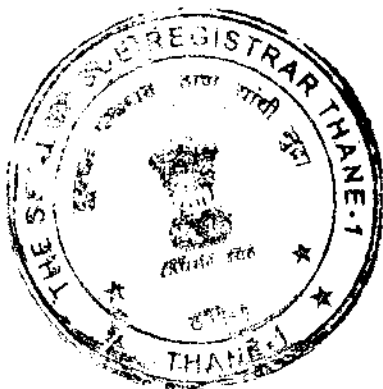
MATRIX
 702, MARATHON MAX
 MULLUND-GOREGAON LINK RD.
 MULLUND (W)
 CORPORATE OFFICE:- 67729484



टनल - 9

दस्त क्रमांक १५४५/२०१८

२६/११



ANNEXURE "10"

(Premises and Transaction Details)

I. Whole Project :

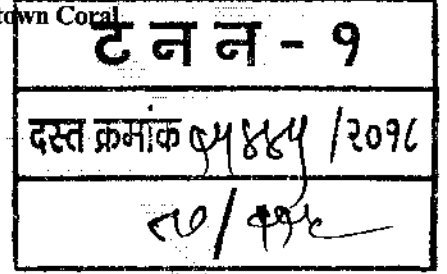
Whole Project known as **Marathon Nextown** situate at Desai Village, near Saraswati School, Off Kalyan-Shit Road.

II. Real Estate Project :

Name : **Marathon Nextown Coral**
Building Name : **Marathon Nextown Coral**

III. Details of the Premises :

1. Type of Residential Flat/Premises : **1 BHK**
2. Residential Flat/Premises No. : **405**
3. Floor : **4**
4. Wing : **-**
5. Carpet Area As Per MOFA : **38.79 Sq.mt.**
6. Carpet Area As Per RERA : **37.89 Sq.mt.**
7. Other Areas exclusive to the said Premises if any :
a. Enclosed Balcony : **Area 4.23 Sq.mt.**
b. Open Balcony/Roof : **Area 0.00 Sq.mt.**
c. Flowerbed : **Area NA Sq.mt.**
d. Niche : **Area NA Sq.mt.**



IV. Consideration Details :

1. Sale Consideration for Premises : **31,30,392.00**

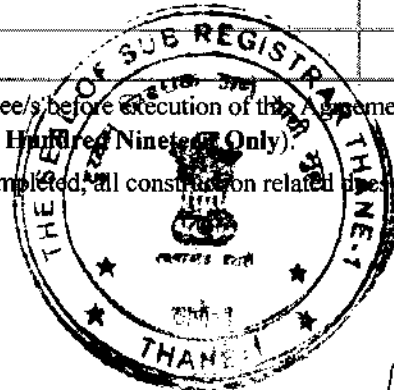
Rupees: Thirty One Lakh Thirty Thousand Three Hundred Ninety Two Only

2. Payment Schedule :

SR. NO.	MILESTONE NAME	%
1	Earnest Money - Within 30 Days	9.9
2	On execution of Agreement for Sale	10
3	On Completion of Plinth	10.1
4	On Completion of 1st Slab	6
5	On Completion of 3rd Slab	6
6	On Completion of 5th Slab	6
7	On Completion of 7th Slab	6
8	On Completion of 9th Slab	6
9	On Completion of 11th Slab	4
10	On Completion of 14th Slab	3
11	On Completion of the remaining upper slab	3
12	On Completion of Internal Work/Brickwork/Plumbing/Tiling of Apartment	8
13	On Completion of electrical/D&W/painting of Apartment	8
14	On Completion of Lift-Stair lobby, etc	7
15	On possession of the said Premises being offered to the Allottee and/or before handover of the said Premises for fitouts	7
	TOTAL	100%

3. Advance Payment made towards Consideration by the Allottee/s before execution of the Agreement of Rs. **1,56,519.00 (Rupees: One Lakh Fifty Six Thousand Five Hundred Ninety Two Only)**.

4. For buildings where construction has commenced and/or completed, all construction related work need to be completed as demanded.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

V. Brokerage Charges :

Brokerage Charges paid/payable by the Promoter in respect of the said Premises of Rs. 62,608.00

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

1. Bank Account Number	: 5750000044713
2. Bank Name	: HDFC Bank Ltd.
3. Branch	: Mulund (w)
4. Bank Address	: Ratan Galaxie Junction of J.N. Road And Goshala Road, Mulund(W)Mumbai-400 080
5. IFSC Code	: HDFC0000015

VII. Details of Taxes to be paid by the Allottee for his Premises :

GOVERNMENT TAXES AS APPLICABLE ON ACTUALS AS ON DATE OF AGREEMENT		
a	Tax Deducted at Source	If Applicable*
b	Service Tax	If Applicable*
c	Swachh Bharat Cess, Krishi Kafyan Cess, Gram Panchayat Tax	If Applicable*
d	Stamp Duty	As Applicable*
e	Value Added Tax	If Applicable*
f	Registration	As Applicable*
g	CGST and SGST	As Applicable*
h	Property Tax	As Applicable*
i	Any Applicable Tax/Cess/Duty as may be applicable from time to time	As Applicable*

*as per on date of Agreement and booking date.

VIII. Maintenance Charges :

QUARTERLY MAINTENANCE CHARGES		Amount
a	Maintenance Charges/Outgoing for Premises **	5,637.00
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)	939.00

**per quarter in advance on or before 5th day of beginning of every quarter.

IX. Other Charges :

Sr.No.	MISCELLANEOUS CHARGES (PAYABLE BEFORE POSSESSION)	Per Sq. ft.	Amount
1	Club Membership		25,000.00
2	Grill Charges		35,000.00
3	Development/Infrastructure/Water/Electricity/Drainage Charges	165.77/Sq. Ft.	75,157.00
4	Electric Meter, Water Connection and Other Charges		30,000.00
5	Corpus Fund For Layout Maintenance	105.91/Sq. Ft.	48,017.00
6	Share of Expenses for Society Formation and Legal Charges		15,400.00
7	Layout Maintenance Deposit (24-months)	16.58/Sq. Ft.	7,516.00
8	Club House Usage Charges minimum @ Rs. 2 Per Sq.ft on Carpet area per month (first 4 persons). Additional person charged at Rs.1/- sh.ft.	22.10/Sq. Ft.	10,021.00
9	Adm. Maintenance Deposit (24 months) (On carpet)	99.46/Sq. Ft.	45,094.00
10	Share Application Money and Entrance Fee		600.00
	TOTAL MISCELLANEOUS CHARGES		2,91,805.00

[Signature]

vskinde



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

टनन - 9
दस्त क्रमांक 94884/2096
<i>[Signature]</i>

This registration is granted under section 5 of the Act to the following project under project registration number : **P5170000952**

Project: **Marathon Nextown Coral, Plot Bearing / CTS / Survey / Final Plot No.:140, 141/2, 141/1, 142/3, 220/1B, 220/2, 220/5, 232 at Thane (M Corp.), Thane, Thane, 421201;**

- Marathon Ener-Gen** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **25/07/2017** and ending with **30/06/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: **25/07/2017**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Ramchandrabhai
(Secretary, MahaRERA)
Date: 25/07/2017 7:28:06 AM

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

ट न न - १

दस्त क्रमांक १५४५ / २०१८

१० / ११

कोरे
पुस्त

Blank
Page



ट न न - १

दस्त क्रमांक ११४४/२०१८

२१/११/१९

कोरे
पृष्ठ

Blank
Page



ट न न - १
दस्त क्रमांक ९५४५/२०१८
२१ / ११६

॥ हमीपत्र ॥

सदरचे हमी पत्र आज दिनांक 20/10/2018 रोजीचे दिवशी. घोषित करण्यात येते की, या दस्तासोबत निवासी / बम्पिज्य या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.

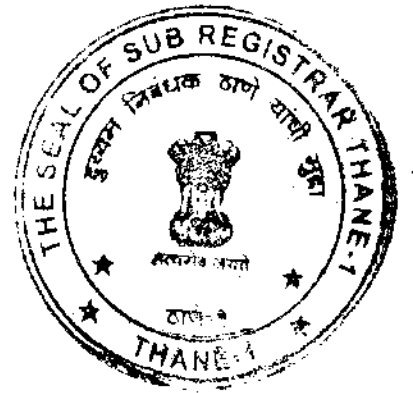
लिहून देणा-याची सही

Mahamallahas

Patil

लिहून घेणा-याची सही

Vshinde



टनन - 9
दस्त क्रमांक 94884/2096
28/996

कोरे
पृष्ठ
Blank
Page



ट न न - 9

दस्त क्रमांक 94884 / 2096

94 / 996

391/2924

पावती

Original/Duplicate

Wednesday, March 14, 2018

नोंदणी क्र.: 39M

7:08 PM

Regn.: 39M

पावती क्र.: 3344

दिनांक: 14/03/2018

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-2924-2018

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मॅरिथॉन एनर-जन एल एल पी यांच्यावतीने ग्रुप कंपनी सेक्रेटरी आणि अधिकृत व्यक्ती श्री के.एस.राघवन

DELIVERED

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 1320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:06 PM ह्या वेळेस मिळेल.

Subram
सह दु.निबंधक कुर्ला - ४

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दु.ग्राम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 1000/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH010876750201718R दिनांक: 20/02/2018

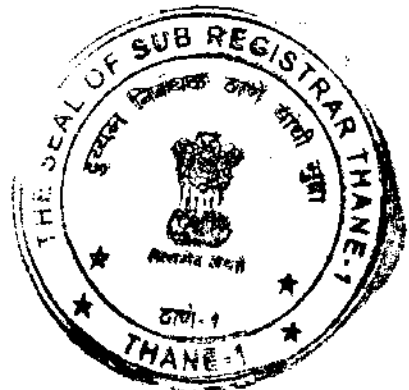
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 320/-

नोंदणी फी माफी असल्यास तपशिल :-

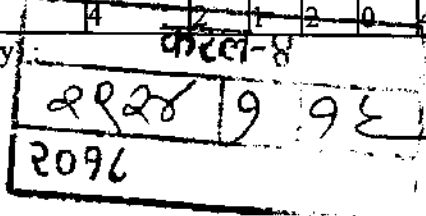
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

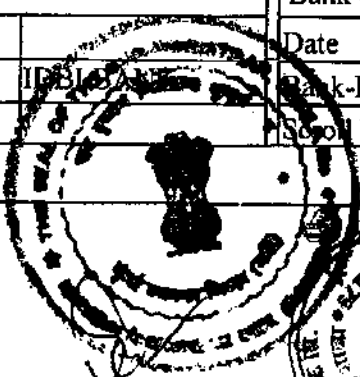

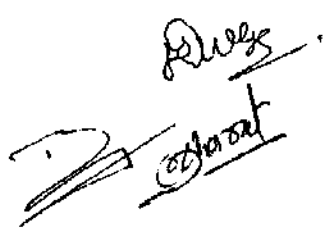
DELIVERED



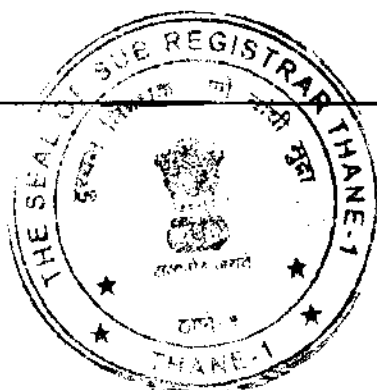
[21996] Hot Payment Successful. Your Payment Confirmation Number is

155064784

टनल - 9		CHALLAN	
दस्तावेज क्रमांक: 80/2096		MTR Form Number - 6	
GRN NUMBER: MH010876750201718R	Barcode	Form ID :	Date: 20-02-2018
Department: IGR	Payee Details		
Receipt Type: RM	Dept. ID (If Any)		
Office Name: IGR200-KRL4_JT SUB REGISTRAR KURLA NO 4	Location:	PAN No. (If Applicable):	PAN-AAUFM8302P
Year: 2018	Period: From: 20/02/2018 To: 31/03/2099	Full Name:	MARATHON ENERGEN LLP
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	MARATHON NEXTOWN
0030045501-75	500.00	Road/Street, Area /Locality	
0030063301-70	1000.00	Town/ City/ District	VILLAGE DESAI THANE DIST Maharashtra
	0.00	PIN	4 2 1 2 0 4
	0.00	Remarks (If Any):	चेक-8
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	1500.00	Amount in words	Rupees One Thousand Five Hundred Only
Payment Details: IDBI NetBanking Payment ID : 155064784		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332018022150250	
Cheque- DD No.		Date	20-02-2018
Name of Bank	IDBI BANK	Bank-Branch	173 MULUND
Name of Branch		Section No.	

<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=0000T18iUesV7zZMN3D...> 2/21/2018



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

ट न न - ९
दस्त क्रमांक ०५४४/२०१८
<i>[Signature]</i>

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 NexTown".
- (ii) As Authorised for Signature of Marathon Ener-Gen LLP for project at village Desai, Thane namely "Marathon NexTown", 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 Durge and (3) Mahindra Kharat who are our employees at presently.
- (iv) In future if any of the employees leave our organization then this Power of Attorney shall stand revoked automatically effective from the date of such terminate and they confirmed individually not to act on Power of Attorney beyond such date as appearing hereunder :

Sign of Babula Maharana : _____

Sign of Jinendra Durge : _____

Sign of Mahindra Kharat : _____

दस्तावेज
२१/२४/२०१८
२०१८

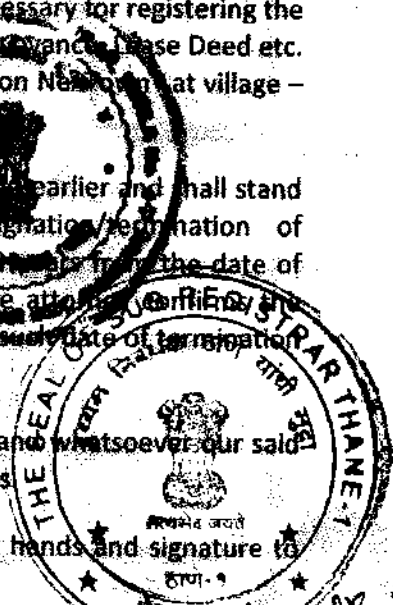
NOW KNOW YE ALL MEN AND THESE PRESENTS SHALL WITNESSETH THAT WE, K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory and DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Marathon Ener-Gen LLP, do hereby nominate, constitute and appoint (1) Babula Maharana (2) Jinendra Durge and (3) Mahindra Kharat 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 admit 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 NexTown" 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 shall stand revoked automatically effective from the date of resignation/termination of employment by the Company of such attorney/ies or within 30 days from the date of execution of this power attorney whichever is earlier and the attorney/ies shall be the same not to act on the basis of this Power of Attorney beyond such date of termination by signing hereunder.
- 3. AND We do hereby for ourselves agree to ratify at confirm all and whatsoever our said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE have hereunto set and subscribed our hands and signature to this writing on the 4th day of March, 2018.

[Signature]

[Signatures]



टनन - 9
 दस्त क्रमांक 888/2096
 एच/ 996

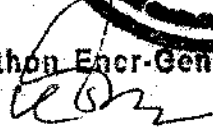

THE SCHEDULE HEREINAFORE REFERRED TO:

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



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
f	220	4C	1300
g	220	5	3200
h	232	-	4500
i	141	2	4320
Total →			88630

करदा 8
 2928 2996
 2096




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 Resolution dated July 22, 2014
 Senior Manager cum Authorised Signatory
MR. DWARKANATH RAO

For **Marathon Ener-Gen LLP**
 Authorised Signatory



vide Resolution dated February 13, 2015
 in the presence of...




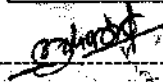
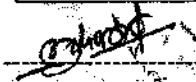

For **Marathon Ener-Gen LLP**
 Authorised Signatory



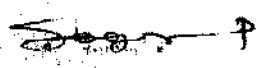

Shivaji Pawar
2. Mahesh Lalri

WE ACCEPT AND CONFIRM:









BABULA MAHARANA



MAHINDRA KHARAT




Witness
 1) **Prakash Sawant**
 2) 


Form 2

[See rule 11]

Incorporation Document and Subscriber's Statement

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

PART A Incorporation Document

टनन-१
दस्त क्रमांक १५४५/२०१६
२२/११

1. *Service Request Number (SRN) of Form 1 1100649620

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 MJULUND - GOREGAON LINK ROAD

Line 2 OFF. L.B.S. MARG, MULUND (WEST)

*City MUMBAI

District MUMBAI CITY

*State Maharashtra

*Pin Code 400080

*Country INDIA

*ISO Country Code IN

*Phone (with STD code) 02267248484

Fax (with STD code)

*Email id kaivalya@marathonrealty.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, Bio-mass, Natural Gas, Wind Energy, Diesel or Fuel or any other method for capable consumption as well as for generation, distribution, supply to others on commercial and/ or other considerations, to manufacture or deal in all types of apparatus, things required for or capable of being used in connection therewith.

7. *Based on business activities, enter main division of industrial activity of the LLP as per NIC-2004

8. *Number of individual(s) as partner 2

Note: In case individual(s) as partner are more than fifty, attach details in respect of remaining partners in a separate sheet as an attachment.

1. Details in respect of individual(s). (First, enter details in respect of designated partners)

(i) *Category of partner

Designated Partner

DPIN in case of Designated partner

5014258

(ii) *Whether resident in India

Yes No

(iii) *Name KAIVALYA

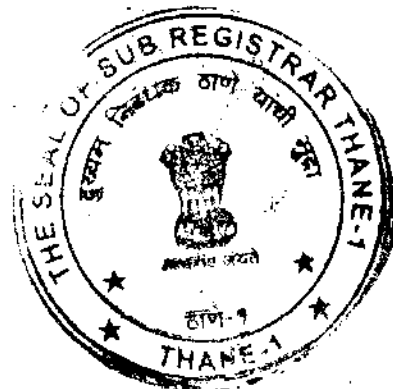
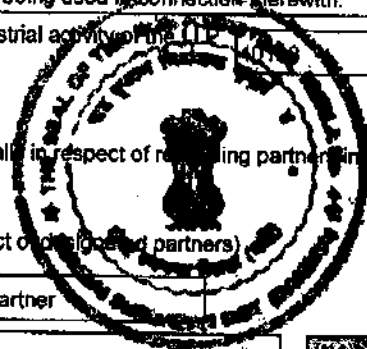
SHAH

(iv) * Father's

Husband's Name

CHETAN

SHAH



टनन - 9

दस्त क्रमांक ५४४५/२०१८

१०० / ११६

(v) *Nationality **करल-४** India

(vi) *Date of Birth **०९/०२/१९८७** (DD/MM/YYYY)

(vii) *Occupation **2096** SERVICE

(viii) *Income Tax Permanent account number (PAN) **CUMPS7436N**

(ix) Passport Number

(x) *Permanent Residential Address

*Line 1 **R.NO.1, GR.FL., KAILASH BUNGLOW,**

Line 2 **BHD.GARDEN, DEVIDAYAL ROAD, MULUND (WEST)**

*City **MUMBAI** District **MUMBAI CITY**

*State **Maharashtra** *Pin code **400080**

*Country **INDIA** *ISO Country Code **IN**

Phone (with STD code) **02267728400** Fax (with STD code)

Mobile *Email Id **kaivalya@marathonreality.com**

(xi) *Whether present residential address is same as the permanent residential address Yes No

(xii) if no, present residential address

*Line 1 **R.NO.1, GR.FL., KAILASH BUNGLOW,**

Line 2 **BHD.GARDEN, DEVIDAYAL ROAD, MULUND (WEST)**

*City **MUMBAI** District **MUMBAI CITY**

*State **Maharashtra** *Pin Code **400080**

*Country **INDIA** *ISO Country Code **IN**

Phone (with STD code) **02267728400** Fax (with STD code)

Mobile *Email Id **kaivalya@marathonreality.com**

(xiii) *Form of contribution **CASH**

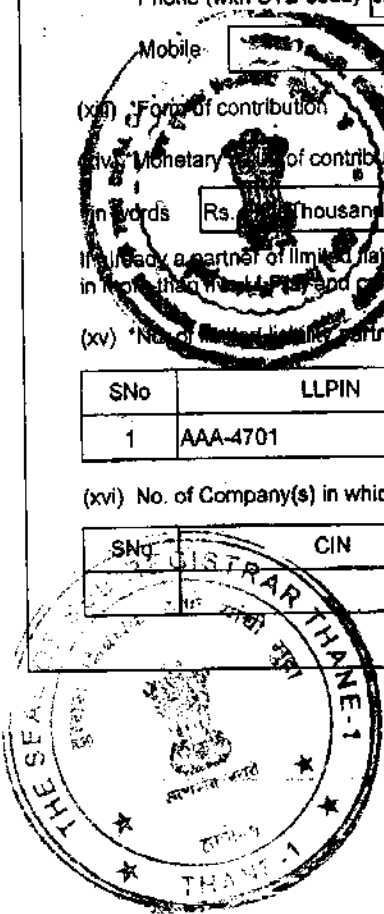
(xiv) *Monetary value of contribution (in 'Rs. Thousand') in figure **50,000**

(xv) *No. of limited liability partnership(s) in which he is a partner **1**

SNo	LLPIN	Name of LLP
1	AAA-4701	TERRAPOLIS STRUCTURES LLP

(xvi) No. of Company(s) in which he is a director **0**

SNo	CIN	Name of Company



टनन - 9

दस्त क्रमांक १५४५/२०१६

MARATHON ENER-GEN LLP १०१/१५६

Regd. Office : 702, Marathon Max, Jn. of Mulund-Goregaon Link Road, Mulund (W), Mumbai 400080
Tel.No.022-67728484 Fax:022-67728408 Email.:marathon@marathonrealty.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.

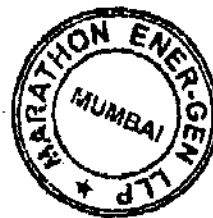
"RESOLVED THAT Mr.K. S. Raghavan, an Authorised Signatory of Marathon Group be and is hereby authorized to enter sale agreement for sale of residential and/or commercial units constructed/to be constructed at Desai Village, Taluka Thane, Dist. Thane bearing Survey Nos. mentioned below, in the project known as "MARATHON NEXT TOWN" : करण-४

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
f	220	4C	1300
g	220	5	3200
h	232	-	450
i	141	2	520
Total			7650

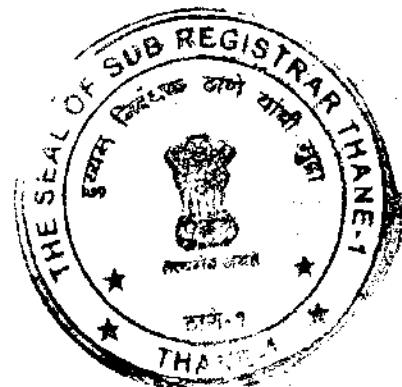
2228	E 9 E
2096	

"RESOLVED FURTHER THAT Mr.K. S. Raghavan, Authorised 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
of Anvay Shah
DESIGNATED PARTNER



K.S. Raghavan
(SPECIMEN SIGNATURE OF
MR. K.S. RAGHAVAN)



ट न न - 9

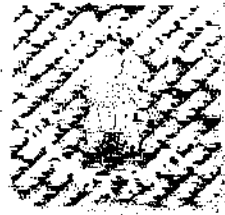
दस्ता क्रमांक १५४४५/२०१८

१०२/११६

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MARATHON ENER-GEN LLP		
क३८१-४		
२९२४	७	१६
२०१८		
०७/०९/२०११		



AAUFM8302P

30032012

आयकर विभाग
INCOME TAX DEPARTMENT

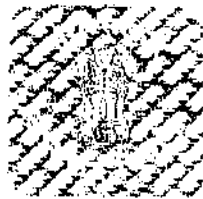


भारत सरकार
GOVT. OF INDIA



702 Marathon Max, Junction of Mulund
Goregaon Link Road, LBS Road,
Mulund (W), Mumbai - 80

RAGHAVAN KRISHNAMURTHY
DEVANATHAN KRISHNAMURTHY



06/06/1960
Permanent Account Number
AFXPR7772J

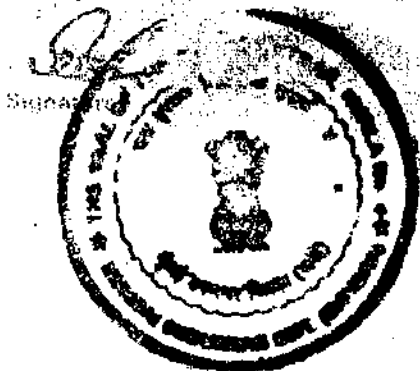


K. S. RAGHAVAN

Dept : Company Secretarial

Emp. No : K00523

D.O.J. : 01-03-2008 *[Signature]*
Authorized Signatory



[Handwritten signature]



04062012

ट न न - 9
दस्त क्रमांक १५४५ / २०१६
१०३ / ११६

MARATHON ENER-GEN LLP

Regd. Off: 702, Marathon Max, Jn. Mulund-Goregaon Link Road, Mulund (W), Mumbai 400080
Tel: 022 6772 8484 Fax: 022 6772 8408 LLPIN: AAA-6171

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

करल-४
२२/०२/१५
२०१६

"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 NEXTOWN":

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
f	220	4C	1300
g	220	5	250
h	232	-	450
i	141	2	4320
Total			97630

"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.

Karunakr Shinde
DESIGNATED PARTNER




टनन - 9

दस्त क्रमांक 94884/2096

908/

PERMANENT ACCOUNT NUMBER
AEJPR6373J



नाम / NAME
DWARAKANATH KRISHNAMURTHY
RAO

पिता का नाम / FATHER'S NAME
KRISHNAMURTHY SRINIVAS RAO

जन्म तिथि / DATE OF BIRTH
17-08-1966

अधिकारी / SIGNATURE
P.R. Sharma

असुकर आयुक्त (कंप्यूटर सेल)
Commissioner of Income-tax (Computer Cell)

करल-8

222/2/9E

2096

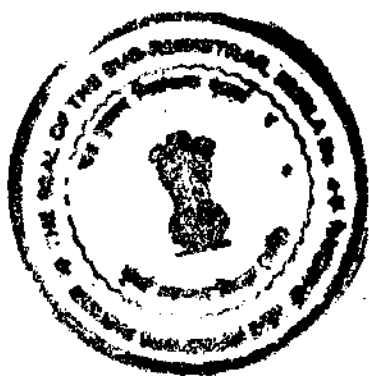


702, Marathon Max, Junction of Mulund
Corregan Link Road, LBS Road
Mulund (W), Mumbai - 40

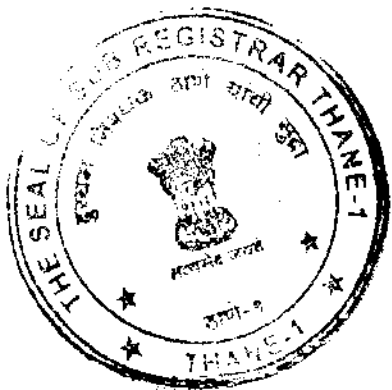


DWARAKANATH K. RAO

Dept: MDA/DRG
Emp. No: 051020
D.O.J: 07-04-2015



Dwarkanath



आयकर विभाग
INCOME TAX DEPARTMENT

BABULA MAHARANA
UDAYANATH MAHARANA

05/05/1984

Permanent Account Number

ARHPM9404C

[Signature]
Signature

टनन - 9

दस्ता क्रमांक 9444/2096

904/996

MARATHON

Redefining Real Estate
Redefining Infrastructure

702, Marathon Max, Junction of Mulund
Goregaon Link Road, LBS Road,
Mulund (W), Mumbai - 80



करल-8

2228/9096

Dept: SALES

Emp. No: 801024

D.O.J.: 20-04-2013 Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

JINENDRA JAYPRAKASH DURGE
JAYIPRAKASH DENCHANDRA DURGE

22/08/1976

Permanent Account Number

AWRPD0530H

[Signature]
Signature

MARATHON

Redefining Real Estate
Redefining Infrastructure

702, Marathon Max, Junction of Mulund
Goregaon Link Road, LBS Road,
Mulund (W), Mumbai - 80

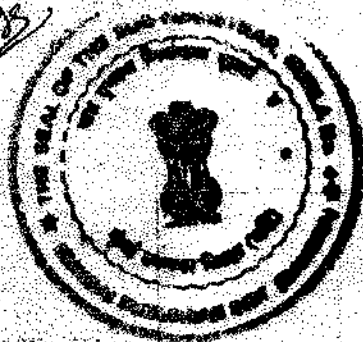


JINENDRA J. DURGE

Dept: CUSTOMER CARE

Emp. No: J01195

D.O.J.: 23-06-2014 Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

MAHINDRA RANJAN KHARAT
RANJAN VISHNU KHARAT

17/02/1985

Permanent Account Number

BHIPK7124F

[Signature]
Signature

भारत सरकार
GOVT. OF INDIA



MARATHON

Redefining Real Estate
Redefining Infrastructure

702, Marathon Max, Junction of Mulund
Goregaon Link Road, LBS Road,
Mulund (W), Mumbai - 80



MAHINDRA N. KHARAT

Dept: CORPORATE ACCOUNTS

Emp. No: M01196

D.O.J.: 17-06-2014 Authorized Signatory

[Signature]



टनन - 9
 दरत क्रमांक 4884 / 2096
 906/996



702, Marathon Max, Junction of Mulund
 Goregaon Link Road, LBS Road,
 Mulund (W), Mumbai - 40



JITENDRA PAWAR

Dept: ADMINISTRATION

Emp. No D90002

D.O.J.: 04-02-1991

J.P.
 Authorized Signatory



702, Marathon Max, Junction of Mulund
 Goregaon Link Road, LBS Road,
 Mulund (W), Mumbai - 40



Deepak Ghag

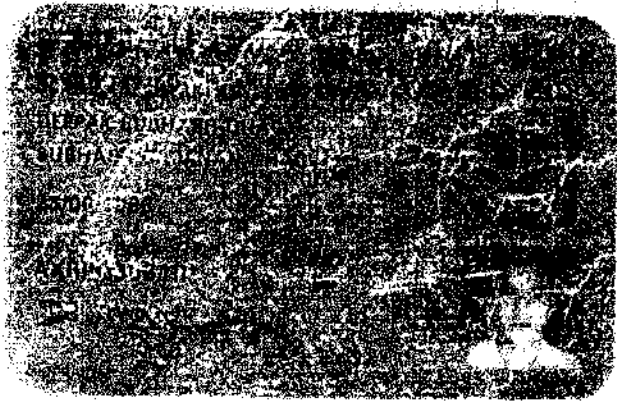
Dept: Administration

Emp. No D90041

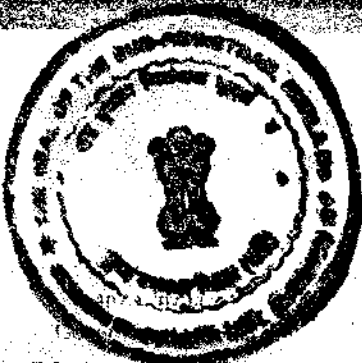
D.O.J.: 08-05-2007

D.G.
 Authorized Signatory

करल-8
 2927/99/9E
 2096



D.S. Ghag



जिंदे साखराम पवार
 Jitendra Sakharam Pawar

Year of Birth: 1975



98955574 3213

साखराम साणसाणी अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

दिनेक सुभास चाग
 Deepak Subhash Ghag

जन्म वर्ष / Year of Birth: 1986

पुरुष / Male



6182 4976 1129

आधार - आम आदमी का अधिकार

Data of Bank Receipt for GRN MH010876750201718R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 155064784
 Pmt DtTime : 21/02/2018 11:06:19
 ChallanIdNo : 69103332018022150250
 District : 7101 / MUMBAI
 Office Name : IGR200 / KRL4_JT SUB REGISTRAR KURLA NO 4

Simple Receipt
 Print DtTime :
 GRAS GRN : MH010876750201718R
 GRN Date : 21/02/2018 11:06:19

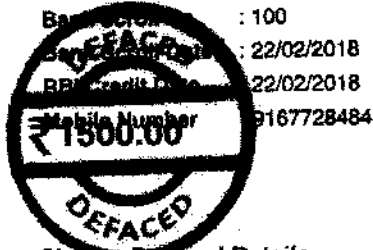
टनन - 9
दस्तावेज क्रमांक 94884 / 2096
9000 / 9900

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 500.00/- (Rs Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 1,000.00/- (Rs One Thousand Rupees Only)

Only for verification not to be printed and used

Article : 48(f)
 Prop Mvblty : Immovable
 Prop Descr : MARATHON NEXTOWN , VILLAGE DESAITHANE DIST
 Maharashtra
 421204
 Consideration : 1.00/-
 Duty Payer : PAN-AAJFM8302P MARATHON ENERGEN LLP
 Other Party : PAN-BHIPK7124F MAHINDRA KHARAT AND ORS

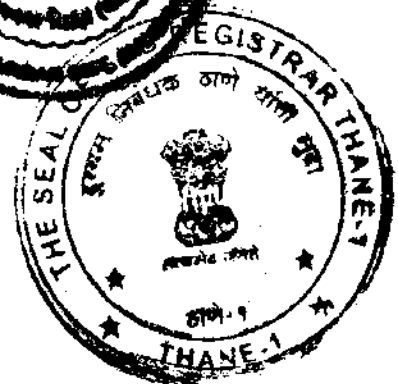
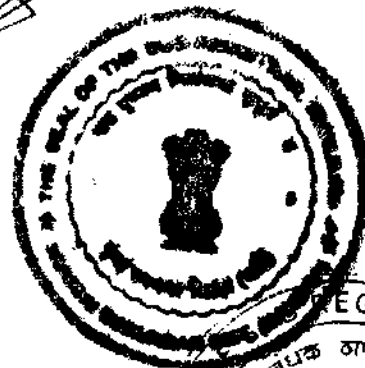


Challan Defaced Details

करल-8
2096

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-391-2924	0006449138201718	14/03/2018-18:55:34	IGR200	500.00
2	(IS)-391-2924	0006449138201718	14/03/2018-18:55:34	IGR200	1000.00
Total Defacement Amount					1,500.00

Mr. [Signature]
[Signature]
[Signature]



टनन - 9	
कलकत्ता	17/8/2096
905	994

करल-8	
22/8/93	94
2096	



391/2924

बुधवार, 14 मार्च 2018 7:08 म.नं.

दस्त गोश्वारा भाग-1

करल4

दस्त क्रमांक: 2924/2018

दस्त क्रमांक: करल4 /2924/2018

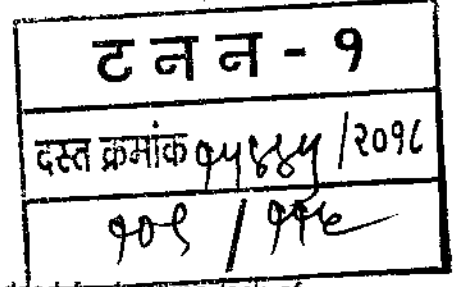
बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees



दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:3344

पावती दिनांक:

अ. क्र. 2924 वर दि.14-03-2018

14/03/2018

रोजी 6:44 म.नं. वा. हजर केला.

सादरकरणाचे नाव: नॅरेशनल एनर-जन एन एन पी
यांच्यावतीने युप कंपनी सेक्रेटरी आणि अधिकृत
व्यक्ती श्री के.एस.राघवन

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 320.00

दस्त हजर करणाऱ्याची सही:

पृष्ठांची संख्या: 16

एकुण: 1320.00

सह दु.निबंधक कुर्ली - 4
~~सह दुय्यम निबंधक कुर्ली - 4~~
सह दुय्यम निबंधक कुर्ली - 4
दस्तावेज प्रकरित कुलमुखत्यारपत्र

सह दु.निबंधक कुर्ली - 4
~~सह दुय्यम निबंधक कुर्ली - 4~~
सह दुय्यम निबंधक कुर्ली - 4
सह दुय्यम निबंधक कुर्ली - 4

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिकका क्र. 1 14 / 03 / 2018 06 : 44 : 51 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 14 / 03 / 2018 06 : 46 : 36 PM ची वेळ: (फी)



ट न न - 9

Summary-2 (दस्त गोषवारा भाग - २)
दस्त क्रमांक १५४४५/२०१८

११० / ११६



14/03/2018 7 17:17 PM

दस्त गोषवारा भाग-2

करल4

दस्त क्रमांक: 2924/2018 १५/१६

दस्त क्रमांक : करल4/2924/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मॅरेथॉन एनर-जन एल एल पी यांच्यावतीने ग्रुप कंपनी सेक्रेटरी आणि अधिकृत व्यक्ती श्री के.एस.राघवन पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुंबई. पॅन नंबर: AAUFM8302P	कुलमुखत्यार देणार वय :- 57 स्वाक्षरी:		
2	नाव: मॅरेथॉन एनर-जन एल एल पी यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री द्वारकानाथ के.राव पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुंबई. पॅन नंबर: AAUFM8302P	कुलमुखत्यार देणार वय :- 51 स्वाक्षरी:		
3	नाव: बाबुला - महाराणा पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुंबई. पॅन नंबर: ARHPM9404C	पॉवर ऑफ अटॉर्नी होल्डर वय :- 33 स्वाक्षरी:		
4	नाव: जितेंद्र - दुर्गे पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुंबई. पॅन नंबर: AWRPD9530H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 41 स्वाक्षरी:		
5	नाव: महिंद्र - खरात पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुंबई. पॅन नंबर: BHJPK7124F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 33 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ: 14 / 03 / 2018 06 : 49 : 31 PM



खालील ईसम, अर्ज त्रिकीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु पक्षकाराचे नाव व पत्ता

1. नाव: जितेंद्र सखाराम पार...

वय: 42

पत्ता: ७०२, इमारतीचे नाव: मॅरेथॉन मॅक्स, मुलुंड गोरेगांव लिंक

दस्ता-१

Sarita KANE

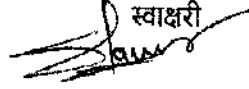
छायाचित्र

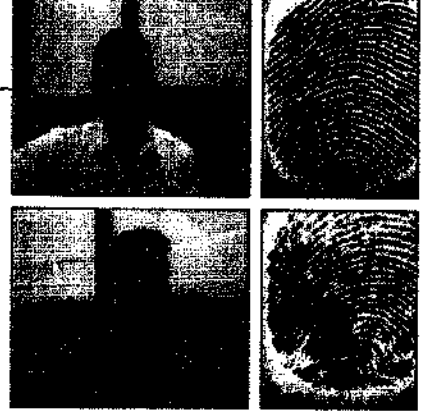
अंगठ्याचा ठसा

Summary-2(दस्त गोषवारा भाग - २)

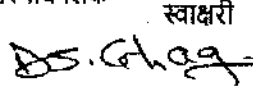
ट न न - ९
दस्त क्रमांक १५४४५/२०१८
१११ / ११८

रोड, मुलुंड-पश्चिम, मुंबई-४०००८०
पिन कोड: 400080

स्वाक्षरी


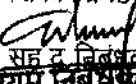


2 नाव: दिपक सुभाष घाग
वय: 30
पत्ता: ७०२ ७ वा मजला, मॅरिथॉन मॅक्स, मुलुंड गोरेगांव लिंक
रोड, मुलुंड-पश्चिम, मुंबई-४०००८०
पिन कोड: 400080

स्वाक्षरी


शिवका क्र.4 ची वेळ: 14 / 03 / 2018 06 : 50 : 07 PM

शिवका क्र.5 ची वेळ: 14 / 03 / 2018 06 : 50 : 35 PM नोंदणी पुस्तक 4 मध्ये


सह दुय्यम निबंधक कुर्ली-४
मुंबई उपनगर जिल्हा

Payment Details.

करल-४
२२४१६१८
२०१८

sr. Epayment Number
1 MH010876750201718R

Defacement Number
0006449138201718

2924 /2018

Know Your Rights as Registrants

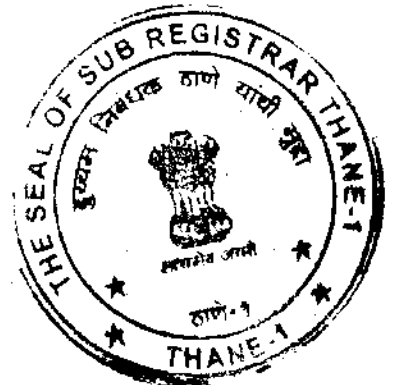
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की या दस्तऐवज
एकूण ... २२४१६१८ ... पाने आहेत
करल-४ / २२४१६१८
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक ... ३१ / ३ / २०१८

कि. एस. कीर्तिकर
सह. दुय्यम निबंधक कुर्ली-४
मुंबई उपनगर जिल्हा



ट न न - १

दस्त क्रमांक ११४४ / २०१८

११२ / ११४

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ जिनेंद्र दुर्गे या
द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - १ यांचे कार्यालयात
करारनामा या शिर्षकाच्या दस्त नोंदणीसाठी सादर करण्यात आले
आहे. श्री/श्रीमती/सौ श्री. प्रमोदकांत के. राव व इतर यांनी
दिनांक १४/३/१८ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे
मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मरत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यापत्र
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण : ठाणे

दिनांक : २०/१०/२०१८

जिनेंद्र दुर्गे

सही

जिनेंद्र दुर्गे

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार





भारत सरकार
GOVERNMENT OF INDIA



सचिन रोहिदास शिंदे
Sachin Rohidas Shinde
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male



9307 3431 5529

— सामान्य माणसाचा अधिकार

ट न न - १
दस्त क्रमांक १५४४/२०१८
११३ / ११८

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SACHIN R SHINDE
ROHIDAS HARIBHAU SHINDE
30/07/1983
Permanent Account Number
BWQPS9755M

Signature

[Handwritten Signature]



[Handwritten Signature]



भारत सरकार
Government of India
विद्या सचिन शिंदे
Vidya Sachin Shinde



जन्म तारीख / DOB: 22/06/1987
स्त्री / Female

6796 0877 0042



माझे , माझी ओळख

[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

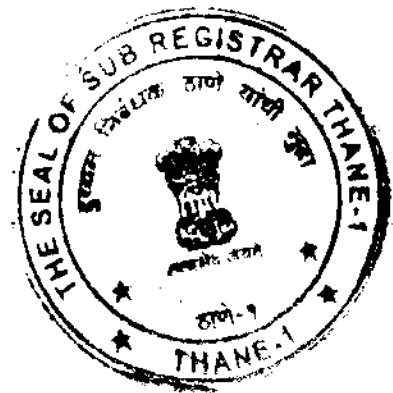
VIDYA SACHIN SHINDE

VIDYA GAJRE

22/06/1987



FFBPS7447E

[Handwritten Signature]



टनल - 9
94884 / 2096
998 / 994

भारत सरकार
Government of India
जितेंद्र डीगंबर चौधरी
Jitendra Digambar Chaudhari
पिता : डीगंबर जगन्नाथ चौधरी
Father : Digambar Jagannath Chaudhari
जन्म तिथि / DOB : 18/06/1992
पुरुष / Male





8996 6483 4987

मेरा आधार, मेरी पहचान

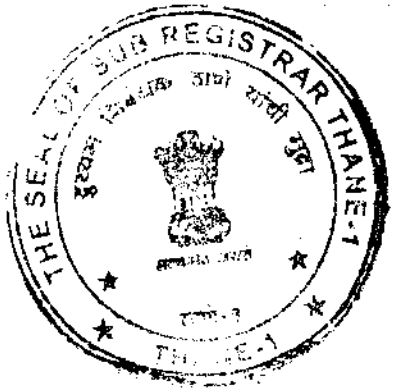


Chaudhari

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
JITENDRA DIGAMBAR CHAUDHARI
DIGAMBAR JAGANNATH CHAUDHARI
18/06/1992
Permanent Account Number
ASTPC3109M
Chaudhari
Signature






Prashant

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PRASHANT B TATE
BHANUDAS NARAYAN TATE
14/04/1989
AWBPT9528P
Prashant



भारत सरकार
GOVERNMENT OF INDIA
प्रशांत भानुदास ताटे
Prashant Bhanudas Tate
जन्म वर्ष / Year of Birth : 1989
पुरुष / Male
2864 9723 0283



— सामान्य नाणसाचा अधिकार

73/15445

शनिवार, 20 ऑक्टोबर 2018 11:18 म.पू.

दस्त घोषवारा भाग-1

टनन1

दस्त क्रमांक: 15445/2018

दस्त क्रमांक: टनन1 /15445/2018

बाजार मूल्य: रु. 16,94,500/- मोबदला: रु. 31,30,392/-

भरलेले मुद्रांक शुल्क: रु. 1,87,900/-

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

पावती: 19572

पावती दिनांक: 20/10/2018

अ. क्र. 15445 वर दि. 20-10-2018

सादरकरणारान्ने नाव: मचिन रोहिदास शिंदे

रोजी 10:53 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 116

दस्त हजर करणाऱ्याची सही:

एकुण: 32320.00

Sub Registrar Thane 1

Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 20 / 10 / 2018 10 : 53 : 12 AM ची वेळ: (सादरीकरण)

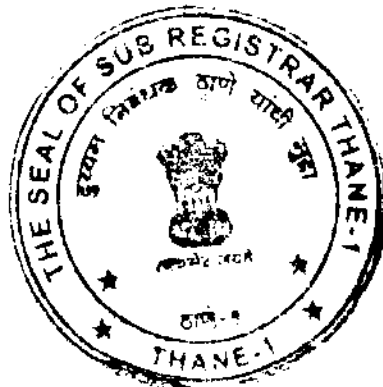
शिक्का क्र. 2 20 / 10 / 2018 10 : 56 : 51 AM ची वेळ: (फी)

नमावणत करण्यात येत वी, सदर दस्तऐवजास जोडलेली पूरक दगदपत्रे ही अस्सल व खरी आहेत. तथापि खोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस जबाबदार राहू.

लि देणार

लि घेणार

Vshinde





दस्त गोपवारा भाग-2

टनन1

दस्त क्रमांक:15445/2018

20/10/2018 11:26:50 AM

दस्त क्रमांक : टनन1/15445/2018

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मॅरिथॉन एनर-जन एल एल पी. यांच्या वतीने मिनिअर मॅनेजर आणि अधिकृत व्यक्ती श्री. द्वारकानाथ के.राव यांच्यावतीने कुलमुखत्यार म्हणून जिनेंद्र दुर्गे पत्ता:प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड प. मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAUFM8302P	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:सचिन रोहिदास शिंदे पत्ता:प्लॉट नं: रूम नं. 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेंट जॉर्जस हॉस्पिटल कंपाउंड, टेलिफोन ऑफिस च्या जवळ, रोड नं: रामगड बसाहत, सी. एस. टी., मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:BWQPS9755M	लिहून देणार वय :-35 स्वाक्षरी:-		
3	नाव:विद्या सचिन शिंदे पत्ता:प्लॉट नं: रूम नं. 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेंट जॉर्जस हॉस्पिटल कंपाउंड, टेलिफोन ऑफिस च्या जवळ, रोड नं: रामगड बसाहत, सी. एस. टी., मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:FFBPS7447E	लिहून देणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 10 / 2018 11 : 05 : 12 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत ताटे - - वय:29 पत्ता:702, मॅरिथॉन मॅक्स, मुलुंड प. मुंबई पिन कोड:400080	स्वाक्षरी		
2	नाव:जितेंद्र चौधरी - - वय:26 पत्ता:702, मॅरिथॉन मॅक्स, मुलुंड प. मुंबई पिन कोड:400080	स्वाक्षरी		

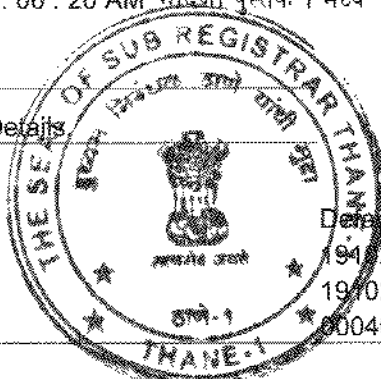
शिक्का क्र.4 ची वेळ:20 / 10 / 2018 11 : 05 : 56 AM

शिक्का क्र.5 ची वेळ:20 / 10 / 2018 11 : 06 : 20 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 1

EPayment Details

sr.	Epagement Number	Deferement Number
1	1910201807062	1910201807062D
2	1910201807003	1910201807003D
3	MH006961404201819S	0004042068201819



दस्त क्रमांक 15445/2018
दस्त क्रमांक 15445/2018 वर नोंदणी
असून त्यास एकूण पाने आहेत

शासक निबंधक वर:-

ठाणे - 9
20/10/2018

15445/2018

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.