

08/24

## SBI - RACPC Mumbai South (Chinchpokali) (17889)

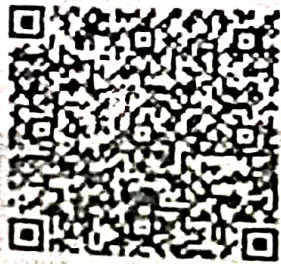
HLST / HLC / BST		New / Resale	
Branch Name	Elphinston Road	Takeover	
Branch Code	A 804	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
BST	Koushik D		
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	Mirzaushee Chavda Kant Shewale	Chandhavant Shewale	
Mobile No.	8425851876	9821563570	
Email Id	mirzumora15@gmail.com		
CIF No.			
Loan Type	New Home Loan / HL Top Up / LAP / Education Loan		
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
NRI		PMAY	Yes / No
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.	RLMS No. / LOS No.		
Loan Amount	Rs. 30,00,000/-	First Disbursement Amount	Rs.
Loan Tenure	Months	Moratorium	18 Months
<b>Pre Sanction Survey (PSS) Reports</b>			
	Name	Sent on	Received on
TVSR-1			
TVSR-2		REPA -	P51700049449
Valuation-1			
Valuation-2			
RO+ITR	Sanction - 19/08/24		
Property Inspection		Project - 3502856	
<b>File Movement</b>			
	COD	Data Entry	Processing Officer
Date	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersai No.	
RinRaksha A/c No.		EM Creation Date	



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

GNSPS2061A

नाम / Name

MINAKSHEE CHANDRAKANT  
SHEWALE

पिता का नाम / Father's Name

GOPAL TANAJI MORE

जन्म की तारीख / Date of Birth

23/09/1992



08022017

*Signature*

हस्ताक्षर Signature

HLST-S

Ver

*Signature*

PORT



# साामाना



**Chandrakant Shewale**

Electrician

Employee No. 298

# PRESS

Saamana Bhavan, Dainik Saamana Marg  
Prabhadevi, Mumbai - 400 025, India  
Telephones : (022) 66885555 (200Lines)



# सामना

संस्थापक संपादक: बाळ टाकरे  
संपादक: सुप्रव टाकरे

11 जानेवारी, 2016.

श्री. चंद्रकांत शिवाळे,  
अबुल मनी चाल, सी.एस. रोड,  
दादर पोलिस स्टेशन समोर,  
दादर (प), मुंबई - 400 028.

महोदय,

आपणांस कळविण्यात येत आहे की, दि. 01/1/2016 पासून दैनिक सामना मुंबई कार्यालयात "इलेक्ट्रीशियन" या पदाची जबाबदारी खालील अटी व शर्तीवर आपणावर सोपविण्यात येत आहे.

- 1 आपणांस 7500 -ARI (2.5%)-12300 या वेतनश्रेणीप्रमाणे वेतन व नियमाप्रमाणे मिळणारे इतर भत्ते देण्यात येतील.
- 2 आपले जानेवारी 2016 पासूनचे मूळवेतन रु. 7500/- इतके असेल. तसेच ट्रान्सपोर्ट खर्चाच्या प्रतिपूर्तीपोटी दरमहा रु. 1500/-, दूरध्वनी खर्चाच्या प्रतिपूर्तीपोटी दरमहा रु. 750/-, व विशेष भत्त्याच्या स्वरूपात दरमहा रु. 5421/- इतक्या स्वरूपात रक्कम आपणांस देण्यात येतील.
- 3 आपणांस संस्थेच्या सर्व नियम व अटीचे पालन करावे लागेल.
- 4 आपल्या वयाची 58 वर्षे पूर्ण होताच आपल्याला सेवानिवृत्त करण्यात येईल.
- 5 आपली संस्थेच्या कोणत्याही विभागात, पाळीत किंवा अन्यत्र बदली केली जाईल. आपल्या पदानुसार आपणांस व्यवस्थापनाने नेमून दिलेले काम करावे लागेल. गरज भासल्यास दुसरे कोणतेही काम आपणावर सोपविण्यात येईल व ते काम आपणांस विनातक्रार पार पाडावे लागेल.
- 6 आपणांस नेमून दिलेले दैनंदिन काम पूर्ण वेळ लक्ष देऊन योग्य रीतीने, जबाबदारीने व मेहनतपूर्वक व वरिष्ठांना समाधान वाटेल असे पार पाडावे लागेल.
- 7 आपण नॅशनल हेड - एच.आर यांच्या संपर्कात राहून कामाच्या पध्दतीवध्दल योग्य त्या सूचना घ्याव्यात.
- 8 आपण आपल्या नोकरी दरम्यान कोणतीही इतर नोकरी, अर्धवेळ किंवा अन्य प्रकारे स्विकारणार नाही किंवा कोणताही वाणिज्यीय व्यवसाय किंवा उद्योगधंद्यामध्ये आपल्या स्वतःच्या फायद्यासाठी किंवा इतरांसाठी अभिकर्ते म्हणून काम करणार नाही.

प्रबोधन प्रकाशन

सामना भवन, दैनिक सामना मार्ग, प्रभादेवी, मुंबई-400025 दूरध्वनी: +91-22-66885555 (200 लाईन्स) फॅक्स: +91-22-24311274

E-mail: write2us@saamana.com, Website: epaper.saamana.com

**सामना**  
सर्वासाठी सर्वकाही

जगातील सर्वाधिक  
चर्चिते जाणारे  
एकमेव वृत्तपत्र

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## Flat quotation of Unit no 810 of Tower Jasper - Marathon Nextown

Date **17/jul/24**

<b>Unit Details (A)</b>			
Unit No.	810	Carpet Area	372
Type	1 BHK + T	Parking	0
<b>Total Agreement Value</b>			
Launch Benefit (SPOT offer)			
<b>Agreement Value (A)</b>	<b>3365842</b>		
<b>Estimated Other Statutory / Govt. Charges (B)</b>			
Stamp Duty (indicative) ( may increase as per govt directive)	7%	Paid by Marathon	
Registration Charges	Fixed	Paid by Marathon	
SGST	0.5%		16829
CGST	0.5%		16829
<b>Total Of Statutory Charges (B)</b>	<b>33658</b>		
<b>Total Cost of Ownership (A + B)</b>	<b>3399500</b>		
<b>Society Charges (Payable at possession)</b>			
Corpus Fund for Society	Amount	42780	GST (indicative)
Adhoc Maintenance Deposit (24 months)	44640	8035	52675
Adhoc Layout Maintenance Deposit (24 months)	6696	1205	7901
<b>Total Of Charges (C)</b>	<b>103356</b>		

Event of Payment	%	Flat Cost	SGST	CGST	Total
Earnest Money	10.00%	336584	1683	1683	339950
Stamp Duty & Registration		0			0
On execution of agreement of sale	20.00%	673168	3366	3366	679900
On completion of Plinth	15.00%	504876	2524	2524	509925
On Completion of 3rd Slab	5.00%	168292	841	841	169975
On Completion of 6th Slab	5.00%	168292	841	841	169975
On Completion of 10th Slab	5.00%	168292	841	841	169975
On Completion of 15th Slab	5.00%	168292	841	841	169975
On Completion of Top Slab	5.00%	168292	841	841	169975
On Completion of Internal Walls	5.00%	168292	841	841	169975
On Completion of flooring of the said premises	5.00%	168292	841	841	169975
On Completion of external plumbing/external waterproofing whichever is earlier	5.00%	168292	841	841	169975
On Completion of Lifts	5.00%	168292	841	841	169975
On Completion of Electric Fitting of typical lobbies of the said premises	5.00%	168292	841	841	169975
On Possession	5.00%	168292	841	841	169975
<b>Total</b>	<b>100.00%</b>	<b>3365842</b>	<b>16829</b>	<b>16829</b>	<b>3399500</b>

**Terms & Conditions :**

- This cost sheet is valid only for 1 day. The price is subject to change without prior intimation
- Government charges are indicative and may change. Any increase in Government charges is to be borne by the customer
- Maintenance deposits and corpus fund are to be paid at the time of possession and shall be transferred to the Society simultaneously with the execution of Society Conveyance in favour of the Society after adjusting the outstanding dues. Please note that these are deposits. Maintenance will be effective from a period of 15 days from the date of intimation about handover and will be billed separately.
- For detailed terms and conditions please refer to the reservation form
- Administration charges of upto Rs.10000 to be paid by customer at the time of registration
- Infrastructure, Clubhouse membership, MSEB, Share of expenses charges included in the Agreement Value
- **1% TDS to be deducted by the Purchaser u/s194 IA for agreement value above Rs.50 lakhs and to be deposited with the concerned Authority , provide 168 to the developer on such deductions**

Applicant 1 : \_\_\_\_\_  
Signature

Applicant 2 : \_\_\_\_\_  
Signature

Applicant 3 : \_\_\_\_\_  
Signature





Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 216483  
Proposal Code : TMCB-22-ENTRY-49026

Permit No. : TMCB/RB/2024/APL/00212  
Date : 14/08/2024

Reference:- Building Permission No. : TMC/TDD/4113/22  
Approval date : 01/07/2022

Building Name :	BUILDING X3 WING B(Mixed)	Floors :	GROUND STILT FLOOR PLAN,1ST FLOOR,2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH 12TH 14TH 15TH 16TH 17TH 19TH 20TH 21ST 22ND FLOOR,REFUGE 8TH 13TH 18TH FLOOR
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To,

- I)Marathon Ener-gen Llp,  
PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S. NO. 140/1, 140/2, 140/3, 140/4, 141/2A, 141/2B, 142/1, 142/3, 220/1A, 220/1B, 220/1C, 220/1D, 220/1E, 220/2A, 220/2B, 220/5, 232 AT VILLAGE DESAI , TAL AND DIST .THANE
- II) Santoshkumar Dubey (Architect)

Sir/Madam,

With reference to your application No RT/MCB202300485, dated 05-10-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 142/3,220/1A,220/1B,220/1C,220/1D,220/1E,220/2A,220/2B,220/5,232,140/1,140/3,140/2,140/4,141/2A,141/2B,142/1, Final Plot No. -, Sector No. 11, Mouje DESAI situated at Road / Street 30.00M.and 45.00M., Society Nextown Marathon . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.



Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 216483  
Proposal Code : TMCB-22-ENTRY-49026

Permit No. : TMCB/RB/2024/APL/00212  
Date : 14/08/2024

11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature Not Verified

Digitally signed by SAMIRAM LAHU KANADE  
Date: 2024.08.14 17:23:54 IST  
Reason: Approved Certificate  
Designation: Assistant Director Town Planning  
Location: Thane Municipal Corporation  
Project Code: TMCB-22-ENTRY-49026  
Application Number: RTMCB202300485  
Proposal Number: 216483  
Certificate Number: TMCB/RB/2024/APL/00212



Assistant Director Town Planning,  
Thane Municipal Corporation,

Scan QR code for verification of authenticity.

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**BETWEEN**

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

**AND**

**Mrs. Minakshee Chandrakant Shewale, Mr. Chandrakant Sudam Shewale**, having his/her/their address at **63/2, Triveni Sangam Co-op Hsg. Society, Bhawani Shankar Road, Dadar West, Mumbai-400028, 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 a HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

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

**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) Parvathai Dashrath Mhatre, (5) Prakash Vishnu Mhatre (for self and as a natural guardian for Darehna, 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) Madhubai Vishnu Mhatre, (14) Ramesh Vishnu Mhatre (for self and as a natural guardian for Anil 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 Hansa Patil (before marriage Rama Vishnu Mhatre), (19) Vandana Dilip Patil (before marriage Vandana Vishnu Mhatre), (20) Sharda Manoj Patil (before marriage Sharda Vishnu Mhatre), (21) Kisan Govind Mhatre, (22) Anandi Kisan Mhatre, (23) Pandhari Kisan Mhatre, (24) Shardas Kisan Mhatre, (25) Peshma Kisan Mhatre, (26) Nirbhai Karsan Mhatre (for self and as a natural guardian for Tejas), (27) Monika Karsan Mhatre, (28) Nitash Karsan Mhatre, (29) Premabai Kaluram Mhatre, (30) Housabai Gulab Betebar, (31) Babybai Hanuman Patil, (32) Mamata Tulshiram Mhatre (for self and as a natural guardian for Sanka and Sajal), (33) Havnath 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) Hasukbai 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) Malli 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 Tate, (51) Shevartabai Kana Bhoir, (52) Vijay Baburao Mhatre, (53) Vasant Shankar Mhatre, (54) Rajaram Vasant Mhatre, (55) Sunita Rajaram Mhatre, (56) Sundarabai Suresh Mhatre, (57) Ranjana Balaram Bhagyavart, (58) Sangita Baliram Waje, (59) Archana Balaram Patil, (60) Tarabai Gopinath Bhoir, (61) Mathura Parshuram Patil, (62) Jaibai Gajanan Alankar, (63) Kamlatbai Kana Mhatre, (64) Barkubai Prabhakar Thakur, (65) Manuti Shankar Mhatre (for self and as a natural guardian for Vikas, Akash and Akshij), (66) Gangubai Manuti Mhatre, (67) Satish Vasant Mhatre (for self and as a natural guardian for Mayuresh), (68) Nilam Satish Mhatre, (69) Dwarabai Ratan Mhatre, (70) Sunil Ratan Mhatre (for self and as a natural guardian for Muskan), (71) Sanam Sunil Mhatre, (72) Anjani Ganesh Patil, (73) Vinod Ratan Mhatre (for self and as a natural guardian for Khushi), (74) Seema Vinod Mhatre, (75) Shripat Shankar Mhatre, (76) Yamuna Shripat Mhatre, (77) Jagdish Shripat Mhatre, (78) Pravin Shripat Mhatre, (79) Deepa Yashwanth Mhatre, (80) Kalpana Shripat Mhatre, (81) Monika Shripat Mhatre, (82) Nagubai Narayan Mhatre, (83) Lahu Narayan Mhatre, (84) Gulabhai Lahu Mhatre, (85) Premnath Lahu Mhatre (for self and as a natural guardian for Prema, Vighnesh and Janki), (86) Savita Premnath Mhatre, (87) Manisha Vinod Patil, (88) Anita Varghese Patil, (89) Devdas 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) Guman Vasant Pawar, (101) Parvathibai 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) Peshma Sunil Mhatre, (111) Dinesh Padmakar Mhatre, (112) Rekha Ashok Desai, (113) Jayashri Padmakar Mhatre, (114) Bhaskar Pandurang Mhatre, (115) Kalubai Bhaskar Mhatre, (116) Ranjit Bhaskar Mhatre (for self and as a natural guardian for Nikshri and Jai), (117) Surali Ranjit Mhatre, (118) Anun Bhaskar Mhatre (for self and as a natural guardian for Kirtika) and (119) Rajani Anun Mhatre, (hereinafter referred to as "the Owners") all adults, Indian Inhabitants of Thane, all residing at Village Desai, Khidkali, 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 58,330 square meters in the aggregate situate, lying and being at Village Desai, Taluka-Thane, District-Thane.

- ii. Vide Mutation Entry No.1905 dated 10<sup>th</sup> October, 2017, Survey No.140 has Sub-divided into several New Survey Numbers i.e. 140/1, 140/2, 140/3 and 140/4. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written. Out of the Larger Land the

Survey No.140/3 and 140/4 have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.

- iii. Vide Mutation Entry No.1905 dated 10<sup>th</sup> October, 2017, Survey No. 141/2 has Sub-divided into several New Survey Numbers i.e. 141/2/A and 141/2/B. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written.
- iv. Vide Mutation Entry No. 1905 dated 10<sup>th</sup> October, 2017, Survey No.220/1 has Sub-divided into several New Survey Numbers i.e. 220/1/A, 220/1/B, 220/1/C, 220/1/D and 220/1/E. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written. Out of the Larger Land, the Survey 220/1/B (Part), 220/1/C and 220/1/E have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road.
- v. Vide Mutation Entry No.1905 dated 10<sup>th</sup> October, 2017, Survey No.220/2 has Sub-divided into several New Survey Numbers i.e. 220/2/A and 220/2/B. The new Survey Numbers have been more particularly stated in the First Schedule hereunder written. Out of the Larger Land, the Survey 220/2/B have been handed over to Thane Municipal Corporation ("TMC") for public amenity purpose and for Development Planning Road. In view thereof the area of the Larger Land now available for development after the handover to TMC is admeasuring about 49,390 square meters and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Larger Land") and delineated with black colour boundary line on the plan annexed hereto and marked as Annexure "2".
- vi. By and under a Development Agreement dated 20<sup>th</sup> May, 2008 ("the Development Agreement") executed between M/s. Mateshwari Realtors through its partners 1) Mr. Mahendra Shamji Patel and 2) Mr. Shailesh Narayanbhai Bhanushali (of the one part) ("Mateshwari Realtors") and Shri Vishnu Govind Mhatre and others - the Owners, the Owners granted to Mateshwari Realtors development rights in respect of the Larger Land in the manner, for the consideration which includes constructed area (hereinafter referred as the "Owners Construction Area") in the buildings to be developed on the said Larger Land and on the terms and conditions mentioned therein.
- vii. Since the Development Agreement remained to be registered, subsequently, the Parties to the Development Agreement executed a Confirmation/Consent Deed dated 17<sup>th</sup> April, 2009 ("the Confirmation Deed"). The Development Agreement was annexed to the Confirmation Deed. The Confirmation Deed has been registered with the office of the Sub-Registrar of Assurances at Thane-1 under Serial No.TNN1-01762 of 2009.
- viii. Pursuant to the Development Agreement, by and under 3 (three) powers of attorney dated 17<sup>th</sup> April, 2009, 18<sup>th</sup> April, 2009 and 28<sup>th</sup> May, 2009, the Owners granted various rights in favour of Mateshwari Realtors to develop the Larger Land including to sell flats/ shops/ units/ premises to be constructed on the Larger Land from time to time (save and except the units to be handed over to the Owners in terms of the Development Agreement). Under the aforesaid powers of attorney, Mateshwari Realtors were also authorised to appoint any other person as a constituted attorney and such constituted attorney appointed by Mateshwari Realtors would have the power to exercise the powers granted by the Owners under the above 3 (three) Powers of Attorney.
- ix. By and under a Joint Venture Agreement dated 15<sup>th</sup> September, 2012 and registered with the Office of Sub-Registrar of Assurances at Thane-9 under Serial No.TNN9-3797 of 2012 ("the Joint Venture Agreement") and executed between Mateshwari Realtors (therein referred to as the Venturist No.1 of the First Part), Marathon Realty Private Limited (therein referred to as the Venturist No.2 of the Second Part), Marathon Ener-Gen LLP (therein referred to as the Developers of the Third Part) and Vishnu Govind Mhatre & Ors. (therein referred to as owners of the Fourth Part), Mateshwari Realtors and Marathon Realty Private Limited mutually decided, determined and agreed to develop the Larger Land on joint-venture basis through Marathon Ener-Gen LLP in the manner, for the consideration and on the terms and conditions as mentioned therein.
- x. Pursuant to the Joint Venture Agreement, Mateshwari Realtors executed a power of attorney dated 15<sup>th</sup> September, 2012 (registered with the office of the Sub-Registrar of Assurances at Thane-9 at Serial No.TNN9-3798 of 2012 in favour of, inter-alia, the Promoter authorise to do various acts, deeds, matters and things for the development of the said Larger Land including sale of flats/shops/units/premises to be constructed on the said Larger Land.
- xi. By and under a Supplementary Agreement (to the Development Agreement) dated 10<sup>th</sup> January, 2014 and registered with the office of Sub-Registrar of Assurances at Thane-9 under serial no. TNN9-255 of 2014 and executed between M/s Mateshwari Realtors (therein referred to as the Purchaser of the First Part) and Shri Vishnu Govind Mhatre and 117 others (therein referred to as the Vendors of the Second Part) and Marathon Ener-Gen LLP (therein referred to as the Purchaser

of the Third Part), the Vendors of the Second Part *inter-alia* gave their consent, no objection and confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.

- xii. By and under a Supplementary Agreement (to the Development Agreement) dated 22<sup>nd</sup> August, 2014 and registered with the office of Sub-Registrar of Assurances at Thane-9 under serial no. TNN9-5524 of 2014 and executed between M/s Mateshwari Realtors (therein referred to as the Purchaser of the First Part) and Vishnu Govind Mhatre and 117 others (therein referred to as the Vendors of the Second Part) and Marathon Ener-Gen LLP (therein referred to as the Purchaser of the Third Part), the Vendors of the Second Part *inter-alia* gave their consent, no objection and confirmation to Marathon Ener-Gen LLP to develop the said Larger Land.
- xiii. By virtue of Indenture of Transfer dated 12<sup>th</sup> March 2019 enter by and between Marathon Ener-Gen LLP and Thane Municipal Corporation registered with the Office of Sub- Registrar of Assurances, at Thane-9 bearing Registration No. TNN9/3452/2019 the land affected by 45.00 Meter wide Katai Airoli Road, area admeasuring 364.00 Sq. meter situated lying and being at the land bearing Survey No. 220/1B (Part) and 220/5 of Village Desai, Taluka and District Thane is handed over to Thane Municipal Corporation as per the Possession Receipt the following area is transfer to Thane Municipal Corporation more particularly stated therein on the terms and conditions recorded in the Indenture of Transfer dated 12<sup>th</sup> March 2019.

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

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

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

- xv. In these circumstances, the Promoter is entitled to develop *inter alia* the said Larger Land and to sell the flats/shops/units/premises to be constructed thereon as per the Development Agreement dated 20<sup>th</sup> May, 2008.
- xvi. Title Report dated 30<sup>th</sup> December, 2014 and further Addendum/s to Title Report issued by Adv. Prasanna Tare certifying the title of the said Larger Land which is also annexed and marked as Annexures "7" (Colly.) hereto.
- B. By and under a permission dated 7<sup>th</sup> May, 2012, the Collector, Thane has granted non-agricultural permission ("NA Permission") in the manner and on the terms and conditions mentioned therein. A copy of the NA Permission is annexed hereto and marked as Annexure "3".
- C. The Promoter is developing the said Larger Land in a phase-wise manner by utilisation of the full development potential of the said Larger Land and the full FSI thereof (including fungible FSI, free

FSI, premium FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.

- D. The Promoter has proposed to develop the said Larger Land in phases and accordingly the Promoter has developed some portion of the said Larger Land. Now the Promoter proposes to develop further phases in the said Larger Land and may amalgamate and/or sub-divide various layouts with the layout as furnished for the development of the said Larger Land. The Allottee/s has/have examined the layout and has confirmed that any amendment to the layout of the said Larger Land or any part thereof at any time in future, whether by way of amalgamation or sub division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee/s individually or jointly with others.
- E. As part of the phase-wise development of the said Larger Land, the Promoter is proposing to construct several buildings on the said Larger Land by utilisation of the full development potential thereof, as per the Sanctioned Layout Plan annexed hereto and marked as Annexure "2".
- F. Thane Municipal Corporation, Thane ("TMC") has issued a Development Permission/Commencement Certificate ("CC") bearing No. V.P.No.S11/0014/10 TMC/TDD/4113/22 dated 1<sup>st</sup> July, 2022 in respect of the said Building subject to terms and conditions stated therein and amended/revise from time to time. The copy of Development Permission/Commencement Certificate and Letter of Intent ('LOI') are annexed hereto and marked as Annexure "4" and Annexure "4A" respectively. The details of revised/amended approvals/permissions/LOI are mentioned in Annexure "5".
- G. The Allottee/s is/are aware that the Promoter proposes to construct building/s to be leased/conveyed to Maharashtra Metropolitan Region Development Authority ("MMRDA") and/or Maharashtra Housing and Area Development Authority "MHADA") under Economic Weaker Section Scheme and/or Low Income Group Scheme and/or under any such scheme which may be permitted by the competent authorities from time to time and known as ("MMRDA and/or MHADA Building/s"). The Promoter intends to grant a lease or give a conveyance of the MMRDA and/or MHADA Building/s along with the demarcated portion of the Larger Land (hereinafter to as "MMRDA and/or MHADA Land") to MMRDA and/or MHADA. The Allottee/s agrees, confirms and undertakes that he has no objection and will not object to the Promoter constructing the MMRDA and/or MHADA Building/s on the MMRDA and/or MHADA Land and leasing/conveying the same to MMRDA and/or MHADA. The Promoter will be entitled to alter the location of the land under which the MMRDA and/or MHADA Building/s is/are to be constructed and the Allottee/s agrees and gives his consent to the same and will not raise any objection with regard to the same. Further, the Promoter will be entitled to grant necessary access to the MMRDA and/or MHADA Land and the MMRDA and/or MHADA Building/s through/over the said Larger Land and grant necessary rights of way/ access and other such rights and the Allottee/s agree not to raise any objection in this regard. The Allottee/s is/are aware that, right of way in the said Larger Land is common to all the buildings in the Larger Land including the MMRDA and/or MHADA buildings the Allottee/s irrevocably agrees not to raise any objection in this regard.
- H. The Promoter also intends to subsequently develop the balance portion of the said Larger Land not forming part of the said Land (defined hereinafter) as a common layout in a phase-wise manner.
- I. The rights retained by the Promoter under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land shall continue even after the execution of this Agreement or after the vesting of the said Land, Building or Wing or any part thereof in favour of the Society. The vesting of the said Land, Building or Wing or any part thereof in favour of the Society/Apex Body shall be in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("MAHA RERA Rules"). It is specifically clarified that the rights over unsold premises and unallotted car parks shall be exclusively with the developer/promoter even after any land/ building/wing or any part thereof has been vested in favor of the society/apex body and the same shall be governed by provisions of RERA and MAHA RERA Rules.
- J. The Allottee/s enters into this Agreement after seeking legal advice on the various clauses and the rights retained by the Promoter under this Agreement.
- K. The details of mortgage or lien or charge on the portion of the Larger Land are mentioned in Annexure "8" annexed hereto.

- L. The Promoter is entitled to construct buildings on the Larger Land in accordance with the recitals hereinabove.
- M. The Promoter is undertaking the development of the Larger Land in a phase-wise manner.
- N. The building known as 'Marathon Nextown Jasper ("said Building") is being constructed on land admeasuring 710 square meters being the portion of the Larger Land ("said Land") and is more particularly specified in the **Second Schedule** hereunder written and which is a phase of the Whole Project (as defined below) and the same was registered by the Promoter as a 'Real Estate Project' known as 'Marathon Nextown Jasper' ("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. P51700049449 ("RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "12" hereto. The description of the said Building/Real Estate Project and RERA Certificate are more particularly mentioned in Annexure "9" annexed hereto.
- O. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land of the Building, in the layout of the said Land as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the concerned authority or any other Competent Authority. The Sanctioned Layout Plan is annexed hereto as Annexure "2".
- P. The Allottee/s is/are informed and is aware that the said Land forms part of the said Larger Land, the common areas and amenities may be enjoyed by the Allottee/s of other buildings/real estate projects registered or proposed to be registered in future constructed/to be constructed on the said Larger Land and also buildings to be constructed from time to time by the Promoter on the said Larger Land.
- Q. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the MAHA RERA Rules and has understood the documents and information in all respects.
- R. The principal and material aspects of the development of the Real Estate Project is as more particularly specified in the Annexure "9" ("**Whole Project and Real Estate Project Details**") annexed hereto. Other details about the Real Estate Project are briefly stated below-
- i. The Promoter has informed to the Allottee/s that 22 habitable floors, or more floors and/or as per the full potential available are proposed to be constructed on the said Building, subject to Promoter getting requisite FSI and Approval to construct the total number of floors proposed. The Allottee/s is aware that if the Promoter does not obtain the required FSI or approval, then the number of floors proposed to be constructed on the said Building will be lower than the proposed floors. The Allottee/s has/have agreed to purchase the said Premises considering the number of floors of the said Building being anywhere between sanctioned floor of the said Building to 22<sup>nd</sup> Floor and above and thus the last habitable floor of the said Building can be sanctioned floor of the said Building or anywhere above sanctioned floor of the said Building. The Allottee/s has/have made informed decision to purchase the said Premises considering the said Building having minimum floor or maximum floor.
  - ii. The Real Estate Project shall comprise of units/premises consisting of apartments, flat/s, duplexes, penthouses, offices and shops.
  - iii. The details of the Sanctioned and Proposed FSI for the said Building are specified in the Annexure "9". The additional FSI, over and above the sanctioned FSI, could be utilized by the Promoter on account of the increase in the Floor Space Index in the locality or Floor Space Index available by paying premium or price to authorities or additional Floor Space Index becoming available on account of acquisition of Transferable Development Rights, or TDR that may be available due to development of amenity space, amalgamation of land parcels, changes in Development Plan, change in the DC Regulations or revised/New DC Regulations, Ancillary FSI or other provisions under which additional FSI shall be made available to the development.
  - iv. The common areas, facilities and amenities in the said Building that may be usable by the Allottee/s are listed in the Fifth Schedule hereunder written ("**said Building Amenities**").



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

**45. 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.

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

Promoter : AAUFM8302P  
Allottee/s : GNSPS2061A, BLZPS8624M

**47. 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	1	2770
B	140	2	70
C	141	2/A	4040
D	141	2/B	280
E	142	1	1100
F	142	3	14200
G	220	1/A	21790
H	220	1/D	40
I	220	2/A	1450
J	220	5	3200
K	232	-	450
<b>Total</b>			<b>49390</b>

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

On or towards the West by : Adjacent boundary of Village- Padle  
Adjacent Survey No.223

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

**THE SECOND SCHEDULE ABOVE REFERRED TO**

*(description of the said Land)*

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

**THE THIRD SCHEDULE ABOVE REFERRED TO**

*(description of the said Premises)*

All the right, title and interest in the Flat/Premises No. 810 admeasuring 29.64 square meters RERA carpet area (equivalent to 319.00 sq.ft) on the 8 floor, Wing 'X3-B' in the said Building/Real Estate Project known as "Marathon Nextown Jasper" of the Whole Project known as "Marathon Nextown" being constructed on the said Land described in the Second Schedule hereinabove with exclusive right to use the Nil number of Car Parking Slot/s.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

*(description of Amenities of Whole Project)*

**COMMON AMENITIES**

1. Paved Access.
2. Grand Entrance Lobby with Elevators.
- \*3. Membership to Fitness Centre and Swimming Pool.
4. Well designed compound walls and Security gates.

\* 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 FIFTH SCHEDULE ABOVE REFERRED TO**

*(description of Common Amenities of the said Building)*

1. Staircase/s
2. Lifts
3. Fire Fighting Facility as per local norms

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

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

SIGNED, SEALED AND DELIVERED )  
by the within named "PROMOTER" )  
Marathon Ener-Gen LLP )  
By the hand of its Authorized Signatory )  
Mr. \_\_\_\_\_ )  
in the presence of..... )

For Marathon Ener-Gen LLP

Authorized Signatory / Director

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

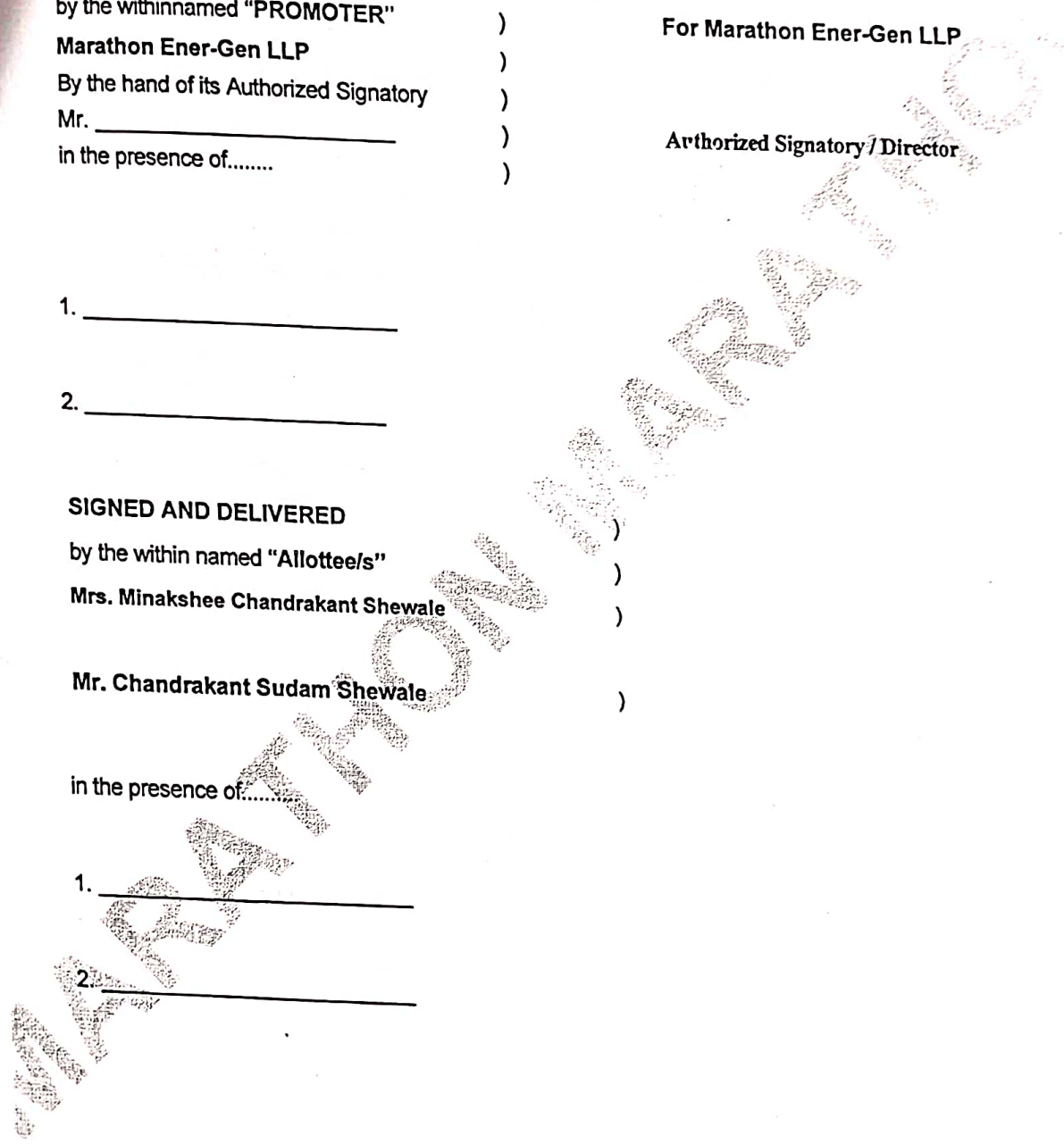
2. \_\_\_\_\_

SIGNED AND DELIVERED )  
by the within named "Allottee/s" )  
Mrs. Minakshee Chandrakant Shewale )  
Mr. Chandrakant Sudam Shewale )

in the presence of.....

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

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



**List of Annexures**

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

ANNEXURE "I"

RECEIPT

Rs. 3,41,584.00 (Rupees Three Lakh Forty One Thousand Five Hundred Eighty Four Only) being the part Sale consideration in respect of sale of the Premises hereinabove mentioned as follows :

Received towards service tax/GST	3,416.00
Received towards consideration of said flat	3,41,584.00
Total	3,45,000.00

Sl. No.	Cheque RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	81254	Mar 12, 2024	Cosmos Bank	1,45,000.00
2	81232	Apr 13, 2024	Cosmos Bank	2,00,000.00
		Total		3,45,000.00

We say received

For MS Marathon Ener-Gen LLP

Authorized Signatory

1

2

MARATHON MARATHON





## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

### Amended PERMISSION / COMMENCEMENT CERTIFICATE

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

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 4213/22 Date 01/07/2022

To, Shri / Smt. Sandeep Prahhu (Architect)

(For M/s. SAAKAAR)

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

Mr. Mayur Ramnikdal Shah & Kaivalya Chetan Shah  
(Partners of M/s. Marathon ENER - Gen. LLP) (P.O.A.II.)

With reference to your application No. 12017 dated 28/2/2022/29/3/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road / Street Existing Road S. No. / CS-1 No. / F.P. No. 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.
- 5) Conditions mentioned in Amended Permission / C.C. No. TMC/TDD/3095/19 dated 6/6/2019 shall be binding.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ Undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

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

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of Thane.

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

**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.**

सादरधान

Yours faithfully,

Office No. "मंजूर नकाशानुसार बांधकाम न करणे तसेच

विकास निर्धारण नियमावलीनुसार आवश्यक त्या परवानग्या न देता बांधकाम थापर करणे, महाराष्ट्र

Office Stamp प्रमाणे व नगर स्थाना अधिनियमचे फलम ५२

अनुसार दखलदात्र गुन्हा आहे. त्यासाठी जास्तीत

Date: ता. ३ र् दि. २०००/- देड होऊ शकतो"

Issued by: \_\_\_\_\_

To:

1) Dy. Municipal Commissioner

2) E. E. (Encroachment)

3) Competent Authority (U. L. C.)

4) TILR for necessary correction /Reservation.



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

10/6/2022

is affected by Road Widening





ठाणे महानगरपालिका, ठाणे

THE MUNICIPAL CORPORATION OF CITY OF THANE

Form No. 100

Date: 23/05/2014

LETTER OF INTENT

To: 1) Mr. MATREX, (Architect), 702, Marathon Max, Malad Complex Link Road, Malad (W), Mumbai - 400089.

2) M/s. MARATHON EVER-GON LLP (Developer), 702, Marathon Max, Malad Complex Link Road, Malad (W), Mumbai - 400089.

Sub - Letter of Intent for MCEP clearance for Building No. XI-Wing A, B & C, Edge-XI-Wing A & B, Bldg. XA, XI, XA, D, E & I in the Project 'Marathon Maxima' on plot bearing S.No. 14071, 14072, 14073, 14074, 14172A, 14172B, 14271, 14272, 22071A, 22071B, 22071C, 22071D, 22071E, 22071F, 22071G, 22071H, 22071I, 221 of Village Domb, Tahsil & District Thane. for M/s. Marathon Ever-Gon LLP (Owner).

Ref- 1. Letter from Architect Mr. MATREX on D. 22/05/2013 & D. 05/02/2014. 2. VP. No. 811/0514/13

As per the Office Circular dated 1st May 2014, Architect Swarnth Debnay (for Mr. MATREX) for M/s. Marathon Ever-Gon LLP has submitted the proposal for issuing Letter of Intent which is to be submitted for MCEP considering the full potential of the subjected property.

This letter of Intent along with Survey report and with following approvability parameters should be issued for Environment Clearance as per existing actual potential of the subjected property.

Plans are scrutinized and are found to be approvability under UDCFR.

Table with 3 columns: Bldg No., Floor, Height. Rows include XI Wing A, XI Wing B, XI Wing C, XI Wing A, XI Wing B.

Handwritten signature and initials

Annexure 4/11

Table with 3 columns: Sl. No., Description, Height. Rows 1-12.

Table with 3 columns: Sl. No., Description, Height. Rows 1-12 with detailed descriptions of building components.

Handwritten signature and initials

Table with 3 columns: Sl. No., Description, Area. Rows A-F, 14-17.

Details of FSI and Non FSI statement are as under

Table with 4 columns: Building No., Description, FSI Area, Non FSI Area, Total Built up Area (FSI + Non FSI). Rows A-F, XI Wing A, XI Wing B, XI Wing C, XI Wing A, XI Wing B, XI Wing C, XI Wing A, XI Wing B, XI Wing C, XI Wing A, XI Wing B, XI Wing C.

Handwritten signature and initials

Table with 4 columns: Building No., Description, FSI Area, Non FSI Area, Total Built up Area (FSI + Non FSI). Rows 1-3.

Details of Proposed & Proposed R.C. area as under -

Table with 2 columns: Description, Area. Rows Total Proposed R.C., Total Proposed R.C., RC 1 proposed on Ground, RC 2 proposed on Ground, RC 3 proposed on Ground, RC 4 proposed on Ground, RC 5 proposed on Ground, RC 6 proposed on Ground, RC 7 proposed on Ground, RC 8 proposed on Ground, RC 9 proposed on Ground, RC 10 proposed on Ground, Total RC area.

Parking Statement ->

Table with 3 columns: Parking, Approved, Proposed. Rows 4-Wheeler, 2-Wheeler.

TOTAL DEVELOPMENT STATEMENT

Table with 2 columns: Details, No. Rows No. of Proposed FSI, Bldg. No. XI-Wing A, B & C, Bldg. XI-Wing A, B & C, Bldg. XI-Wing A, B & C, No. of Proposed Range.

Handwritten signature and initials

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

**Building Address :**

Whole Project known as 'Marathon Nextown' situate at Jasper Tower, opposite Padle Goan bus stop, off Kalyan-Shil Road, Thane- 421 201.

**2. Said Building/Real Estate Project :**

'Marathon Nextown Jasper'

**3. Details of the Flat/Tremises :**

- a. Type of Residential Flat/Premises : 1 BHK
- b. Residential Flat/Premises No. : 810
- c. Floor : 8
- d. Wing : X3-B
- e. Carpet Area As Per RERA : 29.64 Sq.mt. equivalent to 319.00 Sq.ft.
- f. Other Areas exclusive to the said Premises if any :
  - i. Deck/ Open Balcony : 2.51 Sq.mt. equivalent to 27.00 Sq.ft.
  - ii. Enclosed Balcony : 2.42 Sq.mt. equivalent to 26.00 Sq.ft.
- g. Carpet Area plus Other Exclusive Area : 34.56 Sq.mt. equivalent to 372.00 Sq.ft.

**4. Consideration Details :**

- a. Sale Consideration for said Premises : **Rs.33,65,842.00**  
Rupees: Thirty Three Lakh Sixty Five Thousand Eight Hundred Forty Two Only
- b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 3,41,584 (Rupees: Three Lakh Forty One Thousand Five Hundred Eighty Four Only).

**c. Payment Schedule :**

SR. NO.	MILESTONE NAME	%
1	Earnest Money	10.00
2	On execution of agreement of sale	20.00
3	On Completion of Plinth	15.00
4	On Completion of 3rd Slab	5.00
5	On Completion of 6th Slab	5.00
6	On Completion of 10th Slab	5.00
7	On Completion of 15th Slab	5.00
8	On Completion of Top Slab	5.00
9	On Completion of Internal Walls	5.00
10	On Completion of flooring of the said premises	5.00
11	On Completion of external plumbing/external waterproofing whichever is earlier	5.00
12	On completion of lifts	5.00
13	On Completion of Electric Fitting of typical lobbies of the said premises	5.00
14	On possession	100%
	<b>TOTAL</b>	

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

**5. Details of Bank Account for the Real Estate Project :**

- a. Bank Account Number : 57500000711070
- b. Bank Name : HDFC BANK LTD.
- c. Branch : Mulund (W)
- d. Bank Address : 5/67, Jalaram Ashich Chs, Devidayal Road, Mulund (west), Mumbai Maharashtra 400080
- e. IFSC Code : HDFC0000652
- f. Account Name : Marathon Ener-Gen LLP Marathon Nextown Jasper Collection Escrow Account

**6. Details of Taxes to be paid by the Allottee/s for Premises :**

ASSESSMENT TAXES AS APPLICABLE ON ACTUALS	
Tax Deducted at Source	As Applicable
CGST and SGST	As Applicable
Stamp Duty	As Applicable
Registration	As Applicable
Property Tax	As Applicable
Any Applicable Tax/Cess/Duty as may be applicable from time to time	As Applicable

7. Maintenance Charges :	
QUARTERLY MAINTENANCE CHARGES	
	Amount
a. Maintenance Charges/Outgoings for Premises **	6,580.00
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)	137.00

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

Note: Maintenance Charges mentioned in clause 7(a) to 7(c) are exclusive of GST and the Allottee's shall be required to pay the applicable GST separately. The Maintenance charges are provisional in nature and may increase over a period of time.

8. Other Charges :			
Sr.no.	MISCELLANEOUS CHARGES ( PAYABLE BEFORE POSSESSION )	Per Sq. ft.	Amount
1	Corpus Fund for Society	115.00/Sq. Ft.	42,780.00
2	Adhoc Maintenance Deposit (24 months)	120.00/Sq. Ft.	44,640.00
3	Adhoc Layout Maintenance Deposit (24 months)	18.00/Sq. Ft.	6,696.00
	<b>TOTAL MISCELLANEOUS CHARGES</b>		<b>94,116.00</b>
	* Property Tax and Other Taxes as applicable		



## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: MARATHON NEXTOWN JASPER* 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 registered with the regulatory authority vide project registration certificate bearing No P51700049449 of

1. Marathon Ener-Gen having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.

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

• 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 (2) 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

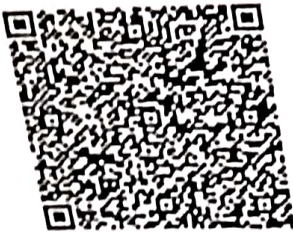
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

• The registration shall be valid up to 30/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

• 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: 29/02/2024

Place: Mumbai

Signature valid

Digitally Signed by

Dr. Vasant Pramanand Prabhu

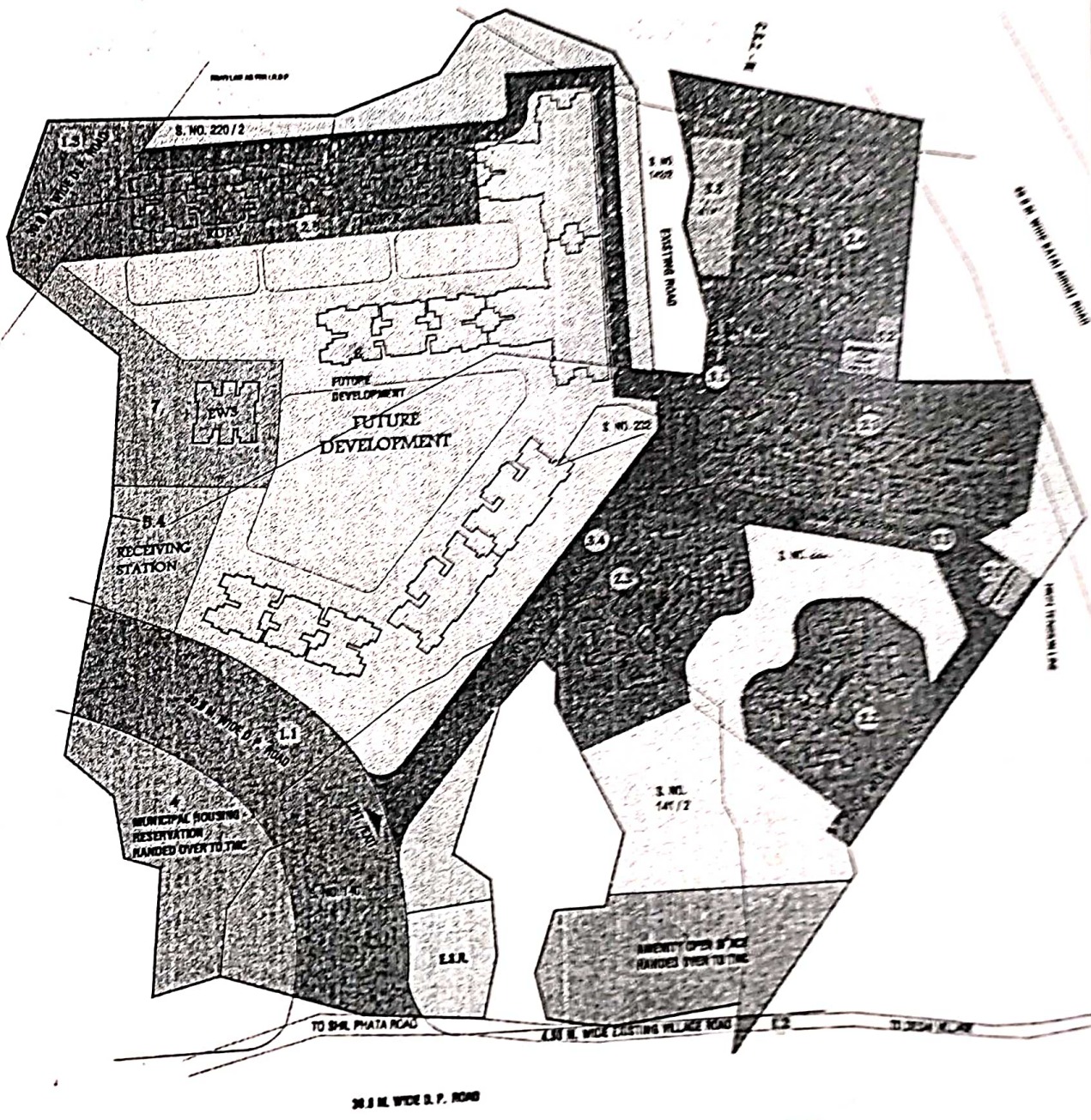
(Secretary, MahaRERA)

Signature and seal of the Authorized Officer

Maharashtra Real Estate Regulatory Authority



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



PROJECT TITLE :- MARATHON NEXTOWN

FOR :- LAYOUT PLAN (PROPOSED LAYOUT)



**MARATHON**

Redefining Real Estate. Redefining Infrastructure

**MATRIX**  
 TELEMARKETING AND  
 SELLING-RESEARCH UNIT  
 BELLUNG-101  
 CORPORATE OFFICE - 678288

## ANNEXURE "14"

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

Sr No.	Internal Amenities	Brand	Price
1	The structure shall be of R.C.C with excellent exterior elevations on all four sides.		-
2	Lifts with spacious and decorative entrance passage shall be provided	ThyssenKrupp/Schindler/Kone/Omega/City Lift or equivalent	-
3	All rooms with vitrified tiles flooring	Make Kajaria/Nitco/Johnson/Somany /Bimpolo/Exaro or equivalent of size 600mm x 600mm	Rs 36/- per sq
4	Walls and ceiling shall be painted	Acrylic Emulsion paint Godavar/Asian Paint/Berger/Nitco/Dulux or equivalent.	-
5	Granite Kitchen platform with Sink Stainless Steel	S.S. Sink Sasin Finish Carys/Frankie/Aral or equivalent	Rs 2100/- per no
6	Kitchen wall above platform shall be finished with Ceramic Tiles up to 2' height and painted in Acrylic Emulsion paint above 2'	Kajaria Nitco /Somany/Bimpolo or equivalent of size 300mm x 450mm	Rs 28/- per sq
7	All the Toilets shall be Designers Toilets with Ceramic tiles	Kajaria/Nitco/Johnson/Somany/Bimpolo or equivalent of size 1) 300x 450mm for Dado 2) 300x300mm for Flooring	Rs 28/- per sq
8	All the Toilets shall have concealed plumbing with ISI quality fittings	ISI Make	
9	a) All the Common Toilets shall have 3 liter instant geyser for hot water facility. b) Chrome finish bathroom fittings and sanitary ware of ISI approved company.	Instant geyser -Venus/ Racoil/Spherehot/ Rocket/ Jaquar or equivalent	Rs 2100/- or per no. (Instant geyser)
10	All the Windows shall be made of powder Coated Aluminium	CP & Sanitary fittings -Jaquar / ROCA /Parryware/ CERA or equivalent. Jindal/Hindustan Aluminium/ Global/Bonco or Equivalent sections	
11	Door Frame and Shutter 1) Room shutters shall be of 35mm thk Flush doors with both side laminated 2) All the toilet shutters shall be both side laminated. Shutters shall be of	a) Door Frame- Red Merandi/WPC (Wood Plastic Composite) b) Door Shutter-Kalpattan/ Shreej/Sanghvi/ Sunrise	Rs 205/-sq
12	Intercom system at security gate for the communication in each flat shall be provided. M.T.N.L. telephone wiring shall	ISI Make	-