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दस्त क्रमांक २५६३८/२०१८
८/१३०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 21st day of September, 20 18

BETWEEN

Matrix Enclaves Projects Developments Private Limited, a Company incorporated under the Companies Act, 1956 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

Ms. Rupali Raosaheb Ahire, Mr. Mahesh Vijay Palav, having his/her/their address at Room No-22/B, New Ganjawalla Bldg, No 508, Sane Guruji Marg, Above Suman Jewellers, Mumbai-400034, 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 company 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**.

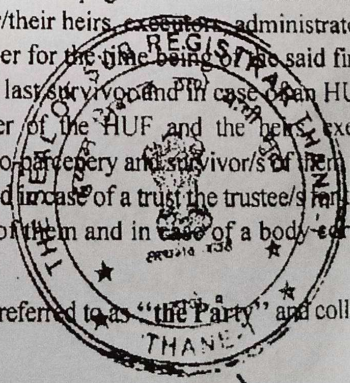
The Promoter and the Allottee/s are for the sake of brevity are individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

Promoter's

Rupali

Mahesh

Allottee/s



WHEREAS:

टनन - 9

दस्त क्रमांक २५६३/२०१६

A. The Promoter is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to undertake the construction and development of all those pieces and parcels of land or ground admeasuring approximately 1,18,560 square meters lying, being and situate at Village Betawade, Taluka Thane, in the District of Thane and more particularly described in the **First Schedule** hereunder written and delineated by Blue colour boundary line on the Sanctioned Layout Plans are annexed and marked as **Annexure "2"** and **Annexure "2A"** hereto, and hereinafter referred to as ("**the Larger Land**"). Presently, the Promoter is undertaking the development of the part of the said Larger Land more particularly described hereinafter.

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

I. **First Land:**

- i. One Kalu Ragho Patil was the owner of the property bearing Survey No.22 Hissa No.6 admeasuring about 3540 square meters, Survey No.23 Hissa No.1 admeasuring about 580 square meters, Survey No.23 Hissa No.4 admeasuring about 4830 square meters of Village Betawade, Taluka and District-Thane (hereinafter referred to as the "**said First Land**").
- ii. Shri. Kalu Ragho Patil expired in the year 1945 leaving behind Shri. Bedkya Kalu Patil as his legal heir. Shri. Bedkya Kalu Patil became the owner of the said First Land. Thereafter in the year 1955 Shri. Bedkya Kalu Patil expired and his legal heirs 1.Shri.Ganpat Bedkya Patil and 2.Shri. Hira Bedkya Patil became the owner of the said First Land.
- iii. Shri. Hira Bedkya Patil died on 28th March, 1982 leaving behind him his legal heirs 1.Balibai Hira Patil, 2.Shri. Pandharinath Hira Patil, 3.Shri.Manik Hira Patil, 4.Shri.Valku Hira Patil, 5.Smt. Kalubai Balaram Mhatre, 6.Smt.Chandrabai Bama Tawre, 7. Smt. Indirabai Nagesh Patil and 8. Sampada Hira Patil (hereinafter referred to as the "**said legal heirs of Hira Bedkya Patil**"). Shri. Ganpat Bedkya Patil expired on 15th April, 1984 leaving behind him his legal heirs 1. Shri. Vasant Ganpat Patil, 2. Smt. Gauribai Madan Mhatre and 3.Smt. Vithabai Shankar (hereinafter referred to as the "**said legal heirs of Ganpat Bedkya Patil**"). The said legal heirs of Shri. Ganpat Bedkya Patil and said legal heirs of Shri. Hira Bedkya Patil became the joint owners of the said First Land.
- iv. Shri. Manik Hira Patil expired in the year 2002 and his legal heirs 1.Smt.Latabai Manik Patil, 2.Shri. Rajesh Manik Patil, 3.Shri. Jayendra Manik Patil, 4.Jayshree Manik Patil and 5.Shri. Nitin Manik Patil. became joint owners of the said First Land.
- v. By virtue of the Release Deed dated 19th January, 2009 registered with Sub-Registrar of Assurances at Thane-2 bearing Registration No.TNN-2-423-2009, Smt. Rajibai Lahu Patil and Others surrendered/released their rights, title and interest in respect of the said First Land in favour of Vasant Ganpat Patil and Others.
- vi. A Development Agreement dated 25th August, 2009 registered with Sub-Registrar of Assurances at Thane-2 under Serial No.TNN2/7568/2009 is executed between the Promoter and 1.Shri. Vasant Ganpat Patil, 2.Shri.Balibai Hira Patil, 3. Pandharinath Hira Patil, 4.Walku Hira Patil, 5. Latabai Manik Patil, 6.Rajesh Manik Patil, 7. Jayendra Manik Patil and 8.Nitin Manik Patil, in respect of the said First Land alongwith the Power of Attorney dated 25th August, 2009 registered with Sub-Registrar of Assurances at Thane-2 under Serial No.TNN2/385/2009 with the power to convey the said First Land in the name of Promoter on receipt of entire consideration.
- vii. By a Deed of Conveyance dated 2nd February, 2015 registered with the Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/824/2015 on payment of the entire consideration the Promoter conveyed in its favour all the rights, title, and interest in the said First Land by virtue of registered Power of Attorney dated 25th August, 2009.

II. **Second Land:**

- i. One Purushottam Ramji was the owner of the property, bearing Survey No.23, Hissa No.2

Promoter's

Allottee/s

Survey No.	Hissa No.	Area (Sq.mtrs.)
22	6	3540
23	1	580
23	2	180
23	3	6370
23	4	4830
24	4	3440
26	1	3800
30	1	1820
30	2	2000
80	-	300
	Total	26860

टनन - 9

दस्त क्रमांक ७५४३५/२०१८

५५/१३०

On or towards the East : by boundary between Village Betawade and Bhopar;

On or towards the West : by Survey Nos.21/1, 20/3, 24/3, 24/6, 26/2;

On or towards the North : by Survey No.22/5 and;

On or towards the South : by Survey Nos.29/1 and 29/2

THE THIRD SCHEDULE REFERRED TO ABOVE

(description of the said Premises)

All the right, title and interest in the Unit/Premises No. 2110 admeasuring 57.87 Sq.mts. RERA Carpet Area on the 21 floor, in the Real Estate Project known as "Marathon Nexworld Aura-1", in the Building known as "Marathon Nexworld Aura" in the Whole Project known as "Marathon Nexworld" being constructed on the portion of 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:

- The Name of the Whole Project: 'Marathon Nexworld' situate at Marathon Nexworld, Gavdevi Road, Betawade Gaon, Dombivli (East), District Thane, Maharashtra 400 612.
- The Area of Whole Project is as per First Schedule mentioned above.

2. Development:

- The Area of the said 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 phases of the Whole Project.
- The Promoter is constructing the buildings as independent buildings/wings. However, either by basement or by stilt area or by commercial block or by podium (if any) or otherwise, 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 are aware of the same.
- All the driveways, entry and exit points in the Proposed and Sanctioned Layout Plans shall be used by the Allottees in the Whole Project.
- The Promoter is in process of acquiring contiguous land and proposes to undertake development on the contiguous land and that the common areas and amenities of the Whole Project shall be shared by such contiguous development.

Promoter's

Allottee/s


THANE MUNICIPAL CORPORATION, THANE

 (Registration No. 3 & 24)
**SANCTION OF DEVELOPMENT
 PERMISSION / COMMENCEMENT CERTIFICATE**

ठनन-९
१३/२०१८
६६/१९८०

Amended Permission for : Bldg. D : Basement + Stilt + 4 Floors Only
 Bldg. D1: Basement+ Stilt + 4 Floors Only
 Amended C.C. for : Bldg. A: Basement + Gr. (pt.)/Stilt (pt.) + 29 Floors Only
 Bldg. B : Basement + Gr. (pt.)/Stilt (pt.) + 29 Floors Only

 V. P. No. S10/0012/12 TMC / TDD / 2163/17 Date : 28/4/2017

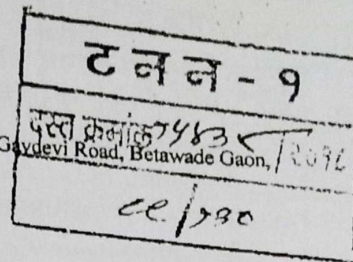
 To, Shri / Smt. Ar.Santosh Dubey (Architect)
 for M/s. Matrix

 Shri Vasant Ganpat Patil & Others. Mayor, Shri & Mr. Chetan shah Directors of
M/s Matrix Enclaves Project Development Pvt. Ltd. (P.O.A.)

With reference to your application No. 8734 dated 26/09/2016 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 Betawade, Thane Sector No. 10 Situated at Road/Street _____ S. No. /C.S.T. No. /F.P. Nos. No. H.No. 3, 6, 7, 9, 11, 12,

S.No.2, H.No.1,2,3, S.No.3, H.No.2 to 8, S.No.11, H.No.11 to 14, S.No.18, H.No.5, 6, 8, 10, S.No.19, H.No.2, 3, S.No.20, H.No.1, 2, 3, S.No.21/6, S.No.22, H.No.1, 2, 3, 5, 7, 8, S.No.24/1A & B, 2, 5, 6, 7, 8, S.No.25/1, 4, 7, S.No.26, H.No.2 to 3, S.No.22/6, S.No.23, H.No.1 to 4, S.No.24/4, S.No.26/1, S.No.30, H.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, 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1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 20

ANNEXURE "9"
(Premises and Transaction Details)

**I. Whole Project :**

Whole Project known as 'Marathon Nexworld' situate at Marathon Nexworld, Gaydevi Road, Betawade Gaon, Thane, District Thane, Maharashtra 400612, India.

II. Real Estate Project :

Name

Building Name

: Marathon Nexworld Aura-1

: Marathon Nexworld Aura

III. Details of the Premises :

1. Type of Residential Flat/Premises : 2 BHK
2. Residential Flat/Premises No. : 2110
3. Floor : 21
4. Wing : B
5. Carpet Area As Per MOFA : 60.48 Sq.mt.
6. Carpet Area As Per RERA : 57.87 Sq.mt.
7. Other Areas exclusive to the said Premises if any :
 - a. Enclosed balcony : Area 7.05 Sq.mt.

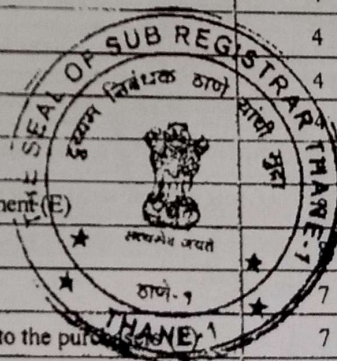
IV. Consideration Details :

1. Sale Consideration for said Premises : **50,83,110.00**

Rupees: Fifty Lakh Eighty Three Thousand One Hundred Ten Only

2. Payment Schedule :

SR. NO.	MILESTONE NAME	%
1	Earnest Money - Within 30 Days (E)	1
2	On execution of Agreement for Sale (S)	19
3	On Completion of Foundation (E)	5
4	On Completion of Plinth (E)	5
5	On Completion of 1st Slab (E)	5
6	On Completion of 4th Slab (E)	5
7	On Completion of 7th Slab (E)	5
8	On Completion of 10th Slab (E)	5
9	On Completion of 13th Slab (E)	4
10	On Completion of 16th Slab (E)	4
11	On Completion of 19th Slab (E)	4
12	On Completion of 22nd Slab (E)	4
13	On Completion of the remaining upper Slab (E)	4
14	On Completion of Internal Work/Brickwork/Plumbing/Tiling of Apartment (E)	7
15	On Completion of electrical/D&W/painting of Apartment (E)	7
16	On Completion of Lift-Stair lobby, etc (E)	7
17	On or before possession of the said premises for fitouts being offered to the purchaser	7
TOTAL		100%



3. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 50,831 (Rupees: Fifty Thousand Eight Hundred Thirty One Only).

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

[Handwritten signature]

Rohit

Wala



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

टनन - १

दस्ता क्रमांक १५६३ / २०१८

१०१ / १३०

This registration is granted under section 5 of the Act to the following project under project registration number .
P51700000652

Project: **Marathon Nexworld Aura-1, Plot Bearing / CTS / Survey / Final Plot No.: 22/6, 23/1, 23/2, 23/3, 23/4, 24/4, 26/1, 30/1, 30/2, 80 at Thane (M Corp.), Thane, Thane, 400612;**

1. **Matrix Enclaves Projects Dev. Pvt. Ltd** having its registered office / principal place of business at *Tehsil: Kurta, District: Mumbai Suburban, Pin: 400080.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **19/07/2017** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/10/2017 3:56:14 PM



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

Dated: **19/07/2017**

Place: **Mumbai**

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

CIF No/ Account No.

Name: MAHESH VIJAY PALAN

Date of Birth: 12041984 PAN: AZHPP1986G

Mobile: 99004515869

Mail:

Name of Spouse: Rupali AHIRE

Name of Father: VIJAY JAGANNATH PALAY

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 688724084893

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian Foreign Citizen

