

# MARATHON Nexworld

Bldg. Elara

Flat No. 703



73/15440

पावती

Original/Duplicate

Saturday, October 20, 2018

नोंदणी क्र. :39म

11:19 AM

Regn.:39M

पावती क्र.: 19567 दिनांक: 20/10/2018

गावाचे नाव: वेतवडे

दस्तऐवजाचा अनुक्रमांक: टनन1-15440-2018

दस्तऐवजाचा प्रकार : करगरनामा

सादर करणाऱ्याचे नाव: वित्तमन राजू - -

नोंदणी फी	रु. 26900.00
दस्त हाताळणी फी	रु. 2600.00
पृष्ठांची संख्या: 130	

एकूण:	रु. 29500.00
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आपणाम मूळ दस्त ,थंवनेल प्रिंट,मूची-२ अंदाजे  
10:35 AM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

बाजार मूल्य: रु.1533500/-

मोवदला रु.2680984/-

भरलेले मुद्रांक शुल्क : रु. 160900/-

सह दुय्यम निबंधक वर्ग -  
ठाणे - १.

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1910201803226 दिनांक: 19/10/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.26900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007131951201819R दिनांक: 12/10/2018

बँकेचे नाव व पत्ता: IDBI

B) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1910201803161 दिनांक: 19/10/2018

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्ल्याम तपशिल :-

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

*Wishant*



20/10/2018

मूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

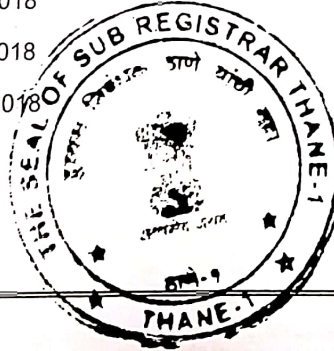
दस्न क्रमांक : 15440/2018

नोंदणी :

Regn:63m

गावाने नाव : वेतवडे

(1)विनेखाचा प्रकार	करारनामा
(2)मोवदला	2680984
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1533500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यान)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 703, माळा नं: 7वा मजला. इमारतीचे नाव: ए - विंग एलाग मॅरथॉन नेकमवर्ल्ड एलाग, ब्लॉक नं: मीजे - वेतवडे, रोड : नालुका व जिल्हा ठाणे,400612, इतर माहिती: मदनिका क्षेत्र 31.94 चौ.मी. कारपेट व बाल्कनी क्षेत्र 3.91 चौ. मी. कारपेट(रेग प्रमाणे)( ( Survey Number : सर्वे नं. 22/6, 23/1,23/2,23/3,23/4,24/4,26/1,30/1,30/2,80 ; ) )
(5) क्षेत्रफळ	1) 31.94 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्नपत्र करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅट्रिक्स एनक्लेवम प्रोजेक्ट्स डेव्हलपमेंट प्रा. लि. यांच्यावतीने ग्रुप कंपनी मॅकेटरी आणि अधिकृत व्यक्ती श्री. के. एम. गधवन यांच्यावतीने कुलमुख्यालय म्हणून जिनेद्र दुर्गे वय:-42; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरथॉन मॅकम, ब्लॉक नं: मुलुंड - पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड - पश्चिम. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAFCEM3513L
(8)दस्नपत्र करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनमन राजू - - वय:-42; पत्ता:-प्लॉट नं: रूम नं.38 , माळा नं: 3ग मजला . इमारतीचे नाव: गणेश कृपा अपार्टमेंट , ब्लॉक नं: रोड नं. 27 , शांती नगर , रोड नं: बागळे इस्टेट, ठाणे - पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AWQPR4548E 2): नाव:-निशा विनमन - - वय:-36; पत्ता:-प्लॉट नं: रूम नं.38 , माळा नं: 3ग मजला , इमारतीचे नाव: गणेश कृपा अपार्टमेंट , ब्लॉक नं: रोड नं. 27 , शांती नगर , रोड नं: बागळे इस्टेट, ठाणे - पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABUPW8803A
(9) दस्नपत्र करून दिल्याचा दिनांक	12/10/2018
(10)दस्न नोंदणी केल्याचा दिनांक	20/10/2018
(11)अनुक्रमांक,खंड व पृष्ठ	15440/2018
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	160900
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	26900
(14)शेरा	

सह दुय्यम निबंधक वर्ग-१  
ठाणे - १

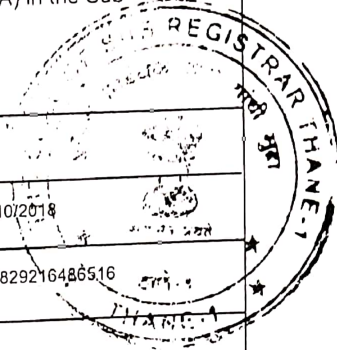
मुल्यांकनासाठी विचारात घेतलेला नपथीत:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :- :

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



Department of Stamp & Registration, Maharashtra		दस्तावेज क्रमांक १५४४०/२०१८	
Receipt of Document Handling Charges		५/१२०	
PRN	1910201803161	Date	19/10/2018
Received from Winson Raju, 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	sbiepay	Date	19/10/2018
Bank CIN	10004152018101902685	REF No.	201829216486516
This is computer generated receipt, hence no signature is required.			



Department of Stamp & Registration, Maharashtra		दस्तावेज क्रमांक १५४४०/२०१८	
Receipt of Document Handling Charges		५/१२०	
PRN	1910201803226	Date	19/10/2018
Received from Winson Raju, Mobile number 9930970136, an amount of Rs.600/-, 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	sbiepay	Date	19/10/2018
Bank CIN	10004152018101902744	REF No.	201829216561290
This is computer generated receipt, hence no signature is required.			

*Winson Raju*  
*Mishra*



टनन - 9
दस्ता क्रमांक 94680 / 2096
२ / ११०



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पुस्त
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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 20181019120

14 September 2018, 09:52:19 AM

मुल्यांकनाचे वर्ष 2018  
जिल्हा ठाणे  
मुल्य विभाग तालुका ठाणे  
उप मुल्य विभाग 33 120-21(A) बेंतवडे गावठाण वगळून उर्वरीत मिळकती  
क्षेत्राचे नांव Thane Municipal Corporation

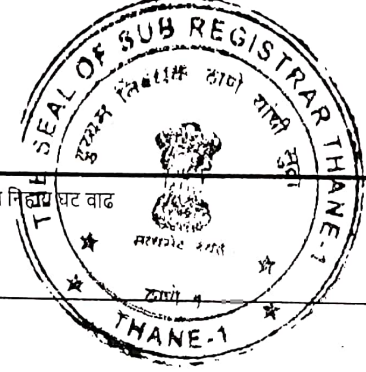
सर्व्हे नंबर न भू क्रमांक

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दस्त क्रमांक 9880 / 2018  
3 / 936  
मोजमापनाचे एकक चौ.मीटर

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय		दुकाने		बांधीव	
खुली जमीन	निवासी सदनिका						
6300	37900	38000	45700	38000			

Sale Type - First Sale  
Sale/Resale of built up Property constructed after circular dt 02.01 2018

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	प्रकल्पाचे क्षेत्र -	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचे वय -	मजला -	मिळकतीचा प्रकार-	बांधीव
	35 134 चौ. मीटर	1-आर सी सी	आहे	Less than 2 Hectors	मिळकतीचा वापर-	निवासी सदानिका	0 TO 2वर्ष	5th to 10th Floor	मिळकतीचा प्रकार-	बांधीव
					मूल्यदर.बांधकामाचा दर-					Rs 37900 -



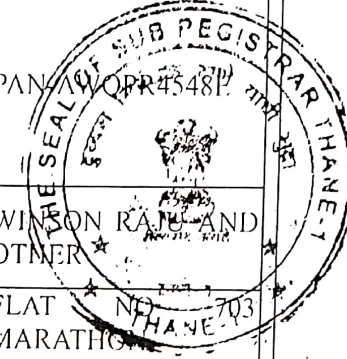
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट वाढ  
= (37900 \* (100 - 100)) \* 105 - 100  
= Rs 39795 -

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) \* निवासी सदनिका करीता प्रती चौ. मीटर दर) \* वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
A) मुख्य मिळकतीचे मूल्य = 39795 \* 35 134  
= Rs 1398157.53 -  
F) लगतच्या गच्चीचे क्षेत्र = 391 \* (39795 \* 40 100)  
लगतच्या गच्चीचे मूल्य = Rs 62239.38 -

एकत्रित अंतिम मुल्य = A + B + C + D + E + F + G + H + I  
= 1398157.53 + 0 + 0 + 0 + 0 + 62239.38 + 0 + 0 + 0  
= Rs 1460396.91 - + 5% B.g Projc. 8 = 15,33,415/-

CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH007131951201819R	BARCODE	
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR113-THNI_HQR SUB REGISTRA THANE URBAN 1	Location	
Year	Period: From : 12/10/2018 To : 31/03/2099	PAN No. (If Applicable)	PAN/AWOPR4548P
Object	Amount in Rs.	Full Name	WINSON RANJAN D OTMER
0030046401-75	160900.00	Flat/Block No.	FLAT NO. 703
0030063301-70	26900.00	Premises/ Bldg	MARATHI
	0.00	Road/Street, Area /Locality	NEXWORLD ELARA VILLAGE BETAWADE
	0.00	Town/ City/ District	TALUKA AND DISTRICT THANE Maharashtra
	0.00	PIN	4 0 0 6 1 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	187800.00	Amount in words	Rupees One Lakhs Eighty Seven Thousand Eight Hundred Only
Payment Details:IDBI NetBanking	Payment ID : 186133764	FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No. : 69103332018101250291	
Cheque- DD No.		Date	12-10-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

दस्तावेज क्रमांक 74880/2096
Date: 12/10/2018
5/7/20



*CSA*

*W. Sont*  
*A. Lashan Vins 09*

Data of Bank Receipt for GRN MH007131951201819R

Bank - IDBI BANK

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दस्त क्रमांक 4880 / 2096  
- 6 / 930

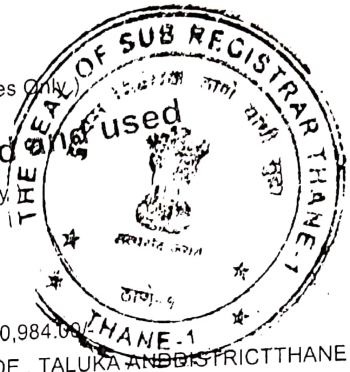
Branch :  
xn id : 186133764  
DtTime : 12/10/2018 11:38:26  
anIdNo : 69103332018101250291  
ict : 1201 / THANE  
Name : IGR113 / THN1\_HQR SUB REGISTRA THANE URBAN 1

Simple Receipt  
Print DtTime :  
GRAS GRN : MH007131951201819R  
GRN Date : 12/10/2018 11:38:46

ty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
ty Amt : Rs 1,60,900.00/- (Rs One Lakh Sixty Thousand Nine Hundred Rupees Only)

Fee Schm : 0030063301-70 / Registration Fee  
Fee Amt : Rs 26,900.00/- (Rs Twenty Six Thousand Nine Hundred Rupees Only)

Only for verification - Not to be printed

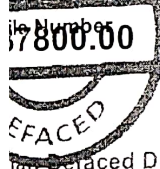


le : A25  
Mvblty : Immovable  
Descr : FLAT NO 703MARATHONNEXWORLD ELARAVILLAGE BETAWADE , TALUKA AND DISTRICTTHANE  
Maharashtra  
400612

Consideration : 26,80,984.00

Payer : PAN-AWQPR4548E WINSON RAJU AND OTHER  
r Party : PAN-AAFCS3513L MATRIX ENCLAVES PROJECTS DEVELOPMENTS PVT LTD

Scroll No : 100  
Date : 15/10/2018  
Credit Date : 15/10/2018  
File Number : 919930086980



Defaced Details

o.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	(IS)-73-15440	0004040535201819	20/10/2018-10:29:19	IGR113	26900.00
	(IS)-73-15440	0004040535201819	20/10/2018-10:29:19	IGR113	160900.00
<b>Total Defacement Amount</b>					<b>1,87,800.00</b>



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दस्ता क्रमांक १५४८० / २०१८
५ / १३०



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 12<sup>th</sup> day of October, 2018

BETWEEN

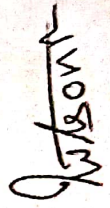
Matrix Enclaves Projects Developments Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 702, Marathon Max, Mulund Goregaon Link Road, Mulund West, Mumbai-400 080, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the ONE PART;

AND

Mr. Winson Raju, Ms. Nisha Winson, having his/her/their address at Room No.38,3rd Floor, Ganesh Krupa Apartment, Road No.27, Shanti Nagar, Wagle Estate, Thane-West 400604, 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's

  
Allottee/s

Allottee/s

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**WHEREAS:**

A. The Promoter is the owner of and is seized and possessed of and otherwise ~~is~~ sufficiently entitled to ~~the~~ ~~possession~~ of land or ground ~~admeasuring~~ ~~about~~ ~~3540~~ ~~square~~ ~~meters~~ and development of all those pieces and parts of land or ground ~~admeasuring~~ ~~about~~ ~~3540~~ ~~square~~ ~~meters~~ lying, being and situate at Village Botavade, Taluka, Talasari 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 Larger Land ~~is~~ as follows:

**I. First Land:**

- i. One Kalu Ragho Patil was the owner of the property bearing Survey No. 22 Hissa No. 1 admeasuring about 580 square meters, Survey No. 23 Hissa No. 4 admeasuring about 4830 square meters of Village Botavade, Taluka and District- Thane (hereinafter referred to as the "said First Land" Thane-1).
- 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. Vaiku 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. Vihabai 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 along with 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

*(Signature)*

Promoter's

*(Signature)*

*(Signature)*

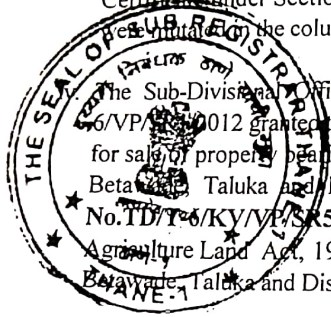
Allottee/s

admeasuring 180 square meters, Survey No.23 Hissa No.2 admeasuring 3440 square meters of Village Betawade, Taluka and District Thane area admeasuring about 9990 square meters i.e 2.469 Acres (hereinafter referred to as the "said Second Land"). One Kondya Mangalya was cultivating the said Second Land and the other rights column.

दस्त क्रमांक १४८०/२०११

ii. Shri. Kondya Mangalya expired in the year 1963 leaving behind him his only legal heirs 1. Ganpat Kondaji Bhoir, 2. Muktabai Songya Bhoir, 3. Janabai Dharma Patil and 4. Bhimabai Sukir Gorpekar. Shri. Bhimabai Sukir Gorpekar died in the year 2005 leaving behind him only legal heir Dharmendra Sukir Gorpekar.

iii. By virtue of the order passed by Hon'ble Tehsildar and Agriculture Land Tribunal, Thane at Thane under Bombay Tenancy & Agricultural Lands Act, 1948 bearing No. IPL-III-II-P-67L-No-72 the Certificate under Section 32M was issued and the names of Ganpat Kondaji Bhoir and 3 other persons were entered in the column of Occupier/Owner of the 7/12 Extract of the said Second Land.



The Sub-Divisional Office of Thane by an Order dated 16<sup>th</sup> April, 2013, bearing No. TD/16/VP/2012 granted the permission u/s. 43 of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No.23, Hissa No.2, and Survey No.23, Hissa No. 3 of Village Betawade, Taluka and District Thane and by order dated 30<sup>th</sup> September, 2013, bearing No. TD/16/KY/VP/SR54/2013 granted the permission u/s. 43 of Mumbai Tenancy and Agriculture Land Act, 1948 for sale of property bearing Survey No.24 Hissa No.4 of Village Betawade, Taluka and District Thane.

v. A Development Agreement dated 25<sup>th</sup> August, 2009 registered with Sub-Registrar of Assurances at Thane-2 under Serial No. TNN2/7573/2009 is executed between the Promoter and 1. Ganpat Kondaji Bhoir, 2. Muktabai Songya Bhoir, 3. Janabai Dharma Patil and 4. Dharmendra Sukir Gorpekar in respect of the said Second Land alongwith the Power of Attorney dated 21<sup>st</sup> August 2009 bearing Registration No. TNN-2/382/2009 with the power to convey the said Second Land in the name of Promoter on receipt of entire consideration.

vi. By a Deed of Conveyance dated 16<sup>th</sup> March, 2015 registered with the Sub-Registrar of Assurances at Thane-9 under Serial No. TNN-9/1828/2015 the Promoter on payment of the entire consideration has conveyed in its favour all the rights, title, and interest in the said Second Land by virtue of registered Power of Attorney dated 21<sup>st</sup> August, 2009.

### III. Third Land:

i. One Krishna Mahadu Patil was the owner of the property bearing Survey No.26, Hissa No.1 admeasuring about 3800 square meters of Village Betawade, Taluka and District-Thane (hereinafter referred to as the "said Third Land"). Shri. Krishna Mahadu Patil died on 8<sup>th</sup> December, 1990 leaving behind him his legal heirs 1. Narayan Krishna Patil, 2. Kundalik Krishna Patil, 3. Kanha Krishna Patil, 4. Tukaram Krishna Patil, 5. Madhukar Krishna Patil, 6. Datta alias Dattatraya Krishna Patil, 7. Sitabai Khandu Alimkar, 8. Gangabai Chandrakant alias Ramchandra Patil, 9. Yamunabai Kashinath Patil, 10. Gunabai Rajaram Patil alias Gunabai Rajaram Kene, 11. Bhagabai Babarao Salunkhe alias Bhagi Baburao Salunkhe, 12. Laxmibai Ramanath Mhatre and 13. Savitribai Mukund Gaikwad alias Savitribai Madhukar Gaikwad. Shri Kundalik Krishna Patil died in the year 1995 leaving behind him his legal heirs 1. Ladakubai Kundalik Patil, 2. Baliram Kundalik Patil, 3. Sarsawati Bap Kundalik Patil alias Sarsawati Vinayak Mhatre, 4. Chandrakala Kalu Bhoir and, 5. Pravin Kundalik Patil. Shri. Baliram Kundalik Patil died in the year 2003 leaving behind him his legal heirs 1. Suvama Baliram Patil, 2. Asatik Baliram Patil and 3. Hrithik Baliram Patil.

ii. One Babu Raoji Patil was cultivating the said Third Land. After his death his legal heirs namely 1. Raghunath Babu Patil, 2. Bebitai Babu Patil, 3. Gurnath Pandit Patil and 4. Nita Pandit Patil became the tenants of the said Third Land.

iii. A Development Agreement dated 26<sup>th</sup> October, 2010 registered with Sub-Registrar of Assurances at Thane-2 under Serial No. TNN2/12350/2010 on 28<sup>th</sup> October, 2010 was executed between the Promoter and 1. Raghunath Babu Patil, 2. Bebitai Babu Patil, 3. Gurnath Pandit Patil, 4. Nita Pandit Patil and 1. Narayan Krishna Patil, 2. Ladkubai Kundalik Patil, 3. Sarsawati Bap Kundalik Patil alias Sarsawati Vinayak Mhatre, 4. Chandrakala Kalu Bhoir, 5. Pravin Kundalik Patil, 6. Kanha Krishna

Patil, 7. Tukaram Krushna  
10. Sitabai Khandu Alimkar  
Kashinath Patil 13. Gunabai  
Salunkhe alias Bhagi Babu  
Gaikwad alias Savitribai M  
19. Hrithik Baliram Patil in  
26<sup>th</sup> October, 2010 re  
No. TNN2/688/2010 on 2  
the said Third Land in the

iv. By a Deed of Conveyance  
Thane-9 under Serial No  
entire consideration has c  
by virtue of registered Po

### IV. Fourth Land:

i. One Kalya Devu Patil w  
1820 square meters (he  
died on 21<sup>st</sup> August, 1  
Ambo Patil, 3. Sitabai  
and 6. Muktabai Rago  
legal heirs 1. Balkrish  
Ambo Patil, 5. Manda  
Patil, 8. Lilabai Moha  
died on 4<sup>th</sup> July, 198  
Bematya Patil. Smt. I  
Smt. Shantabai Jayw

ii. A Development Ag  
Thane-9 under Ser  
Kalu Patil, 2. Sitab  
5. Yashwant Ambo  
Ramesh Gaikwad,  
Fourth Land along  
of Assurances Th  
convey the said Fo

iii. By a Consent A  
Thane-2 under  
2. Baburao Am  
5. Shantabai Jay  
said Fourth Lan  
Agreement date  
Patil and 9 Ors.

iv. By a Deed o  
Assurances at  
payment of the  
said Fourth La

### V. Fifth Land:

i. One Shiva D  
2000 square  
"said Fifth"  
legal heirs 1.  
5. Manubai I  
November,  
Jagannath M  
December,

Promoter's



Patil, 7.Tukaram Krushna Patil, 8.Madhukar Krushna Patil, 9.Datta alias Dattatray Krushna Patil, 10.Sitabai Khandu Alimkar, 11.Gangabai Chandrakant alias Ramchandra Patil 12.Yamunabai Kashinath Patil 13.Gunabai Rajaram Patil alias Gunabai Rajaram Kene 14.Bhagabai Babarao Salunkhe alias Bhagi Baburao Salunke, 15.Laxmibai Ramanaiah Mhadu Patil 16.Sitabai Akund Gaikwad alias Savitribai Madhukar Gaikwad, 17.Suvarna Baliram Patil & Asmita Baliram Patil and 19.Hrithik Baliram Patil in respect of the said Third Land and also with the Power of Attorney dated 26<sup>th</sup> October, 2010 registered with Sub-Registrar of Assurances at Thane-2 bearing No.TNN2/688/2010 on 28<sup>th</sup> October, 2010 in favour of the Promoter with the power to convey the said Third Land in the name of Promoter on receipt of entire consideration. 1930

iv. By a Deed of Conveyance 28<sup>th</sup> January, 2015 registered with the Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/1698/2015 on 10<sup>th</sup> March, 2015 the Promoter in the name of the entire consideration has conveyed in its favour all the rights, title, and interest in the said Land by virtue of registered Power of Attorney dated 26<sup>th</sup> October, 2010.

#### IV. Fourth Land:

i. One Kalya Devu Patil was the owner of the property, Survey No. 44 Hissa No. 44 measuring about 1820 square meters (hereinafter referred to as the 'said Fourth Land'). Smt. Kalya Devu Patil died on 21<sup>st</sup> August, 1977 leaving behind him his legal heirs 1. Govardhan Kalyu Patil, 2. Motibai Ambo Patil, 3. Sitabai Mahadu Bhoir, 4. Banubai Kamalakar Pawar, 5. Rakshambai Bematya Patil and 6. Muktabai Rago Mhatre. Smt. Motibai Ambo Patil died on 8<sup>th</sup> April, 2006 leaving behind her legal heirs 1. Balkrishna Ambo Patil, 2. Tulsiram Ambo Patil, 3. Yashwant Ambo Patil, 4. Baburao Ambo Patil, 5. Mandabai Dhondu Gaikar, 6. Kundabai Nandakumar Thakur, 7. Kantabai Gopinath Patil, 8. Lilabai Mohan Mhatre and 9. Nandabai Ramesh Gaikwad. Smt. Rakshambai Bematya Patil died on 4<sup>th</sup> July, 1989 leaving behind her legal heirs 1) Sadasshiv Bematya Patil and 2) Bhagawan Bematya Patil. Smt. Banubai Kamalakar Pawar died on 26<sup>th</sup> May, 1985 leaving behind her legal heir Smt. Shantabai Jaywant Patil.



ii. A Development Agreement dated 14<sup>th</sup> May, 2010 registered with Sub-Registrar of Assurances at Thane-9 under Serial No.TNN2/6281/2010 was executed between the Promoter and 1.Govardhan Kalu Patil, 2.Sitabai Mahadu Bhoir, 3.Muktabai Rago Mhatre, 4.Balkrishna Ambo Patil, 5.Yashwant Ambo Patil, 6.Mandabai Dhondu Gaikar, 7.Lilabai Mohan Mhatre, 8.Nandabai Ramesh Gaikwad, 9.Sadashiv Bemtya Patil and 10.Bhagwan Bemtya Patil in respect of the said Fourth Land alongwith the Power of Attorney dated 20<sup>th</sup> May, 2010 registered with Sub-Registrar of Assurances Thane-9 bearing No.TNN2/372/2010 in favour of Promoter with the power to convey the said Fourth Land in the name of Promoter on receipt of entire consideration.

iii. By a Consent Agreement dated 14<sup>th</sup> May, 2010 registered with Sub-Registrar of Assurances Thane-2 under Serial No.TNN2/8520/2010 on 12<sup>th</sup> July, 2010. 1. Tulsiram Ambo Patil, 2.Baburao Ambo Patil, 3.Kundabai Nandakumar Thakur, 4.Kantabai Gopinath Patil and 5.Shantabai Jaywant Patil, confirmed that they have surrendered their rights, title and interest in the said Fourth Land and also consented to the sale of Fourth Land and confirmed the Development Agreement dated 14<sup>th</sup> May, 2010 executed by and between the Promoter and Govardhan Kalu Patil and 9 Ors. and the Power of Attorney dated 14<sup>th</sup> May, 2010.

iv. By a Deed of Conveyance dated 28<sup>th</sup> January, 2015 registered with the Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/2303/2015 on 1<sup>st</sup> April, 2015 the Promoter on payment of the entire consideration has conveyed in its favour all the rights, title, and interest in the said Fourth Land by virtue of registered Power of Attorney dated 14<sup>th</sup> May, 2010.

#### V. Fifth Land:

i. One Shiva Devu Patil was the owner of the property, Survey No.30 Hissa No.2 admeasuring about 2000 square meters of Village Betawade, Taluka and District-Thane (hereinafter referred to as the 'said Fifth Land'). Shri. Shiva Devu Patil expired on 24<sup>th</sup> October, 1984 leaving behind him his legal heirs 1.Nana Shiva Patil, 2.Arjun Shiva Patil, 3.Kacharya Shiva Patil, 4.Venubai Sitaram Patil, 5.Manubai Krishna Thakur and 6.Janabai Mahadu Futane. Shri. Nana Shiva Patil expired on 8<sup>th</sup> November, 1972 leaving behind him his legal heirs 1.Bhagibai Nana Patil, 2. Janabai Nana Patil, 3. Jagannath Nana Patil and 4. Kalubai Namdeo Bedekar. Shri.Kacharya Shiva Patil expired on 18<sup>th</sup> December, 1979 leaving behind him his legal heirs 1.Rangubai Kacharya Patil, 2.Kantabai Vasant

Promoter's

Tare, 3.Shantabai Ganesh Chokhant, 4.Sundrabai Suresh Patil and 5.Arachana Ravi Thakur Smt.Venubai Sitararam Patil expired on 7th September, 2002 leaving behind her legal heirs 1.Narasimhan Sitararam Patil, 2.Shantaram Sitararam Patil, 3.Anandibai Balaram Patil, 4.Kamalabai Sitararam Patil, 5.Santaram Sitararam Patil, 6.Taibai Pandit Bhoir. Smt. Manubai Krishina Thakur expired on 2nd April, 2000 leaving behind her legal heirs 1.Shakuntalabai Kashinath Choudhari, 2.Kusumabai Dhyanneshwar Mhatre, 4.Ram Krishina Thakur and 5.Bhoolabai Dhyanneshwar Mhatre. Smt. Janabai Mahadu Futane expired on 31st October, 2002 leaving behind her legal heirs 1.Taibai Dattatraya Minmine and 2.Pushpabai Dnyaneshwar Kulkarni as legal heirs.

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ii. A Development Agreement dated 14th May, 2010 registered with Sub-Registrar of Assurances Thane-2 under Serial No.TNN2/6280/2010 was executed between the Promoter and 1.Arun Shri Patil, 2.Janabai Nana Patil, 3.Jagannath Nana Patil, 4.Kalubai Namdeo Bedekar, 5.Rangobai Kacharya Patil, 6.Kantabai Vasant Tare, 7.Shantabai Ganesh Chokhant, 8.Sundrabai Suresh Patil, 9.Acharya B. S. Tandel, 10.Narayan Sitararam Patil, 11.Shantaram Sitararam Patil, 12.Anandibai Sitararam Patil, 14.Devakubai Pandurang and 15. Taibai Pandit Bhoir. Smt. Manubai Krishina Thakur, 17.Kusumbai Ramdas Thombre, 18.Kantabai Dnyaneshwar Mhatre, 19.Ram Krishina Thakur, 20.Bholenath Krishina Thakur, 21.Taibai Dattatraya Minmine and 22.Pushpabai Dnyaneshwar Kulkarni in respect of the said Fifth Land alongwith the power of Attorney dated 14th May, 2010 bearing Registration No.TNN2/371/2010 with the power of conveyance of said Fifth Land in the name of Promoter on receipt of entire consideration.



iii. By a Deed of Conveyance dated 3rd March, 2015 registered with the Sub-Registrar of Assurances at Thane-2 under Serial No.TNN-9/1542/2015 on payment of the entire consideration the Promoter conveyed in its favour all the rights, title, and interest in the said Fifth Land by virtue of registered Power of Attorney dated 14th May, 2010.

VI. Sixth Land:

i. One Katod Devu Patil was the owner of the property Survey No.80 admeasuring about 300 square meters of Village Betawade, Taluka and District Thane (hereinafter referred to as the "said Sixth Land"). Shri. Katod Devu Patil died in the year 1990 leaving behind him his legal heirs 1.Haribhai Kathod Patil, 2.Trimbak Khathod Patil, 3.Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir 4.Vithabai Balaram Patil, 5.Kalubai Ganapat Patil alias Valibai Ganapat Patil alias Balibai Ganapat Patil, 6.Balubai Sukarya Patil alias Balubai Sutraya Patil, 7.Salubai Chahu Patil and 8.Devakubai Vithhal Patil. Shri. Haribhai Kathod Patil died on 23rd November, 2006 leaving behind him his legal heirs 1.Hausabai Haribhai Patil, 2. Datta Haribhai Patil, 3.Bhalchandra Haribhai Patil, 4.Adil Haribhai Patil, 5.Asha alias Ashabai Rohidas Patil, 6.Ushabai Bhikuram Patil, 7.Surekha Haribhai Patil and 8.Vandana Haribhai Patil. Smt. Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir died on 22nd September, 1987 leaving behind her legal heirs 1.Govardhan Sadu Bhoir, 2.Mathura Govardhan Bhoir, 3.Shashikant Govardhan Bhoir, 4.Pintya Govardhan Bhoir, 5.Seema Dattatraya Gaikwad, 6.Rekha Sandeep Shelar and 7.Sarita Harischandra Thakur.

ii. A Development Agreement dated 14th May, 2010 registered with Sub-Registrar of Assurances at Thane-2 under Serial No.TNN2/6279/2010 is executed by and between the Promoter and 1.Trimbak Kathod Patil, 2.Vithabai Balaram Patil, 3.Kalubai Ganapat Patil alias Valibai Ganapat Patil alias Balibai Ganapat Patil, 4.Hirabai Sadu Bhoir alias Shevantabai Sadu Bhoir, 5. Balubai Sukarya Patil alias Balubai Sutraya Patil, 6.Salubai Chahu Patil, 7.Devakubai Vithhal Patil, 8.Hausabai Haribhai Patil, 9.Datta Haribhai Patil, 10.Bhalachandra Haribhai Patil, 11.Adik Haribhai Patil and 15.Vandana Haribhai Patil, 16.Mathura Govardhan Bhoir, 17.Shashikant Govardhan Bhoir, 18.Pintya Govardhan Bhoir, 19.Seema Dattatraya Gaikwad, 20.Rekha Sandeep Shelar and 21.Sarita Harischandra Thakur in respect of the said Sixth Land alongwith the Power of Attorney dated 14th May, 2010 registered with Sub-Registrar of Assurances Thane-2 bearing No.TNN2/370/2010 with the power to convey the said Sixth Land in the name of Promoter after receipt of entire consideration.

iii. By a Deed of Conveyance dated 23rd February, 2015 registered with the Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/1302/2015 the Promoter on payment of the entire consideration has conveyed in its favour all the rights, title, and interest in the said Sixth Land by virtue of registered Power of Attorney dated 14th May, 2010.

*(Signature)*  
 Promoter's

*(Signature)*

VII. The said First Land, Second Land, collectively referred to as the "said First Schedule hereunder written.

C. The Promoter intends to develop in phases the said First Schedule hereunder written. The larger land which is more particularly marked and annexed hereto as Annexure "2".

D. The Promoter also intends to subsequently develop the said Land as a common layout in a phased manner.

E. By and under a permission dated 7th July 2010 ("NA Permission") for an area admeasuring 2.00 hectares mentioned therein. A copy of the NA Permission is annexed hereto and marked as Annexure "3".

F. By and under its letter dated 05th April 2011 issued by the Thane Municipal Corporation in terms and conditions stated therein. A copy of the letter is annexed hereto and marked as Annexure "4".

G. Thane Municipal Corporation has issued reference no.V.P.No.S10/0012/12.TM dated 20th April 2012 therein. On 30th April, 2012 Commencement Certificate has been issued (hereinafter) for Basement plus ground floor (pt)/stilt(P) and 1st to 14th Floor plus ground (pt)/stilt(P) plus 29th Floor plus ground (pt)/stilt(P) and 30th Floor. Floor Only. However, the Promoter has reserved 38 or more upper floors. A copy of the certificate is annexed hereto and marked as Annexure "5".

Sr. No	Building Name
1	AURA
2	ELARA

H. The rights retained by the Promoter in respect of the said Land after the vesting of the said Land in the said Land, building or wing or a part thereof are as provided in the provisions of the Real Estate (Regulation and Development) Act, 2016 (Regulation of Real Estate Business, Rates of Interest on Real Estate Loans, etc.) Act, 2016 specifically clarified that the rights retained by the developer/promoter even after the completion of the project shall vest in the society/apex body and the same shall be as provided in the said Act.

I. Copy of the Title Certificate dated 14th May, 2010 is annexed hereto and marked as Annexure "6".

J. The Allottee/s enters into this Agreement by the Promoter under this Agreement.

K. Details of mortgage or lien or charge created by the Promoter are as follows:  
 i. By and under Mortgage I

VII. The said First Land, Second Land, Third Land, Fourth Land, Fifth Land and Sixth Land are hereinafter collectively referred to as the "said Land" and is more particularly specified in the Second Schedule hereunder written.

C. The Promoter intends to develop in phase-wise manner the said Larger Land as more particularly set out in the First Schedule hereunder written. The Promoter is presently developing ~~the said Larger Land~~ which is the part of the larger land) which is more particularly marked and delineated with Red colour on the Sanctioned Layout Plan is annexed hereto as Annexure "2".

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

E. By and under a permission dated 7<sup>th</sup> July, 2014, the Collector, Thane has granted ~~an NA Permission~~ for an area admeasuring 26,860 square meters 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".

F. By and under its letter dated 05<sup>th</sup> April, 2013 bearing reference no. V.P.No.S10/0012/12TMC/TDD/828/13 issued by the Thane Municipal Corporation ("TMC"), TMC granted permission for the construction, subject to the terms and conditions stated therein. A copy of the said Development Permission dated 05<sup>th</sup> April, 2013 is annexed hereto and marked as Annexure "4".

G. Thane Municipal Corporation has issued a Commencement Certificate dated 03<sup>rd</sup> February, 2014 bearing reference no.V.P.No.S10/0012/12 TMC/TDD/1083/14 of the said Land, subject to the terms and conditions stated therein. On 30<sup>th</sup> April, 2016 bearing reference no.V.P.No.S10/0012/12TMC/TDD/1792/16, Commencement Certificate has been issued by TMC in respect of Building 'A' (i.e. the said building defined hereinafter) for Basement plus ground(pt)/stilt(P) and 1<sup>st</sup> to 21<sup>st</sup> Floor and for Building 'B' for Basement plus ground(pt)/stilt(P) and 1<sup>st</sup> to 14<sup>th</sup> Floors. Amended Commencement Certificate dated 28<sup>th</sup> April, 2017 bearing reference no. V.P.No.S10/0012/12TMC/TDD/2163/17 issued by TMC in respect of Building 'A' for Basement plus ground(pt)/stilt(P) plus 29<sup>th</sup> Floor only and for Building 'B' for Basement plus ground(pt)/stilt(P) plus 29<sup>th</sup> Floor Only. However, the Promoter has proposed the development of the said building (as defined below) to be of 38 or more upper floors. A copy of the Commencement Certificate dated 28<sup>th</sup> April, 2017 is annexed hereto and marked as Annexure "5".

Sr. No	Building Name	Wing as per Sale Plan	Wing as per Commencement Certificate
1	AURA	"A" WING	"B" WING
2	ELARA	"B" WING	"A" WING

H. 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 flats/units/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.

I. Copy of the Title Certificate dated 13<sup>th</sup> July, 2017 issued by Adv. Prasanna Tare certifying the right/entitlement of the Promoter is annexed hereto and marked as Annexure "7" ["Title Certificate"].

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.

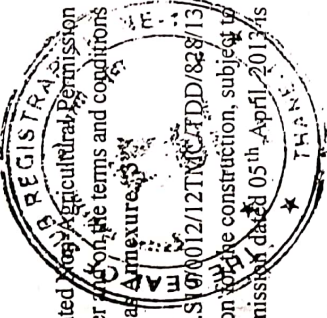
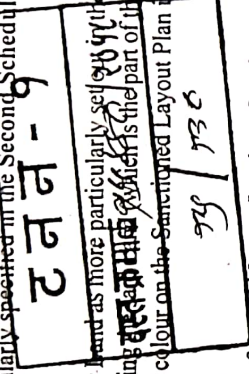
K. Details of mortgage or lien or charge on the said Land is mentioned below: •

i. By and under Mortgage Deed dated 05<sup>th</sup> May, 2014 registered with the Sub-Registrar of Assurance at

Promoter's

*Prasanna Tare*

Allottee/s



Thane-5 Vide No.TNN5-4573 of 2014 ("the said Mortgage Deed"), Matrix Enclaves Projects Development Private Limited have created charge on the said Land as more particularly set out in the Mortgage Deed with Indian Overseas Bank having its Head Office at 762, Anna Salai, Chennai-600 016 and carrying on business in banking among other place at Vashi Branch, Plot No.4/4, Sector-5, Vashi, Navi,Mumbai-0596 ("the said Bank/Mortgagee") and created security thereon to secure repayment of monies due and payable by Matrix Enclaves Projects Development Private Limited to the "Bank/Mortgagee" together with interest and any costs incurred in connection thereon on the terms conditions as more particularly set out therein.

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ii. By and under Supplemental Deed of Mortgage dated 13<sup>th</sup> November,2014 registered with the Registrar of Assurance at Thane-5 Vide No.TNN5-10636 of 2014 ("the said Supplemental Mortgage Deed"), certain corrections are made in the Mortgage Deed dated 05<sup>th</sup> May, 2014.

iii. By and under a Reconveyance Deed dated 10<sup>th</sup> August, 2016 registered with the Sub-Registrar Assurance at Thane-5 Vide No.TNN5-7733-2016 ("the said Reconveyance Deed"), the said Mortgage Property is re-conveyed to the Promoter.

iv. By and under Indenture of Mortgage dated 27<sup>th</sup> February, 2017 registered with the Sub-Registrar Assurance at Thane-9 Vide No.TNN9-088-2017 ("the said Mortgage Deed"), charge has been created on the part of the said Land and on part of the said Larger Land (admeasuring about 31,082.42 sq.mts. more particularly set out in the said Mortgage Deed with L&T Infrastructure Finance Company Limited having its registered office at Mount Poonamallee Road, Manapakkam, Chennai-600 089 and one of office at Plot No.177, Brindavan, Vidyanagari Marg, CST Road, Kalina, Santacruz East, Mumbai ("Lender") and created security thereon to secure repayment of monies due and payable by Matrix Enclaves Projects Developments Private Limited to the said Lender together with interest and any costs incurred in connection thereon on the terms and conditions as more particularly set out therein.

v. By a Supplementary Mortgage Deed for Creation of Further Charge dated 8th December, 2017 registered in the office of sub registrar of assurances at Thane- 5 under serial no.TNN5-14477-2017 an exclusive further charge has been created in favour of L&T Infrastructure Finance Company Limited as more particularly mentioned in Schedule III therein to secure the existing charge created on the part of the said Land and on part of the said Larger Land (admeasuring about 31,084.42 sq.mts.) as more particularly set out under the Indenture of Mortgage dated 27th February, 2017, on the terms and conditions as more particularly set out therein.

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

M. The development of a building known as "Marathon Nexworld Elara" ("said Building") on the part of the said Land is comprising of 1 Basement, 1 Plinth, 1 Stilt and upto 29<sup>th</sup> Floor (sanctioned) and proposed upto 38<sup>th</sup> Floor. The development of part of the tower/wing of a building known as "Marathon Nexworld Elara" comprising of 1 Basement, 1 Plinth, 1 Stilt and Upto 24<sup>th</sup> 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 the 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.P5170000047 dated 18<sup>th</sup> July, 2017 for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "10" hereto.

N. Pursuant to the sanctioned plans as amended from time to time, the Promoter has commenced construction on the said Land in phase wise manner as may be sanctioned by the concerned authorities from time to time in accordance with the building rules and regulations 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 Competent Authority. The Sanctioned Layout Plans are annexed hereto as Annexure "2" and Annexure "2A".

O. The Promoter has also informed the Allottee/s and the Allottee/s is/are aware that:

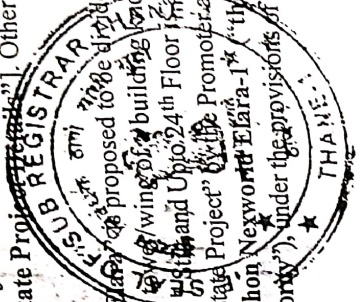
- i. Presently plans have been sanctioned for 1 Basement, 1 Plinth, 1 Stilt and Upto 20th floor.
- ii. The Promoter is proposing to construct...

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 shall be enjoyed by the Allottee/s of other building ~~street-estate-projects-registered~~ or proposed to be registered in future constructed/to be constructed on the said Larger Land. ~~the buildings to be constructed from time to time by the Promoter on the said Land.~~

Registered with the  
RERA Maharashtra  
and has obtained  
the RERA Certificate

2. The Allottee/s has/have, prior to the date hereof, examined a copy of the Planning and Architectural Consultants RERA Certificate to be examined in detail by his/her/his Advocates and P The Allottee/s has/have agreed and consented to the development of the Whole Project. 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 more particularly specified in the Fourth Schedule hereunder written [“Whole Project and Real Estate Project”. Other details about the Real Estate Project are briefly stated below:-



- i. The development of the building known as “Marathon Nexworld Elara” is proposed to be divided into two or more Real Estate Projects. The development of part of the building known as “Marathon Nexworld Elara” comprising of 1 Basement, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th Floor (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 Nexworld Elara-1” (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 development of part of the tower/wing of a building known as “Marathon Nexworld Elara” comprising of 25<sup>th</sup> Floor to 29<sup>th</sup> Floor is another 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 Nexworld Elara-2” with the Real Estate Regulatory Authority (“Authority”).
- iii. The Promoter has informed to the Allottee/s that 38 number of floors are proposed to be constructed on the said Building, subject to the Promoter getting requisite FSI and approval to construct the total number of floors proposed. The Allottee/s is/are 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 the said Building being anywhere between 29<sup>th</sup> Floor to 38<sup>th</sup> Floor and thus the last habitable floor of the said Building can be 29<sup>th</sup> floor or anywhere above 29<sup>th</sup> floor. The Allottee/s has/have made informed decision to purchase the said Premises considering the said Building having minimum floors or maximum floors.
- iv. The details of the sanctioned and proposed number of floors in the Real Estate Project are as more particularly specified in the Fourth Schedule hereunder written.
- v. The Real Estate Project shall comprise of flats/units/premises consisting of studio, apartments, flats/s, duplexes, penthouses, offices, shops.
- vi. The Allottee/s is/are aware that the Promoter is constructing the buildings as independent buildings. However, either by basement or by stilt area or by commercial block or by podium (if any) or otherwise each one of the building 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 Allottee/s has/have no objection or dispute regards the same.
- vii. The details of the Sanctioned and Proposed FSI for consumption in the construction and development of the Real Estate Project is more particularly specified in the Fourth Schedule hereunder written. The Promoter proposes to eventually consume a Proposed FSI in the construction and development of the Real Estate Project on account of 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, change in the DC Regulations or revised/ New DC Regulations or other provisions under which additional FSI shall be made available to the development.

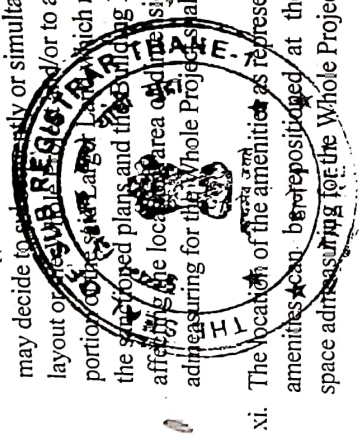
Promoter's   
Allottee/s 



viii. 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 ("Real Estate Project Amenities").

ix. 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 ("Whole Project Amenities"). The common areas, facilities and amenities for the Whole Project shall be developed in phase-wise manner and shall be completed at the time when the Whole Project is completed.

x. 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 modify or simultaneously develop the other parcels of lands forming part of the large layout 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 within the site of the location and the division of the said Premises. However, the aggregate recreational space measuring for the Whole Project shall remain unchanged.



xi. The location of the amenities as represented in various renders and advertisements may change and that amenities can be repositioned at the discretion of the Promoter. However, aggregate recreational space measuring for the Whole Project shall remain unchanged.

xii. The Promoter may amalgamate and/or sub-divide various layouts with the layout as furnished for development of the said Larger Land. The Allottee/s has/have examined the layout and the extent of land held by the Promoter 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 be undertaken by the Promoter would be required and shall not be objected to by the Allottee/s individual or jointly with others.

xiii. The Promoter shall be entitled to put hoarding/boards of their Brand Name viz. Marathon Nexworld at associated companies with Marathon Group, in a form of Neon Signs, MS Letters, Vinyl & Sun Boards at 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.

xiv. It is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for parking station, cell base station and telecom towers solar panels (if any) or any other utilities on said Land/Large 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 in such place or places for the purpose of repair, painting or changing the logo.

xv. 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.

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

S. The principal and material aspects of the development of the Larger Land ("Whole Project") as more particularly specified in the Fourth Schedule hereunder written, are briefly stated below:-

i. The Whole Project is known as 'Marathon Nexworld'. 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"].

ii. Besides the phase(s) which are registered under RERA as declared above the Promoter shall from time to time be registering balance development potential on the Larger Land as per the Proposed Layout Plans

WA  
Promoter's

Signature

annexed hereto as Annexure "11" and Annexure "11A" as multiple phases, under RERA with the RERA Authority.

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

iv. The details of Sanctioned and Proposed FSI for the Whole Project is as more particularly specified in the 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 either of the Proposed Layout Plans annexed hereto as Annexure "11" and Annexure "11A". The Allottee/s has/have perused the copies of the Proposed Layout Plans ("Proposed Layout Plans") which specifies the location of the existing as well as the tentative number of buildings/units of the new/future/further buildings/towers/wings to be built on the Larger Land and also, the tentative locations where reservations and other open and built-upon spaces are proposed to be situated. The copies of the Proposed Layout Plans are annexed and marked as Annexure "11" and Annexure "11A" hereto.

vi. The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land as may be required by the applicable law from time to time.

vii. 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.

viii. The Promoter also proposes to undertake development on the contiguous land. The common areas and amenities of the Whole Project shall be shared by all the buildings/real estate projects constructed in the Whole Project and shall also be shared by such contiguous development and the necessary clause to this effect shall be incorporated in the Deed of Conveyance/Lease of the Larger Land in favour of the apex body or the organization.

ix. The Promoter shall be entitled to put hoarding/boards of their Brand Name Marathon Nexworld, Marathon Realty, Marathon Group or any other third party brand associated with the Promoter for 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.

x. 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) and other utilities if any, on 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 places for the purpose of repair, painting or changing the logo.

xi. 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.

xii. 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, podiums (if any) and other spaces and areas on the Larger Land are as mentioned in this Agreement.

xiii. The Promoter is developing the said Land under the Public Housing Scheme and shall be required to handover certain premises in the said building/project to the concerned authority over a period of time. There is a school reservation on the part of the said Larger Land and the Promoter shall be required to develop/handover the school to the concerned authorities in the manner as required under the law.

xiv. The statutory approvals mandatorily may require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoter shall have determine and identify the portion and location of the part of the Larger Land to be handed over for

रस्ता विक्री (s),  
FSI proposed to be utilized on the  
रस्ता क्रमांक ५६६०/२०१८

v. The Promoter proposes to undertake the development of the Real Estate Project/Whole Project as per either of the Proposed Layout Plans annexed hereto as Annexure "11" and Annexure "11A". The Allottee/s has/have perused the copies of the Proposed Layout Plans ("Proposed Layout Plans") which specifies the location of the existing as well as the tentative number of buildings/units of the new/future/further buildings/towers/wings to be built on the Larger Land and also, the tentative locations where reservations and other open and built-upon spaces are proposed to be situated. The copies of the Proposed Layout Plans are annexed and marked as Annexure "11" and Annexure "11A" hereto.

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Promoter's

Signature

391/2923

बुधवार, 14 मार्च 2018 7:01 म.नं.

दस्त गोपवारा भाग-1

करल4

दस्त क्रमांक: 2923/2018

दस्त क्रमांक: करल4 /2923/2018

बाजार मुल्या: 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 tack of adjusted fees

क्र. 9
25880/2096
928/980

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

अ. क्रं. 2923 वर दि.14-03-2018

रोजी 6:37 म.नं. वा. हजर केला.

*Handwritten signature*

पावती:3343

पावती दिनांक:

14/03/2018

सादरकरणाचाच नाव: मॅट्रिक्स एनक्लेव्हस प्रोजेक्ट्स  
इंक्लपमेन्ट्स प्रायव्हेट लिमिटेड यांच्यावतीने गुप  
कंपनी सेक्रेटरी आणि अणिकृत व्यक्ती श्री  
के.एस.राघवन

नोंदणी फी

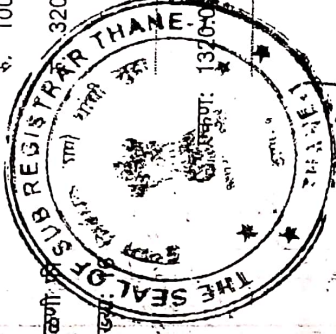
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दस्त हजर करणाऱ्याचा सही:

दस्त हाताळणी फी

रु. 320.00

मुद्रांची संख्या:



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

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

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

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शिकका क्रं. 2 14 / 03 / 2018 06 : 39 : 27 PM ची वेळ: (फी)



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दस्त गोपवारा भाग-2

करल4  
दस्त क्रमांक:2923/2018 949

दस्त क्रमांक :करल4/2923/2018

**दस्त क्रमांक - 9**

पक्षकाराचा नाव - मुलमुखत्यार

नाव: मॅट्रिक्स एनक्लेव्हस प्रोजेक्ट्स

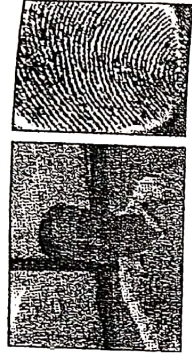
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मुंबई-४०००८०, महाराष्ट्र, मुम्बई

पॅन नंबर: AAFCM3513L

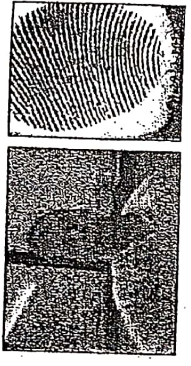
पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
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मुलमुखत्यार  
देणार  
वय :- ५७  
स्वाक्षरी:-



पता: प्लॉट नं: 702, माळा नं: , इमारतीचे  
नाव: मॅरियॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम,  
रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड-  
पश्चिम, मुंबई-४०००८०, महाराष्ट्र, MUMBAI.  
पॅन नंबर: AAFCM3513L

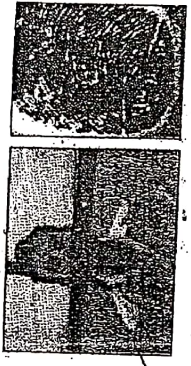
2 नाव: मॅट्रिक्स एनक्लेव्हस प्रोजेक्ट्स  
इन्व्हेन्शन्स प्रायव्हेट लिमिटेड याच्यावतीने  
सिनियर मॅनेजर आणि अधिकृत व्यक्ती: श्री  
द्वारकानाथ के.राव



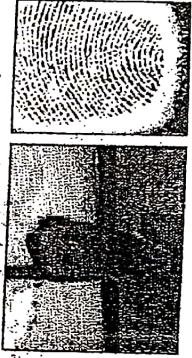
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नाव: मॅरियॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम,  
रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड-  
पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुम्बई.  
पॅन नंबर: AAFCM3513L



पॉवर ऑफ  
अटॉर्नी होल्डर  
वय :- 33  
स्वाक्षरी:-



4 नाव: जिमि - इम  
पता: प्लॉट नं: 702, माळा नं: , इमारतीचे  
नाव: मॅरियॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम,  
रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड-  
पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुम्बई.  
पॅन नंबर: AWRPD9530H



पॉवर ऑफ  
अटॉर्नी होल्डर  
वय :- 33  
स्वाक्षरी:-

5 नाव: महिंद्र - खरात  
पता: प्लॉट नं: 702, माळा नं: , इमारतीचे  
नाव: मॅरियॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम,  
रोड नं: मुलुंड गोरगांव लिंक रोड, मुलुंड-

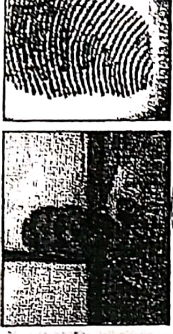
iSanita v1.5.0



र न न - 9
दस्ता क्र. 94880 / 2096
9/11/2018

Summary-2( दस्त गोपवारा भाग - २ )

पश्चिम, मुंबई-४०००८०, महाराष्ट्र, मुम्बई.  
पॅन नंबर: BHIPIK7124F



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र या दस्त ऐवज शिक्का क्र.3 ची वेळ: 14 / 03 / 2018 06 : 43 : 07 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्ती पटवितात

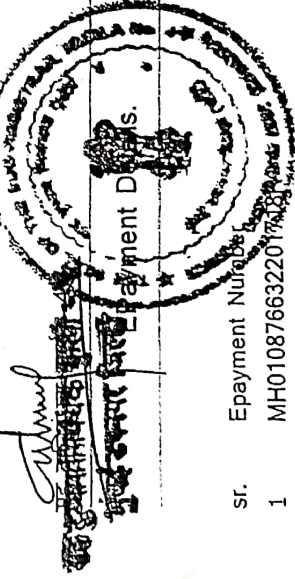
अनु पक्षाकाराचे नाव व पत्ता क्र.

1 नाव: जितेंद्र सखाराम पवार  
वय: 42  
पत्ता: ७०२ ७ वा मजला, मॅरिथॉन मॅक्स, मुंबई गोरेगांव लिंक, स्वाक्षरी रोड, मुंबई-पश्चिम, मुंबई-४०००८०  
पिन कोड: 400080

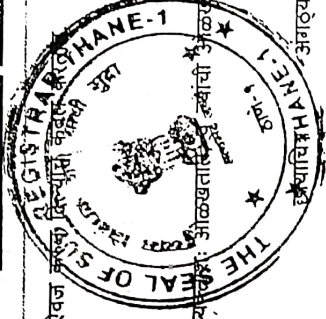
2 नाव: दिपक सुभाष घाग  
वय: 30  
पत्ता: ७०२ ७ वा मजला, मॅरिथॉन मॅक्स, मुंबई गोरेगांव लिंक, स्वाक्षरी रोड, मुंबई-पश्चिम, मुंबई-४०००८०

पिन क्र. २२३७८१९८
२०१६
शिक्का क्र. 4 ची वेळ: 14 / 03 / 2018 06 : 43 : 39 PM

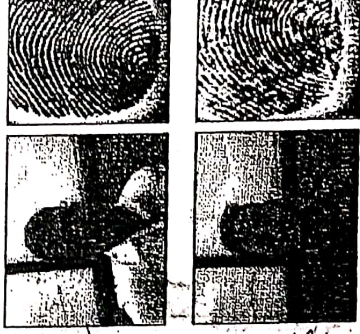
शिक्का क्र.5 ची वेळ: 14 / 03 / 2018 06 : 43 : 54 PM नोंदणी क्र. 4. मसं. ... 9273 / 2095



sr. Epayment Number  
1 MH010876632201718 Defacement Number  
0006448964201718



अंगठ्याचा ठसा



प्रमाणित दस्तऐवज असे की या दस्तऐवज पक्षी पक्षी... पाने आहेत  
काल-४ / २२३ / २०१८  
पुस्तक क्रमांक ३ कर्नाकावार नोंदला  
पुस्तक क्रमांक ४. मसं. ... 9273 / 2095

दि. ए.स. कोतवर्  
सह-मुख्य निबंधक कुला-४  
मुंबई उपनगर जिल्हा

2923 / 2018

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2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

टल नं - १  
 दस्त क्रमांक १५६६० / २०१८  
 १२६/१३०

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ जिनेंद्र दुगे या  
 द्वारे घोषित करतो की, दुय्यम निबंधक ठाणे - १ याचे कार्यालयात

करावनामी या शिफारसा दस्त नोंदणीसाठी सादर करण्यात आलेला  
 आहे. श्री/श्रीमती/सौ श्री क. एस. राधावन व इतर यांनी

दिनांक ११/३/१८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे  
 मी, सादर दस्त नोंदणीसाठी सादर केला आहे / निष्पादीत करून कबूलिजवाव  
 दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द  
 केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

मर्यात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र  
 रद्दबातला सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून  
 उपरोक्त कृती करणेची पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे  
 आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
 मी पात्र राहिले जाणारे जाणीव आहे.



ठिकाण : ठाणे  
 दिनांक : २०/१०/२०१८

Diage सही

जिनेंद्र दुगे

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

भारत सरकार  
विमान राज्य  
Winson Raju  
जन्म तारीख/DOB:  
01/12/1975  
पुरुष / MALE  
8375 3901 3696  
माझे आधार, माझी ओळख

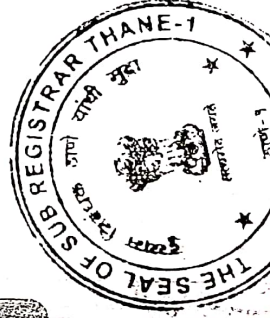
भारत सरकार  
विमान राज्य  
Address  
VRINDAVAN APARTMENT  
ROOM NO.4, SHANTI NAGAR  
ROAD NO.27, NEAR SHANTI  
NAGAR T.M.C SCHOOL,  
WAGLE ESTATE, Thane,  
Maharashtra - 400604  
8375 3901 3696  
वस्तु क्रमांक 94880/2091  
9240/980

आयकर विभाग  
INCOME TAX DEPARTMENT  
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AWQPR4548E  
नाम/Name  
WINSON RAJU  
पिता/माता/पति/पत्नी/सहोदर/सहोदरी/पिता/माता/पति/पत्नी/सहोदर/सहोदरी  
RAJU SHIV ANTONY  
जन्म तारीख/Year of Birth  
01/12/1975  
हस्ताक्षर/Signature

भारत सरकार  
GOVT. OF INDIA



WINSON



भारत सरकार  
GOVT. OF INDIA



भारत सरकार  
विमान राज्य  
Nisha Winson  
जन्म वर्ष / Year of Birth : 1982  
स्त्री / Female  
7927 9265 7971

पता :  
वृन्दावन अपार्टमेंट रूम नं. 4, शांती नगर रोड  
शांती नगर टी.एम.सी. शाळेजवळ  
वागले ईस्टेट, ठाणे  
महाराष्ट्र, 400604  
Address:  
VRINDAVAN APARTMENT ROOM NO.  
NEAR SHANTI NAGAR T.M.C SCHOOL  
WAGLE ESTATE, Thane  
Maharashtra, 400604

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
NISHA WINSON  
MURALIDHARAN KISHAN  
जन्म तारीख/Year of Birth  
07/05/1982  
स्थायी लेखा संख्या कार्ड  
Permanent Account Number  
ABUPW8803A  
हस्ताक्षर/Signature

Mishra



भारत सरकार

GOVERNMENT OF INDIA

जितेंद्र डीगंबर चौधरी

Jitendra Digambar Chaudhari

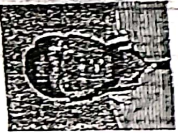
पिता : डीगंबर जगन्नाथ चौधरी

Father : Digambar Jagannath

Chaudhari

जन्म तिथि / DOB : 18/06/1992

पुरुष / Male



8996 6483 4987

मेरी आयकर, मेरी पहचान

तन नं - 19
दस्ता क्रमांक 94680/2016
9/20/2020 INCOME TAX DEPARTMENT विभाग

*Chaudhari*



भारत सरकार  
GOVT. OF INDIA

JITENDRA DIGAMBAR CHAUDHARI

DIGAMBAR JAGANNATH CHAUDHARI

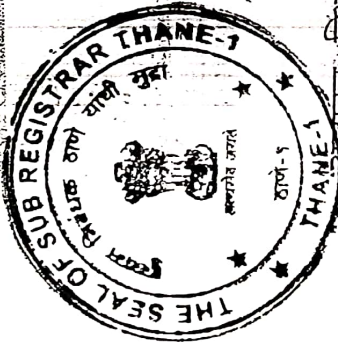
18/06/1992

Permanent Account Number

ASTPC3109M

*Chaudhari*

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

PRASHANT B TATE

BHANUDAS NARAYAN TATE

14/04/1989

AWBPT9528P

*Prashant*



भारत सरकार  
GOVT. OF INDIA



16092014



भारत सरकार

GOVERNMENT OF INDIA

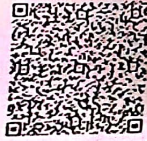
प्रशान्त भातुराज तटे

Prashant Bhanudas Tate

जन्म वर्ष / Year of Birth : 1989

पुरुष / Male

2864 9723 0283



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— सामान्य माणसाचा अधिकार



73/15440

शनिवार, 20 ऑक्टोबर 2018 11:19  
म.पू.

दस्त गोपवारा भाग-1

दतन1

926/930

दस्त क्रमांक: 15440/2018

दस्त क्रमांक: दतन1 /15440/2018

वाजार मुल्य: रु. 15,33,500/- मोबदला: रु. 26,80,984/-

भरणेले मुद्रांक शुल्क: रु. 1,60,900/-

नोंदणी फी माफी अमल्याम तपशिल :-

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

डु. नि. मह. डु. नि. दतन1 यांचे कार्यालयात

अ. क्रं. 15440 तऱ दि. 20-10-2018

रोजी 10:13 म.पू. वा. हजर केला.

पावती: 19567

पावती दिनांक: 20/10/2018

मादरकरणाराचे नाव: विनमन राजू - -

नोंदणी फी

रु. 26900.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकुण: 29500.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Thane 1

Sub Registrar Thane 1

दस्ताचा प्रकार: करणनामा

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

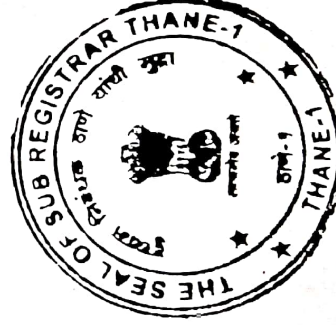
शिक्रा क्रं. 1 20 / 10 / 2018 10 : 13 : 32 AM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 20 / 10 / 2018 10 : 15 : 15 AM ची वेळ: (फी)

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

Sub Registrar  
लि. वेणार

लि. वेणार














20/10/2018 11 40:44 AM

दस्त गोपवारा भाग-2

पान 1 930 / 930  
रत क्रमांक: 15440/2018

दस्त क्रमांक: दस्तन1/15440/2018







दस्ताचा प्रकार: करगनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांना प्रणार	छायाचित्र	अंगठ्याचा ठसा
1	पत्ता: मॅट्रिक्स एनक्लेवम प्रोजेक्ट्स डेव्हलपमेंटस प्रा. लि. यांच्यावतीने युप कंपनी मॅनेस्ट्री आणि अधिपूल व्यक्ती श्री. के. एम. राधकवत यांच्यावतीने गुलमुखव्यार म्हणून जिनैद र्दो पत्ता: प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: सर्व्थॉन मॅकम, ब्लॉक नं: मुलुंड - पश्चिम, रोड नं: मुलुंड गोर्गाव पिक रोड, मुलुंड - पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AAFCM3513L	विहून देणार वय :-42 स्वाक्षरी:- <i>Prashant</i>	 	
2	नाव: विनमन रावू -- पत्ता: प्लॉट नं: रूम नं.38, माळा नं: 3रा मजला, इमारतीचे नाव: गणेश कृपा अपार्टमेंट, ब्लॉक नं: रोड नं. 27, शांती नगर, रोड नं: वागळे इस्टेट, ठाणे - पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर: AWQPR4548E	विहून घेणार वय :-42 स्वाक्षरी:- <i>Vinay</i>	 	
3	नाव: निशा विनमन -- पत्ता: प्लॉट नं: रूम नं.38, माळा नं: 3रा मजला, इमारतीचे नाव: गणेश कृपा अपार्टमेंट, ब्लॉक नं: रोड नं. 27, शांती नगर, रोड नं: वागळे इस्टेट, ठाणे - पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर: ABUPW8803A	विहून घेणार वय :-36 स्वाक्षरी:- <i>Nisha</i>	 	

वरील दस्तऐवज करून देणार तथाकथित करारतामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शुक्रा. क्र.3 ची वेळ: 20 / 10 / 2018 10 : 39 : 30 AM

ओळख:-

बाबील डमम असे निविदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकारांचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रशांत नाटे -- वय: 29 पत्ता: 702, सर्व्थॉन मॅकम, मुलुंड प. मुंबई पिन कोड: 400080	 	
2	नाव: जितेंद्र चौधरी -- वय: 26 पत्ता: 702, सर्व्थॉन मॅकम, मुलुंड प. मुंबई पिन कोड: 400080	 	

दस्त क्रमांक: 930 / 930  
दस्त क्रमांक: 930 / 2018 10 : 40 : 26 AM  
प्रसूर त्यास एकूण 930 पाने आहेत

शुक्रा. क्र.4 ची वेळ: 20 / 10 / 2018 10 : 40 : 08 AM

शुक्रा. क्र.5 ची वेळ: 20 / 10 / 2018 10 : 40 : 26 AM

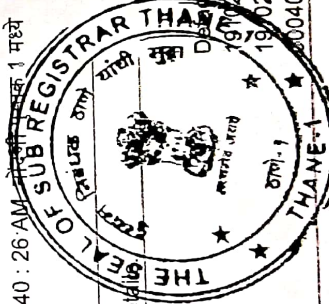
शुक्रा. क्र.1 मध्ये

शुक्रा. क्र.1 मध्ये

Sub Registrar Thane 1

EPayment Details

sr.	Epayment Number	Registration Number
1	1910201803226	1910201803226D
2	1910201803161	1910201803161D
3	MH007131951201819	00404053201819



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15440 / 2018



70701-9
दस्तावेज नं. 94880
909/130

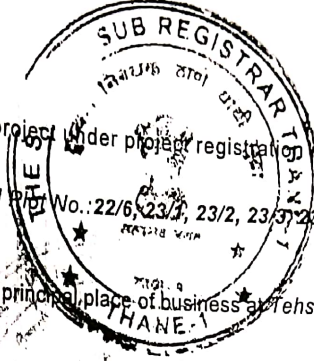
**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :  
00000478  
Marathon Nexworld Elara-1, Plot Bearing / CTS / Survey / Final Plan No.: 22/6, 23/1, 23/2, 23/3, 23/4, 24/4,  
30/1, 30/2, 80 at Thane (M Corp.), Thane, Thane, 400612;

Matrix Enclaves Projects Dev. Pvt. Ltd 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:-

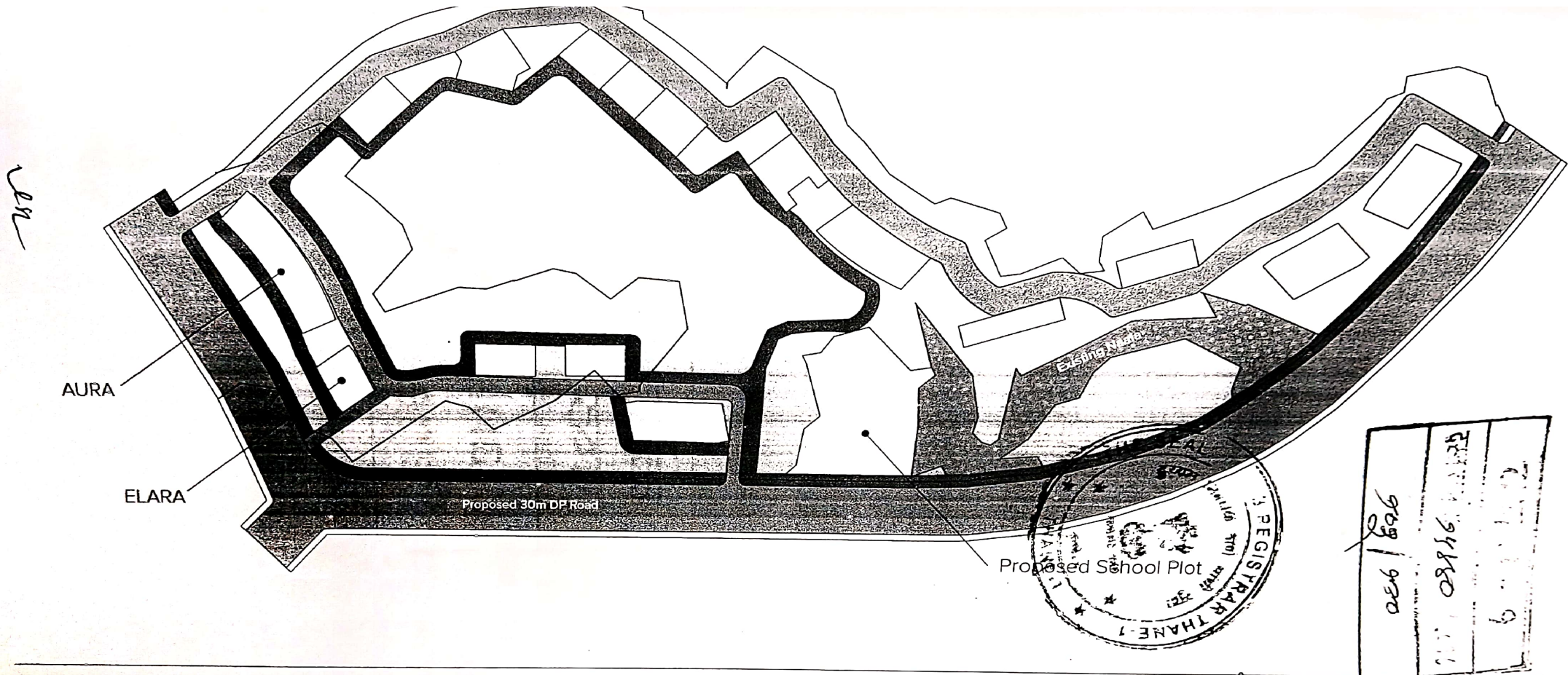
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 18/07/2017 and ending with 30/06/2022 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.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/18/2017 2:32:39 PM

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

Registered: 18/07/2017  
Office: Mumbai

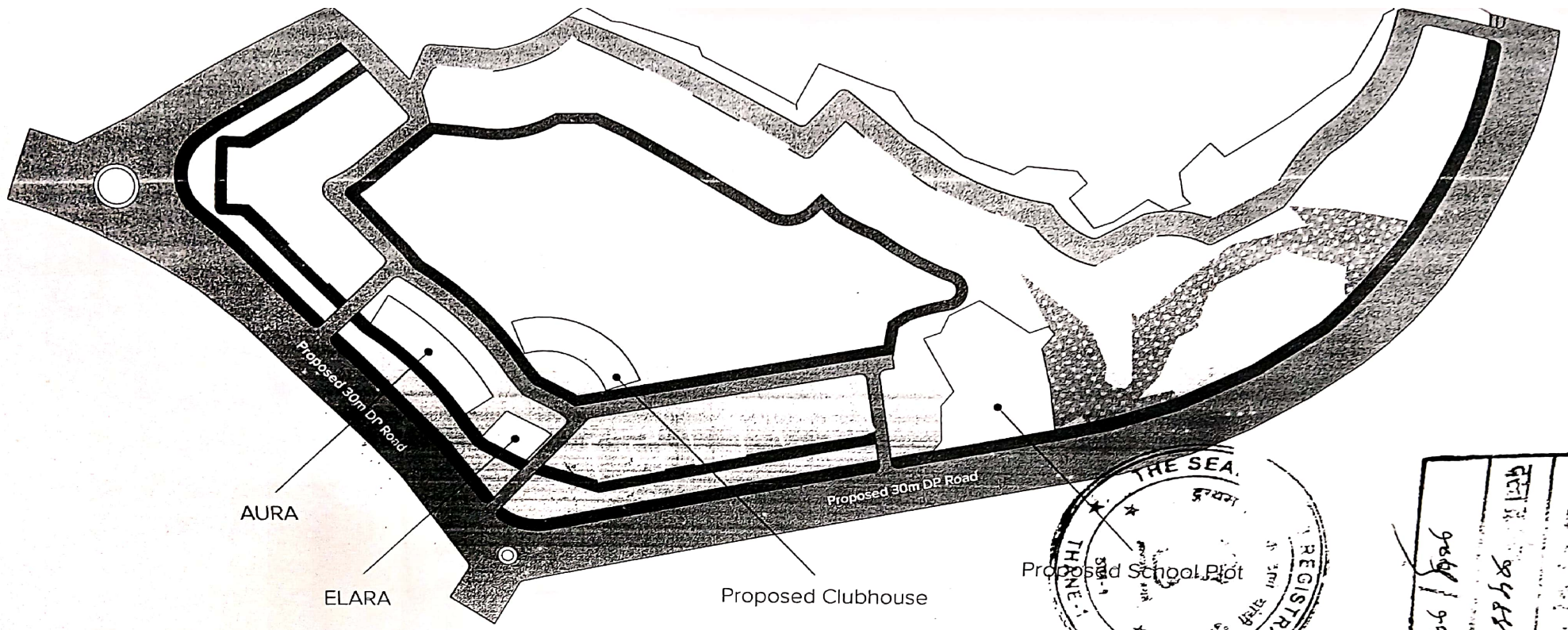


958/958	94880	6-1-1-2
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Proposed Layout Plan

*Prakash*  
Nicharinson

NSA



AURA

ELARA

Proposed Clubhouse

Proposed School Plot



988 / 930	94850 / 2096	6
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Proposed Layout Plan

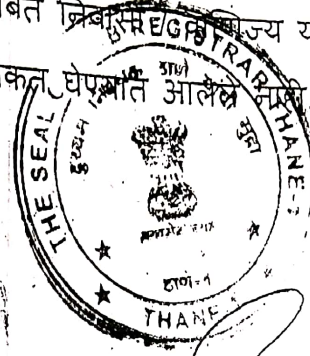
Nutson Nishawinson

टनल - १
दस्तावेज संख्या १५४४० / २०१८
॥ १०१० / १३०

हमीपत्र

सदरचे हमी पत्र आज दिनांक 20/10/2018 रोजीचे दिवशी.

याद्वारे घोषित करण्यात येते की, या दस्तावेजासोबत निवासी/गृहनिर्माण विभाग या स्थावर  
निष्करीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आले.



लिहून देणा-याची सही \_\_\_\_\_

लिहून घेणा-याची सही \_\_\_\_\_

*Nishant*

*Nishant*

391/2923

पावती

Wednesday, March 14, 2018  
7:01 PM

रकम	9
रकम	79850/3096
9000/930	
Original/Duplicate	

नोंदणी क्र.: 39M  
Regn.:39M

पावती क्र.: 3343

दिनांक

30/03/2018

पणजी

दस्तावेजाचा अनुक्रमांक: करल4-2923-2018

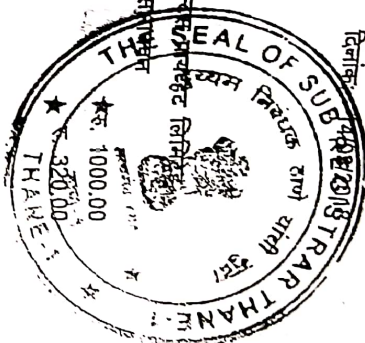
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मॅट्रिक्स एनकलेव्हर्स प्रोजेक्ट्स डेव्हलपमेंट्स प्रायव्हेट लिमिटेड  
यांच्यावतीने गुण कंपनी सेक्रेटरी आणि अधिकृत व्यक्ती श्री के.एस.पार्ष्वत

नोंदणी फी

दस्ता हाताळणी फी

पुढाची संख्या: 16



एकूण:

₹. 1320.00

**DELIVERET**

आपणास मूळ दस्त, थंबनेल प्रिंट,सूची-२ अंदाजे  
6:59 PM ह्या वेळेस मिळेल.

सह दु:निबंधक कुर्ला - 4  
सह दु:य्यम निबंधक कुर्ला-४  
मुंबई उपनगर/जिल्हा

*Sanjiv*

सह दु:निबंधक कुर्ला - 4

सह दु:य्यम निबंधक कुर्ला-४

मुंबई उपनगर/जिल्हा

सह दु:निबंधक कुर्ला - 4

सह दु:य्यम निबंधक कुर्ला-४

मुंबई उपनगर/जिल्हा

वाजार मूल्य: ₹. 1 /-  
मोबदला ₹.0/-  
भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.1000/-

डीडी/धनादेश/घे ऑर्डर क्रमांक: MH010876632201718R दिनांक: 20/02/2018

बँकेचे नाव व पत्ता: IDBI

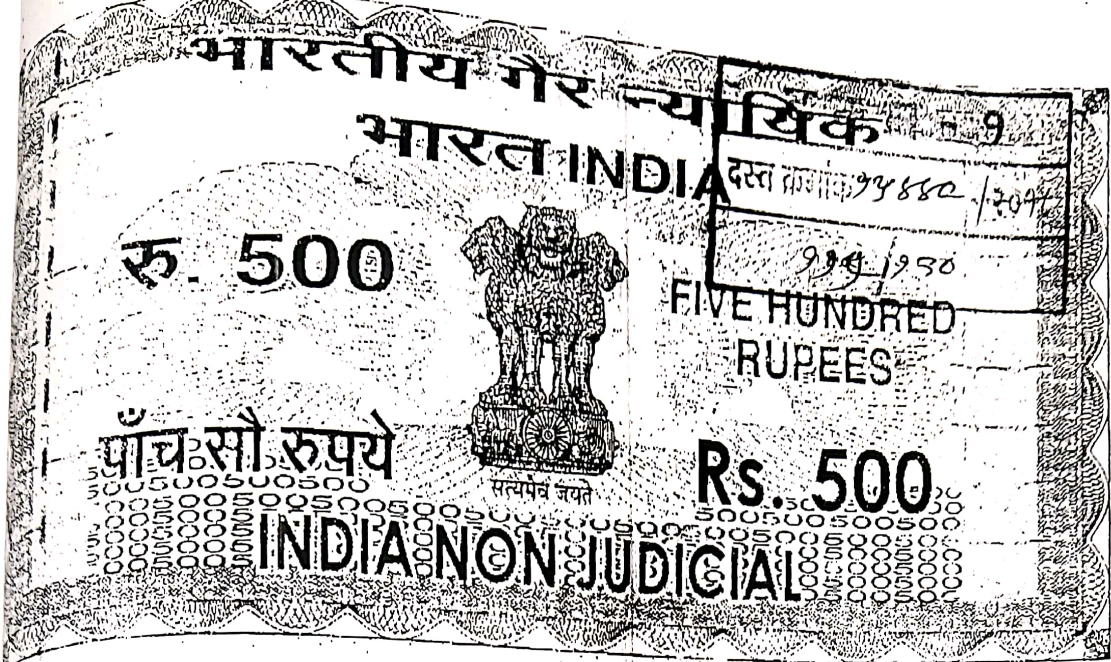
2) देयकाचा प्रकार: By Cash रकम: ₹ 320/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (Yashada trading) code added for  
keeping track of adjusted fees

**DELIVERET**

*OS*



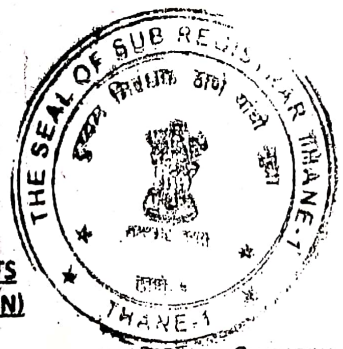
MAHARASHTRA  
कोर्टाचे कार्यालय,  
17 NOV 2017  
प्रमुख प्रमुख लिपीक / लिपीक

2016

AC 144776

2923 29E  
2096

17-11-2017



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

TO ALL TO WHOME THESE PRESENTS SHALL COME I, K. S. RAGHAVAN, Group Company Secretary and Authorised Signatory of Matrix Enclaves Projects Developments Private Limited having office at 702, Marathon Max, Mulund-Goregaon Link Road, Mulund (W), Mumbai 400 080 SEND GREETINGS :

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

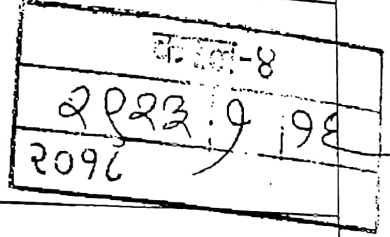
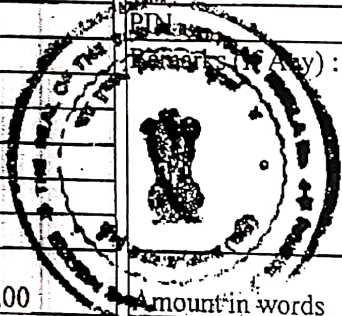
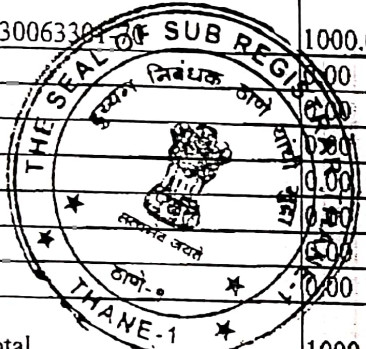
*[Handwritten signature]*



Hot Payment Successful. Your Payment Confirmation Number is 155064722

**CHALLAN**  
MTR Form Number - 6

GRN NUMBER	MH010876632201718F	Barcode	Form ID :	Date: 20-02-2018
Department	IGR	Office Name	Payee Details	
Receipt Type	RM IGR200230 KURLA_IT	Location	Dept. ID (If Any)	
Office Name	SUB REGISTRAR KURLA NO 4	Location	PAN-AAFCM3513L	
Year	Period: From : 20/02/2018 To : 31/03/2099		PAN No. (If Applicable)	
			Full Name	
			matrix enclaves projects developments pvt ltd	
Object	Amount in Rs.	Flat/Block Premises/ Bldg	No,	
0030045501-75	0.00	Road/Street, Area /Locality	MARATHON NEXWORLD	
0030063301-00	1000.00	Town/ City/ District	VILLAGE BETAWADE THANE DIST Maharashtra	
		Pin	4 2 1 2 0 2	
		Remarks (If Any) :		
Total	1000.00	Amount in words	Rupees One Thousand Only	
Payment Details: IDBI NetBanking Payment ID : 155064722		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332018022150248		
Cheque- DD No.		Date	20-02-2018	
Name of Bank	IDBI BANK	Bank-Branch	173 MULUND	
Name of Branch		Scroll No.		



*[Handwritten signature]*



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

21 NOV 2011

21 NOV 2011

श्री १२३४-४

2096

पाण / फी  
Yes / No

Pa

MATRIX ENCLAVES PROJECTS  
PVT. LTD.  
702, Marathion Max,  
Mulund-Coregaon Link Road,  
Mulund (W), Mumbai-400080.  
Tel: 022-6748984/88

८७३-१

Name, Address:  
Applicant's Name, & Signature

Name, Address:  
Applicant's Name, & Signature

१२३४/२३०

Meheda's Paper for



21 NOV 2011 RECEIPT

Vruddhi Typing Center

Shop No. 3C, Ground Floor, 'MAVURESH',  
Ternhi Waka, Opp. Municipal School No.1, Thane (W)

Sold Judicial / Non-Judicial Stamp Paper  
to the Name MATRIX ENCLAVES PROJECTS  
DAVEL JAINENTS PVT. LTD.  
702, Marathion Max,  
Mulund-Coregaon Link Road,

Purchase by halkund (W) Mumbai-400080.  
Tel: 022-6748984/88

500 X 1 = Total Rs. 500/-

Vide Sr. No/s Ac 144776

Req. Sr. No/s 112961

(Mrs. H. D. Parth)

Stamp Vendor Lic. No. 06/2003  
(New Lic. No. 1201015)

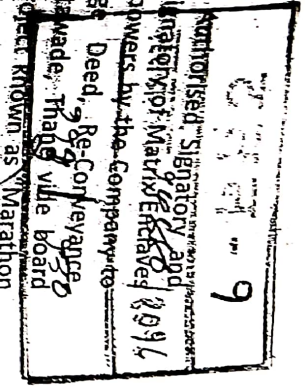
Mob. No.: 9323995022 / 8169620332



11. DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Matrix Enclaves Projects Development Private Limited having office at 702, Marathon Max, Mulund - Began Link Road, Mulund (W), Mumbai 400 080 SEND GREETINGS :

TEREAS :

We, K. S. RAGHAVAN, Group Company Secretary cum DWARKANATH K. RAO, Senior Manager cum Authorised Signatory of Matrix Enclaves Projects Development Private Limited 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 Betawade, Thane village board resolution dated September 4, 2017 in respect of the project known as "Marathon Nexworld".



As authorised for Signature of Matrix Enclaves Projects Development Private Limited for project at village Betawade, Thane namely "Marathon Nexworld" We intend to execute deeds and documents of premises being constructed on the property.

We are desirous of appointing (1) Babula Maharana (2) Jinendra Durge and (3) Mahindra Kharat who are our employees at presently.

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 by signing hereunder :

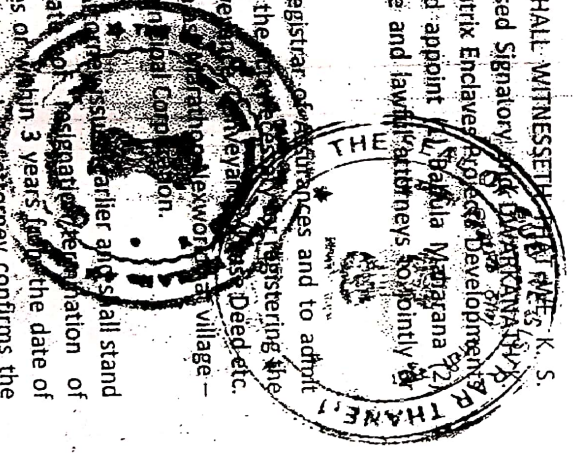
Sign of Babula Maharana :   
 2022 8 9 2096

Sign of Jinendra Durge : 

Sign of Mahindra Kharat : 

OW KNOW YE ALL MEN AND THESE PRESENTS SHALL WITNESSETH K. S. RAGHAVAN, Group Company Secretary cum Authorised Signatory of Matrix Enclaves Projects Development Private Limited, do hereby nominate, constitute and appoint Babula Maharana Jinendra Durge and (3) Mahindra Kharat as our true and lawful attorneys jointly severally do the following :

- To Present and lodge in the office of the Sub-Registrar of Land Revenue and to admit execution of any deeds or documents and to do all the things necessary for registering the sale deeds or documents, Mortgage Deed, Re-Conveyance Deed, etc. signed by us severally related to the project known as "Marathon Nexworld" at village - Betawade, Thane, within the limits of the Thane Municipal Corporation.
- This Power of Attorney supersedes the Power of Attorney signed earlier and shall stand revoked automatically effective from the date of signing. The termination of employment by the Company of such attorney/ies or within 3 years from the date of execution of this power attorney whichever is earlier and the attorney confirms the same not to act on the basis of this Power of Attorney beyond such date of termination by signing hereunder.
- 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 hand subscribed our hands and signature to this writing on the 14<sup>th</sup> Day of March 2018.

THE SCHEDULE HEREIN ABOVE REFERRED TO:



# FORM 18

[Pursuant to section 146 of the Companies Act, 1958]

Notice of situation or change of office

FORM 18 - 9
2096
998/930

Form Language

- English  हिन्दी

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

1. This form is for  New company  Existing company

- 2.(a) Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company
- (b) Global location number (GLN) of company

3.(a) Name of the company

MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE LIMITED

(b) Address of the registered office of the company

101 MARATHON HOUSE, DEVI DAYAL ROAD,  
MULUND (WEST)  
MUMBAI  
Maharashtra  
INDIA  
400080

क.प.नं-8  
2823 819E  
2096

(c) Name of office of existing Registrar of Companies (RoC)

Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village  
 Change outside local limits of city, town or village  
 Change in office of RoC within same state  
 Change in state within office of same RoC  
 Change in state outside office of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from

01/03/2011 (DD/MM/YYYY) is

The date of incorporation of the company is

Address Line I

702, MARATHON MAX,

Line II

JUNCTION MULUND - GOREGAON LINK ROAD, MULUND

\* City

MUMBAI

\* District

Mumbai City

\* State

Maharashtra-MH

Country

INDIA

\* Pin code

400080

\* e-mail ID

marathon@marathonrealty.info

(b) Name of office of proposed RoC or new RoC

Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

\* Name

PANCH RASTA POLICE STATION

\* Address Line I

PANCH RASTA

Line II

MULUND (WEST)

\* City

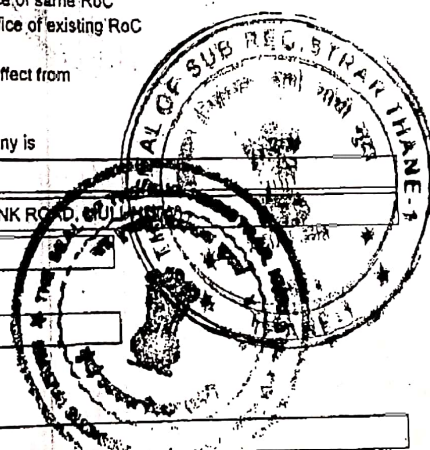
MUMBAI

\* State

Maharashtra-MH

\* Pin code

400080





**टनन - 9**

दस्ता क्रमांक २५४६०/२०१६

(a) SRN of Form 23

(b) SRN of related Form (AD, 21; applicable)  (DD/MM/YYYY)

(a) Date of order of company/Board of Directors or any other competent authority

(b) Petition number

Attachments

1. Optional attachment(s) - If any

List of attachments

Matrix Enclaves Projects Developments Pvt. L

Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

I have been authorised by the board of directors' resolution number  dated  (DD/MM/YYYY)

I am authorised to sign and submit this form.

Managing director or director, manager or secretary of the company

Designation

Director identification number of the director or Managing Director; or Income-tax permanent account number (Income-tax PAN) of the manager; or Membership number, if applicable; or Income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/ her Income-tax PAN)

Certificate

It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of

**MATRIX ENCLAVES PROJECTS DEVELOPMENTS PRIVATE LIMITED**

and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

Chartered accountant (in whole-time practice) or  Cost accountant (in whole-time practice) or  Company secretary (in whole-time practice)

Whether associate or fellow  Associate  Fellow

Membership number or certificate of practice number

For office use only

eForm service request number (SRN)  eForm filing date  (DDMMYYYY)

Digital signature of the authorising officer

This e-Form is hereby registered

Date of signing  (DDMMYYYY)

Marathon Nex.  
 Goregaon Link Road,  
 (West), Mumbai - 400 080,  
 91-22-6724 8484 / 88  
 91-22-6772 8408  
 marathon@marathonrealty.com  
 www.marathonrealty.com  
 9102MH2007PTC172714

27-9  
 95880 / 2096  
 950 / 930

2023  
 2096

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON SEPTEMBER 4 2017.**

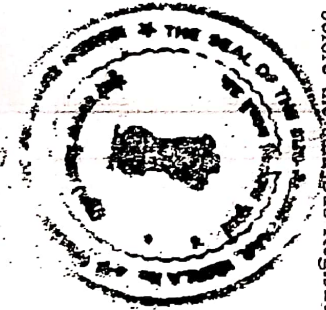
"RESOLVED THAT Mr. K. S. Raghavan and Mr. Dwarakanath K. Rao, Authorized Signatories of the Company, be and are hereby severally authorized necessary Sale / Lease agreement pertaining to Residential / Commercial units / spaces and other related documents and / or papers on behalf of Matrix Enclaves Projects Developments Private Limited and to appear before the Registering Authority for the purpose of registration of the same in respect of the project known as "Marathon Nexworld" situate at Village Betawade, Taluka and District Thane."

"RESOLVED FURTHER THAT Mr. K. S. Raghavan and Mr. Dwarakanath K. Rao, Authorized Signatories of the Company, be and are hereby severally authorized 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 Company."

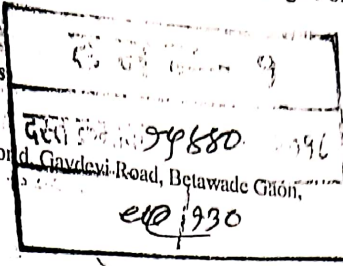
CERTIFIED TRUE COPY  
 FOR MATRIX ENCLAVES PROJECTS  
 DEVELOPMENTS PVT. LTD.

*[Signature]* R. S. Rao

DIRECTOR



**ANNEXURE "9"**  
**(Premises and Transaction Details)**



Project known as 'Marathon Nexworld' situate at Marathon Nexworld, Claydewi Road, Betawade Gāon, District Thane, Maharashtra 400612, India.

Project :

- : Marathon Nexworld Elara 1
- : Marathon Nexworld Elara

Area Premises :  
Residential Flat/Premises  
Residential Flat/Premises No.

- : 1 BHK
- : 0703
- : 7
- : A



Area As Per MOFA  
Area As Per RERA

- : 34.19 Sq.m
- : 31.94 Sq.m

Areas exclusive to the said Premises if any  
Enclosed balcony

- : Area 3.91 Sq.mt.

Transaction Details :

Consideration for said Premises

- : 26,80,984.00

**Rupees: Twenty Six Lakh Eighty Thousand Nine Hundred Eighty Four Only**

Payment Schedule :

MILESTONE NAME	%
Advance Money - Within 30 Days (E)	5
Execution of Agreement for Sale (S)	15
Completion of Foundation (E)	5
Completion of Plinth (E)	5
Completion of 1st Slab (E)	5
Completion of 4th Slab (E)	5
Completion of 7th Slab (E)	4
Completion of 10th Slab (E)	4
Completion of 13th Slab (E)	4
Completion of 16th Slab (E)	4
Completion of 19th Slab (E)	4
Completion of 22nd Slab (E)	8
Completion of the remaining upper Slab (E)	8
Internal Work/Brickwork/Plumbing/Tilling of Apartment (E)	7
Electrical/D&W/painting of Apartment (E)	7
Handover of possession for fitouts being offered to the purchasers (E)	100%

... of Rs.  
... (Only).  
... all construction related dues need to be



## V. Brokerage Charges :

Brokerage Charges paid/payable by the Promoter in respect of the said Premises of Rs.60,322.00

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

1. Bank Account Number : 57500000044841  
 2. Bank Name : 24880 / 2092 HDFC BANK  
 3. Branch : Mulund (West)  
 4. Bank Address 9807/930 : Ratan Galaxie, Junction of J.N Road and Goshala Road, Mumbai-400 080  
 5. IFSC Code : HDFC0000015

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

GOVERNMENT TAXES AS APPLICABLE ON ACTUALS AS ON DATE OF AGREEMENT		
a	Tax Deducted at Source	If Applicable*
b	Service Tax	If Applicable*
c	Swachh Bharat Cess, Krishi Kalyan 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/Outgoings for Premises **	6,704.00
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)	860.00

\*\*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		50,000.00
2	Development/Infrastructure/Water/Electricity/Drainage Charges	180.00/Sq. Ft.	61,884.00
3	Electric Meter, Water Connection and Other Charges		30,000.00
4	Corpus Fund For Layout Maintenance	80.00/Sq. Ft.	27,504.00
5	Share of Expenses for Society Formation and Legal Charges		20,400.00
6	Adhoc Maintenance Deposit (24 months) (On carpet)	156.00/Sq. Ft.	53,633.00
7	Layout Maintenance Deposit (24-months)	20.00/Sq. Ft.	6,876.00
8	Share Application Money and Entrance Fee		600.00
	<b>TOTAL MISCELLANEOUS CHARGES</b>		<b>2,50,897.00</b>
	* Property Tax and Other Taxes as applicable		

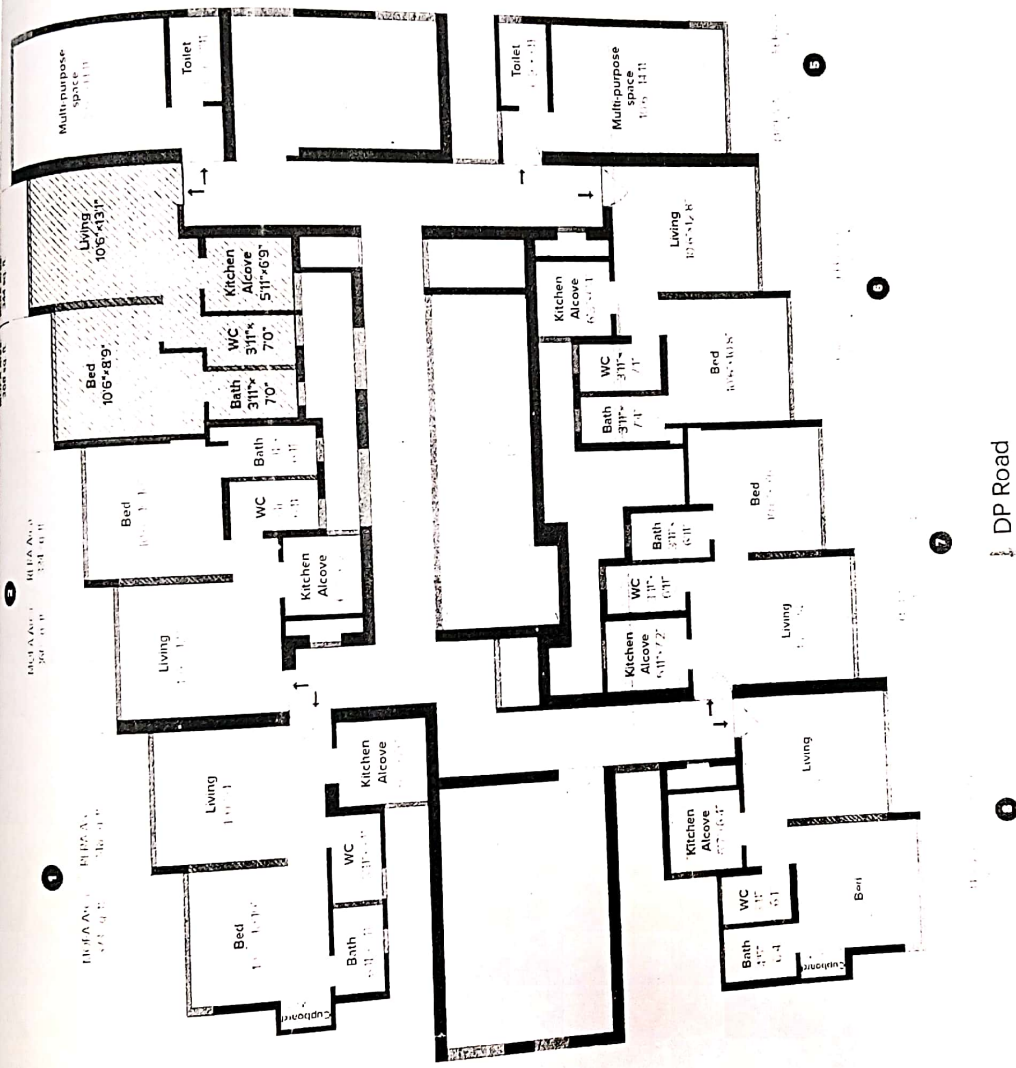
USA

Subsoni  
Mishawani

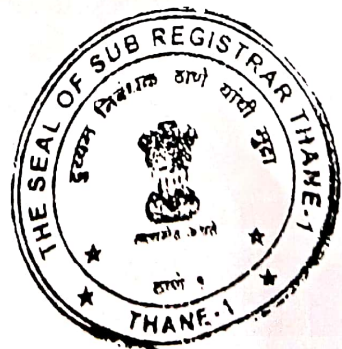
७७७७ - १  
 दस्तावेज क्रमांक १५४४० / २०  
 २०६ / १५०

Full Disclosure:  
 The IBK Studio apartment (IBK Studio Apartment) is a multi-purpose space in the Studio apartment complex. The height of the internal partitions shown in the floor plan are internal partitions that will be done during fitouts.

Wilson  
 Nishant in 809



Elara - Typical Floor Plan



Said Flat

२०६



9
दस्तावेज क्र. 180/2096
REGISTRAR OF COMPANIES
28/9/20

7. REGISTRAR OF COMPANIES

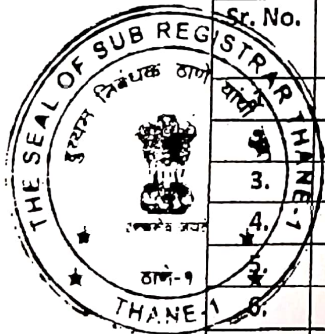
As per the search conducted by Mr. Nitin. R. Joshi at the website of the Registrar of Companies, Mortgages/Charges created by the Company are reflected in report. A copy of the report dated 28<sup>th</sup> June, 2017 is annexed herewith as Annexure "C".

8. OPINION AND OBSERVATIONS:

In pursuance to Title Search Report dated 16<sup>th</sup> January, 2017 issued by Bhavesh. D. Mhaske and documents provided by the Company, I am of the opinion that Matrix Enclaves Projects Developments Private Limited priorly known as Matrix Utilities Private Limited has a clear and marketable title of the said land more particularly described in the Schedule hereunder written and I am therefore of the opinion that the said Land is clear and marketable subject to lien of the L & T Infrastructure Finance Company Limited vide Indenture of Mortgage dated 27<sup>th</sup> February, 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.

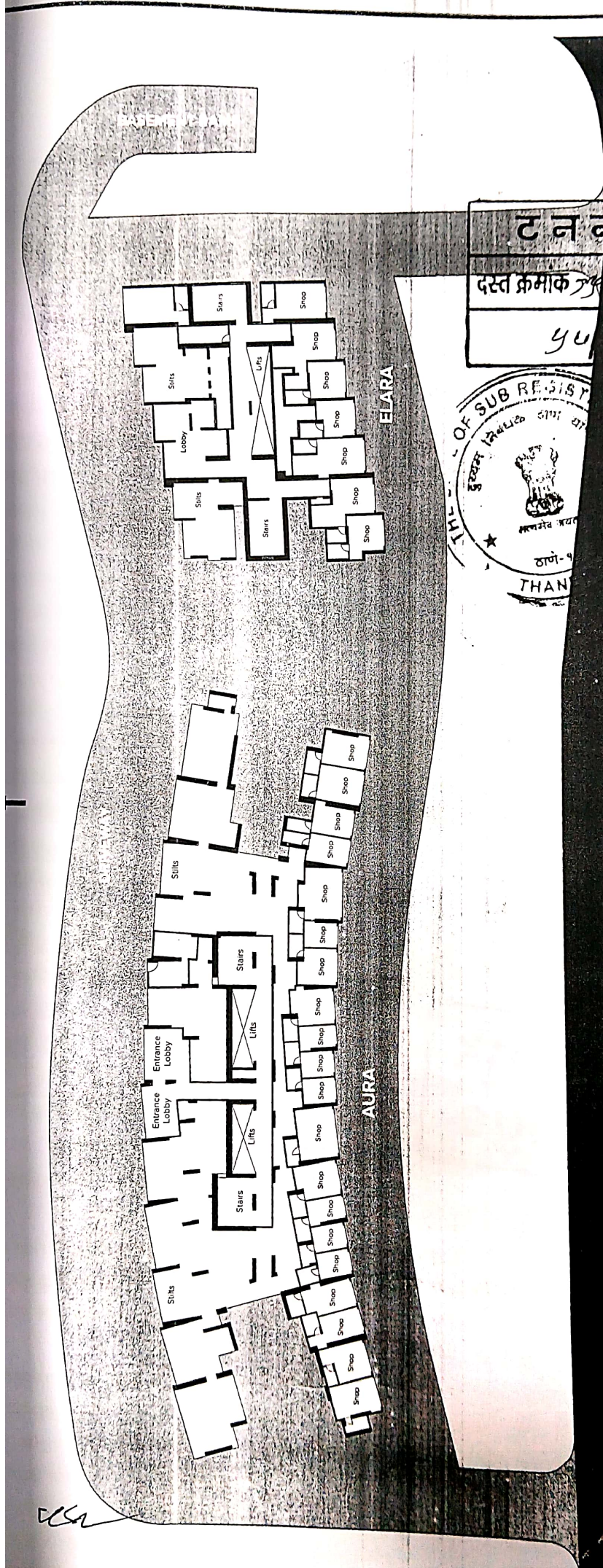
SCHEDULE OF THE LAND

All those piece and parcels of Land within the Registration District-Thane, Village - Betawade, Taluka - Thane, District - Thane. within the limits of Thane Municipal Corporation (hereinafter called and referred to as "the said Land") more particularly described in the Schedule here under written.



Sr. No.	Survey No.	Hissa No.	Area (Sq.mtrs.)	Land Number
	22	6	3540	First Land
	23	1	580	Second Land
3.	23	2	180	Third Land
4.	23	3	6370	Fourth Land
5.	23	4	4830	Fifth Land
6.	24	4	3440	Sixth Land
7.	26	1	3800	Seventh Land
8.	30	1	1820	Eighth Land
9.	30	2	2000	Ninth Land
10.	80		300	Tenth Land
		Total	26860	

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



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 दस्त क्रमांक  
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 THE OFFICE OF SUB REGISTRAR  
 दस्तावेज प्रमाणित  
 ठाणे - ५  
 THAN

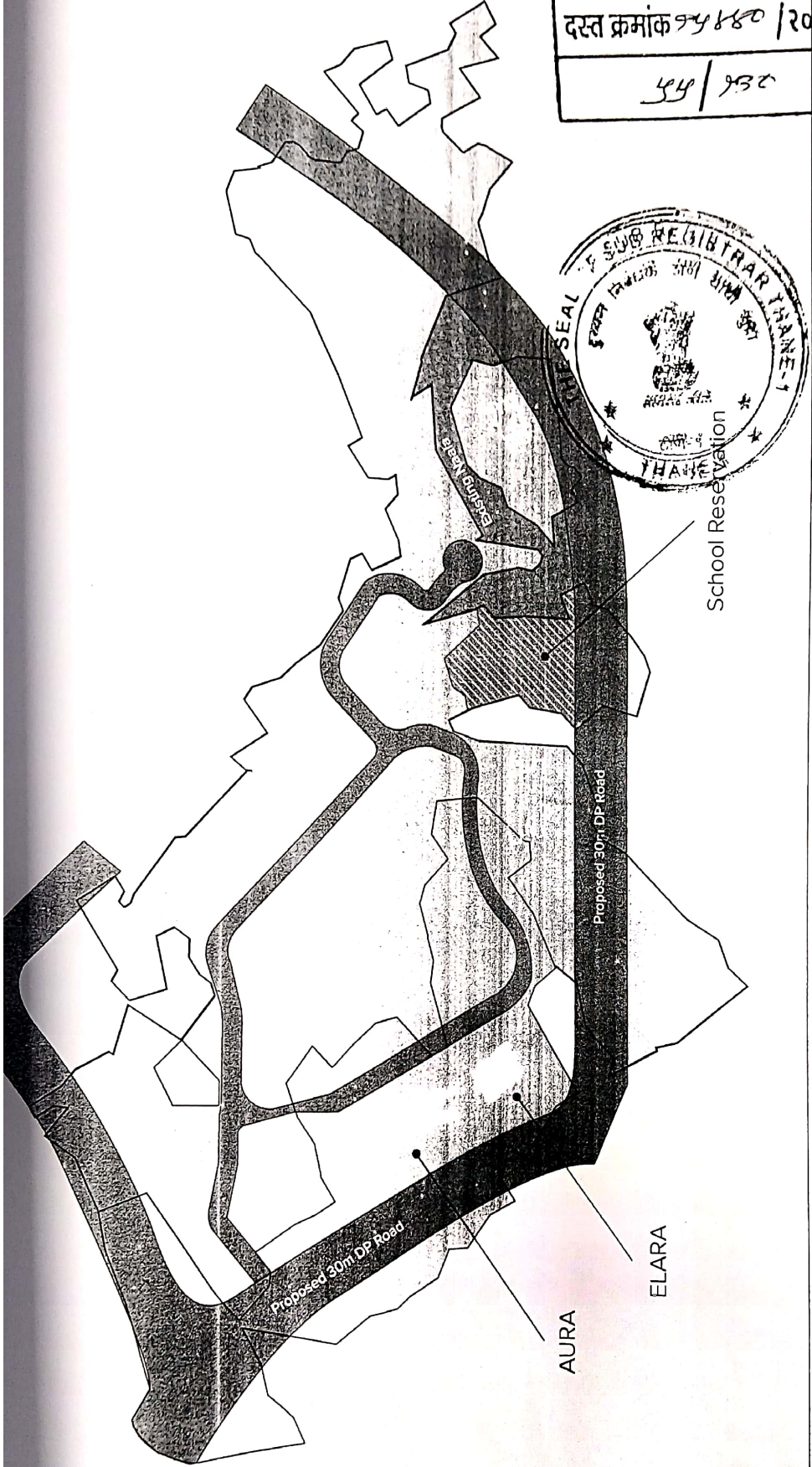
ENTRY/EXIT

ENTRY/EXIT

PROPOSED 30 METER DP ROAD

ट न न - ५  
दस्त क्रमांक १५४४० / २०१८  
५५ / १३८

*Signature*  
Nishu Dinsin



Sanctioned Layout Plan

*Signature*

**ANNEXURE "1"**  
**RECEIPT**

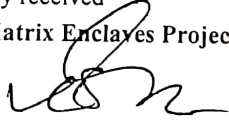
**टन न - 9**  
दस्तावेज क्रमांक 94880 / 2016  
Being the part price  
43 / 950

Rs. 1,34,050.00 (Rupees: One Lakh Thirty Four Thousand Fifty (1,34,050) being the part price / consideration in respect of sale of the Premises hereinabove mentioned as follows :

Received towards service tax/GST	14,151.00
Received towards consideration of said flat	1,34,050.00
<b>Total</b>	<b>1,48,201.00</b>

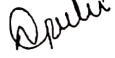
Sr. No.	Cheque/ RTGS No.	Cheque Date	Bank	Amount (Rs.)
1	154068	Mar 28, 2017	NKGSB CO OP BANK	25,000.00
2	154092	Aug 09, 2017	NKGSB CO OP BANK	1,19,413.00
3	826216731710	Sep 19, 2018	HDFC BANK LIMITED	3,788.00
			<b>Total</b>	<b>1,48,201.00</b>

We say received  
For Matrix Enclaves Projects Developments Pvt. Ltd.



Director/Authorised Signatory

Witness :

1. Deepali Patra 
2. Roshan Pawar 