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पावती

Original/Duplicate

Friday, June 02, 2023

नोंदणी क्र.: 39M

11:43 AM

Regn.: 39M

पावती क्र.: 6600 दिनांक: 02/06/2023

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन1-4511-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: लक्ष्मीकांत भगवानदास वासनिक -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:00 PM ह्या वेळेस मिळेल.


Sub Registrar Thane 1

सह दुय्यम निबंधक वर्ग-२,
ठाणे - १

बाजार मुल्य: रु. 8505552.89/-

मोबदला रु. 12488688/-

भरलेले मुद्रांक शुल्क : रु. 874300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0106202306639 दिनांक: 02/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0106202306384 दिनांक: 02/06/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018073699202223P दिनांक: 02/06/2023

बँकेचे नाव व पत्ता:





02/06/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दमन क्रमांक : 4511/2023

नोंदणी :

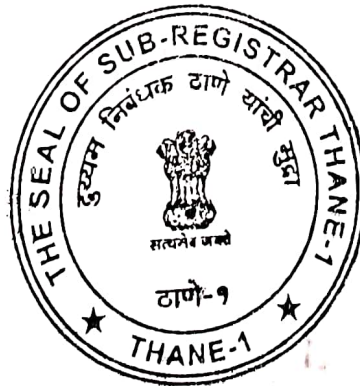
Regn.63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12488688
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8505552.89
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: विभाग :5/17-53 मोजे पांचपाखाडी न. व त्रि. ठाणे येथील सव्हे नं. 126B/1/1P, 126B/1/3P, 127P, 128/B, 129/3, 129/1P आणि 126B/2P या निळकनीवर्गीत टेन एन्म हॅबिटेट रेमंड रियल्टी फेज - VII व्हिंग - H या विल्डिंग मधील 34व्या मजल्यावरील 52.65 चौ.मी. म्हणजेच 567 चौ.फु. रेरा कारपेट क्षेत्रफळाची सदनिका तसेच 30 चौ.फु. यावरील मोवन निवामी सदनिका क्र. 3401 तसेच एक कार पार्किंग सह हा या कराराचा विषय आहे. (Survey Number : सव्हे नं. 123/B/1/1P, 126B/1/3P, 127P, 128/B, 129/3, 129/1P आणि 126B/2P ;)
(5) क्षेत्रफळ	1) 52.65 चौ.मीटर
(E) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रेमंड लिमिटेड तर्फे ऑशोराईज सिप्रेटरी तुपार नांबे वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- दि मिल, एक्सपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, गोखरग रोड नं. 1, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAACR4896A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- लक्ष्मीकांत भगवानदास वासनिक - वय:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- टाकिया बार्ड, समृद्धी नगर, मैदा मिल मार्गे, भंडारा, महाराष्ट्र, भंडारा. पिन कोड:-441904 पॅन नं:-ABDPW4521G 2): नाव:- अश्विनी उतम गायकवाड - वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं. 25, प्लॉट नं. 203, आम्रपाली सीएचएम, आयईएस शाळा जवळ, चारकोप सेक्टर 2, कांदिवली (पश्चिम), महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ANRPG0236G
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4511/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	874300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक वर्ग-२,
ठाणे - १



CHALLAN
MTR Form Number-6



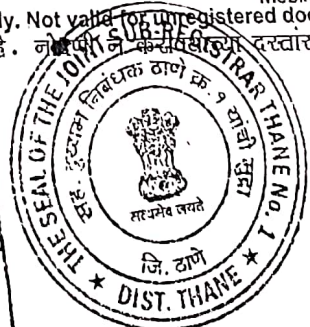
GRN	MH018073699202223P	BARCODE	[Barcode]		Date	31/03/2023-15:07:27	Form ID	252
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duly Registration Fee		TAX ID / TAN (If Any)					
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1		PAN No.(If Applicable)	ABDPW14521G				
Location	THANE		Full Name	Laxmikant Wasnik				
Year	2022-2023 One Time		Flat/Block No.	Flat No - 3401, 34th Floor, Tower H, Raymond				
			Premises/Building	Realty,				

Account Head Details	Amount In Rs.	Road/Street						
0030046401 Stamp Duly	874300.00	Village Panchpakhadi, Taluka and District Thane						
0030063301 Registration Fee	30000.00	Area/Locality	Thane					
		Town/City/District						
		PIN	4 0 0 5 0 6					
		Remarks (If Any)	PAN2=AAACR4896A~SecondPartyName=Raymond Realty~CA=12488688					
		Amount In	Nine Lakh Four Thousand Three Hundred Rupees Only					
Total	9,04,300.00	Words						

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023033112062	0139093227820
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-15:07:59	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयत मोदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी केलेल्या दस्तासाठी सदर चलन लागू नाही.

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 दस्त क्र. ५५९९ ३०२३
 2 990



Mobile No. : 9711901271

Signature
Signature

AGREEMENT FOR SALE

1-1

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 02nd day of June, 2023.

BETWEEN

RAYMOND LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and now deemed to be governed by the provisions of the Companies Act, 2013 having its registered office address at Plot No.156/H No.2, Village Zadgaon, Ratnagiri 415612, Maharashtra and having its Project Office at The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane- 400 606 and having PAN AAACR4896A, hereinafter referred to as "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**

(1) MR. LAXMIKANT BHAGWANDAS WASNIK Adult/s, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having his/her/their address for the purpose of these presents at Takiya Ward, Samrudhi Nagar, Maida Mill Mage, Bhandara, 441904, Maharashtra having PAN ABDPW4521G

(2) MS. ASMITA UTTAM GAIKWAD Adult/s, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having his/her/their address for the purpose of these presents at Room No. 25, Plot No. 203, Amrapali CHS, Near IES School, Charkop Sector 2, Kandivali (West), 400067, Maharashtra having PAN ANRPG0236G

hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s 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 HUF and in case of a coparcenary, the coparcenary 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 the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **SECOND PART**.

Promoter and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually as a "Party", as the context may require.

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WHEREAS:	५/१९९०



- A. The Promoter is the owner of all those pieces and parcels of immoveable property collectively admeasuring approximately 1,27,324 square meters, bearing Survey Nos. 122, 126B-2, 127, 128B, 129/1, 129/3, 126B/1, 126B/2, 126B/3 and 126B/4, situated at Village Panchpakhadi, Taluka and District Thane and within the Registration District of Thane and within the local limits of Municipal Corporation of Thane ("the Larger Land"). The Larger Land is more particularly described in the First Schedule hereunder written and delineated with thick black coloured boundary line on the Plan annexed hereto and marked as Annexure "A".
- B. The Promoter has duly purchased the said Larger Land vide the following Indentures:
- (i) An Indenture of Conveyance dated 10th October, 1925 executed between Sir Sassoon David, Morarji Dharshi Kothari and Dossabhoy Maneckji Wadia, therein referred to as the trustees of the First Part, Framroz Edulji Dinshaw of the Second Part and Promoter therein referred to as the Purchasers of the Third Part and registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial No.BOM/5823 of 1925;
 - (ii) An Indenture of Conveyance dated 17th October, 1960 executed between the Joana Mary Aguiar, John Berchman Aguiar, Estber Gertrude Henriques and Joana Teresa Fernandes therein referred to as "the Vendors" of the One Part and Promoter therein referred to as "the Purchasers" of the Other Part and registered with the Office of the Sub-Registrar at Thane under Serial No.514 of 1960;
 - (iii) An Indenture of Conveyance dated 30th June, 1960 executed between Ganpatrao Abaji Bodke therein referred to as "the Vendors" of the One Part and Promoter, therein referred to as "the Purchasers" of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No.BOM/5334 of 1960;
- C. The 7/12 Extracts being the revenue records maintained by the Office of the Collector are duly mutated to record the name of the Promoter as the holder in respect of the said Larger Land. The TILR plan refers to (a) Survey No. 126B/1 as Survey No.126B1/1; (b) Survey No. 126B/2 as Survey No.126B1/2; (c) Survey No. 126B/3 as Survey No.126B1/3; (d) Survey No. 126B/4 as Survey No.126B1/4.
- D. By and under Order dated 30th June, 1983 bearing No.ULC/R/82/SC/IC-GAD, read with Corrigendum dated 27th July, 1985 the Government of Maharashtra exempted several immoveable properties held by the Promoter at Thane under the provisions of Section 20 of Urban Land (Ceiling & Regulation) Act, 1976 in the manner and on the terms and conditions as stated therein ("First ULC Order"). The above ULC order comprised of several parcels of lands; (save and except portion of Survey Nos. 126B/1 to 126B/4, 127, 129/1 and 129/3 as referred hereinafter).
- E. Subsequently, by and under an Order dated 15th October, 1983 bearing No.

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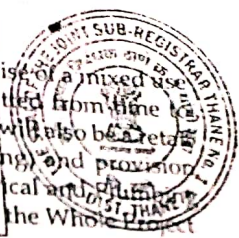


operation and management of an education institution on the Demised Land (which is the subject matter of the Lease Deed) with Sulochanadevi Singhania School, in the manner and on the terms and conditions stated therein.

- (iii) The Demised Land and/or the building, does not in any manner whatsoever, affects the present development of the Real Estate Project. Nor is the floor space index (FSI) and/or TDR is being utilized in any manner whatsoever, from the Demised Land and/or the building, for the development of the Real Estate Project.
- I. The details with regard to Pending proceedings on the Larger Land and/or Part thereof are set out in detail in the Title Certificate which is annexed herein below as Annexure E and list of litigation uploaded on the RERA website.
- J. Subject to what is stated hereinabove and as set out in the Title Certificate, Promoter is seized and possessed of and has a clear and marketable title to the said Larger Land, subject to the leasehold rights of the said Trust with respect to the Demised Land, construction Loan from Axis Bank and on obtainment of all due permissions / sanctions from the Thane Municipal Corporation / competent authorities, the Promoter is entitled to develop such portions of the said Larger Land and construct buildings therein, as may be duly permitted, by utilisation of the full and maximum development potential (both present and future) of the Larger Land or part thereof.
- K. Presently the development is undertaken on a portion of the Larger Land, in a phase-wise manner, in accordance with applicable laws (as amended / modified from time to time), including the provisions of the Development Control Regulations ("DCR") applicable to Thane Municipal Corporation ("TMC") as applicable from time to time, in the manner as stated herein. The Promoter is intending to construct two types of mixed-use projects viz Aspirational Housing Project and Premium Housing Project, on portion of the Larger Land in a phase-wise manner.
- L. The Aspirational Housing Project is comprising of 10 buildings viz Wings A, B, C, D, E, F, G, H, J & K, Car Parking Wing (Multilevel Car Parking) with provisions for number of car parkings for each wings as per applicable development control regulations, club house and retail building to be developed on the portion of the Larger Land, being land admeasuring 55804.86 square meters and bearing Survey Nos. 126 B/1/1 (part), 126 B/1/3 (Part), 127(pt), 128/B, 129/3, 129/1 (part) and 126B/2 (part) (hereinafter referred to as the "Whole Project") and the land on which Whole Project is to be developed is herein after referred to as "Whole Project Land" which is more particularly described in the **Second Schedule** hereunder written and delineated with hatched red coloured boundary line on the plan annexed and marked as Annexure "A".
- M. The balance portion of the Larger Land excluding Demised Land and the Whole Project, will also be developed subsequently in a phase-wise manner, to construct several other buildings which will *inter alia* comprise of a mixed use of residential and such other users as may be permitted in accordance with applicable laws (as amended/modified from time to time).

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A, B, C, D, E, F, G, H, J & K, which will *inter alia* comprise of a mixed use of residential and such other users as may be permitted from time to time and in the manner the Promoter deems fit. There will also be a retail wing, a separate parking wing (multilevel car Parking) and provision for club house and other ancillary Mechanical, Electrical and Plumbing (MEP) structures to cater the service requirements of the Whole Project

- Z. The development of the Real Estate Project, Phase VII is a phase of the Whole Project same is registered with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 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 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51700027036 ("RERA Certificate") and a copy of the RERA Certificate is annexed and marked as **Annexure "C"** hereto.
- AA. The Allottee/s has/have, prior to the date hereof, examined the RERA Certificate. The Allottee/s has/have also examined all the documents and information uploaded by Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects. The Allottee/s confirm/s that he/she/they is/are aware that Whole Project would be developed in phase wise manner, as and when permission would be obtained and the layout/construction of the Whole Project is subject to amendments, changes and final approval from the concerned authorities.
- BB. The Allottee/s is/are desirous of purchasing residential premises / unit / apartment bearing No. 3401 on the 34th floor of the Building/Wing "H" ("said Premises") in the Real Estate Project Phase VII and has / have approached the Promoter and requested the Promoter to allot to him/her/it/them the said Premises in the said Building/Wing "H" ("said Building") more particularly described in the **Third Schedule** hereunder written, on the terms and condition as set out in the Application Form and herein below in this Agreement for Sale.
- CC. The principal and material aspects of the development of the Real Estate Project Phase VII, are briefly stated below:
 - (i) The Real Estate Project Phase VII will be known as "TEN X HABITAT Raymond Realty | TOWER H" and it will be a part of the Whole Project.
 - (ii) The building of the Real Estate Project Phase VII is proposed to consist of Ground Floor plus 42 (forty two) Upper Floors.
 - (iii) The said Building shall comprise of residential units / premises/ flats and other units, as may be permitted.
 - (iv) By the Building Permission/Commencement Certificate dated 13th November, 2021 full requisite Floor Space Index ("FSI") of 29181.1 sq. mts. (including lift, staircase and passage) has been sanctioned for consumption in the construction and development of the Real Estate Project Phase VII. The Promoter may use and or utilize such

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Registration Act, 1908	
OO. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agree to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises.	



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

1. The above Recitals, all Schedules and Annexures herein shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.1
2. The Promoter shall construct the said Building known as H Wing having Ground Floor plus 42 upper floors, of the Real Estate Project Phase VII, in accordance with the plans, designs and specifications as referred hereinabove and as approved by the TMC and/or the other competent authorities from time to time. The Real Estate Project Phase VII shall have the common areas, facilities and amenities that may be usable by the Allottee/s, and to be shared with other allottee/s of Real Estate Project Phase VII as are listed in Annexure H, with tentative completion dates.

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

3. **Purchase of the said Premises and Sale Consideration:**

- (i) The Allottee/s hereby agree/s to purchase and acquire from the Promoter and the Promoter hereby agree to sell to the Allottee/s the Premises No. 3401 of the 2BHK Eden type admeasuring 52.65 square meters equivalent to 567 square feet carpet area as per RERA alongwith right of user of one car parking space and exclusive usage of a balcony admeasuring 30 square feet, on the 34th Floor of "H" Wing/ Building in the Real Estate Project Phase VII i.e., the said Premises, as more particularly described in the Third Schedule and as shown on the floor plan annexed and marked "J" hereto, at and for the Sale Consideration/Agreement Value of Rs. 12488688/- (Rupees One Crore Twenty Four Lakhs Eighty Eight Thousand Six Hundred Eighty Eight Only). The said Premises shall contain the internal fittings, fixtures and amenities within it as set out in the Annexure H-2 herein.
- (ii) The Allottee/s has paid before the execution of this Agreement a sum of Rs.618190/- (Rupees Six Lakhs Eighteen Thousand One Hundred Ninety Only) [not exceeding 10% (Ten percent) of the Sale Consideration] as part consideration to the Promoter and hereby agrees to pay to Promoter the balance amount of Sale Consideration/Agreement Value of Rs. 11870498/- (Rupees One Crore Eighteen Lakhs Seventy Thousand Four Hundred Ninety Eight Only) as per the payment schedule mentioned in Annexure K annexed herein.

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All that pieces and parcels of lands collectively admeasuring 1,27,324 square meters comprising of 1) Survey No. 122, (2) Survey No. 127, (3) Survey No. 128B, (4) Survey No. 129 Hissa No. 1, (5) Survey No. 129 Hissa No. 3, (6) Survey No. 126B Hissa No. 1 (i.e. Survey No.126B1 Hissa No.1), (7) Survey No. 126B Hissa No. 3 (i.e. Survey No.126B1 Hissa No.3), (8) Survey No. 126B Hissa No. 2 (i.e. Survey No.126B1 Hissa No.2), (9) Survey No. 126B-2 and (10) Survey No.126B Hissa No.4 (i.e. Survey No.126B1 Hissa No.4), lying, being and situate at Village Panchpakhadi, Taluka Thane, District Thane and within the Registration District of Thane and within the local limits of Municipal Corporation of Thane

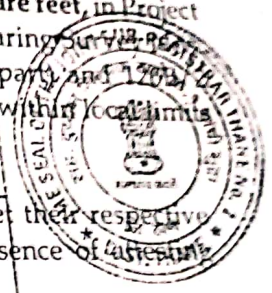
THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

Portion of land admeasuring 55804.86 sq.mtrs and bearing Survey Numbers 126 B/1/1 pt, 126B/1/3pt, 127pt, 128/B, 129/3,129/1pt and 126B/2pt lying, being and situate at Village Panchpakhadi, Taluka Thane, District Thane and within the Registration District of Thane and within the local limits of Municipal Corporation of Thane

THE THIRD SCHEDULE ABOVE REFERRED TO:

Premises No. 3401 in H wing/building admeasuring 567 sq ft RERA Carpet Area equivalent to 52.65 sq. mtr RERA Carpet Area alongwith right of user to one car parking space and exclusive usage of a balcony admeasuring 30 square feet, in Project TEN X HABITAT Raymond Realty | TOWER H situated on land bearing Survey No. 126B/1/1(part), 126B/1/3(Part), 127(Part), 128/B, 129/3, 129/1 (part) and 129/2 (part) of Village-Panchpakhadi, Taluka-Thane, District-Thane and within local limits of Municipal Corporation of Thane

₹ 84,99,000



IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Thane in the presence of witnesses, signing as such on the day first hereinabove written.

SIGNED AND DELIVERED)
by the within named Promoter)
RAYMOND LIMITED)
by the hand of its Authorised Signatory)



MR. TUSHAR TAMBE)
in the presence of...)

- 1. *[Signature]*
- 2. *[Signature]*

[Signature]
Photograph/ Thumb Impression

SIGNED AND DELIVERED)
by the within named Allottee)
MR. LAXMIKANT BHAGWANDAS)
WASNIK)



Image 2023-06-01 at 7.



in the presence of

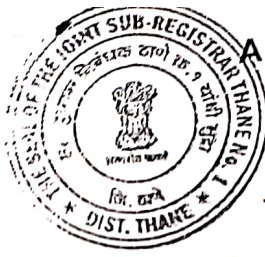
- 1. *[Signature]*

[Signature]

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Annexure B



Certificate No. 3825

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Resl. Plot A - Wing A, B & C :- Gr + 1st to 20th upper floor
Wing D, E, F, G, H, J & K :- Gr + 1st upper floor
Retail Wing :- Basement + Gr + 1st upper floor
Parking Wing :- Two Basement + Gr + 1st to 4th Podium upper floor
Resl. Plot - D - Wing A :- Basement + Gr + 1st to 21st + 22nd (pt.) upper floor
(With Layout approval & Plot sub - division)

V. P. No. 504/0016/09

TMC / TDD 2637/18

Date : 22/05/2017

To, Shri / Smt. M/s Spaceage Consultants (Architect)

B/६०६, Natraj Bldg. Mulund- Goregaon Link Rd.

Shri M/s Raymond Ltd. (Owners)

With reference to your application No. 10289 dated 23/11/2017

for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Panchpakhandi Sector No. 4 Sited on back side at Road / Street Pokhran Road No.1 S. No. / C.S.T. No. / F.P. No. _____

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) जागेच्या मालकीबाबत कोणतीही तक्रार प्राप्त झाल्यास त्यास ठा.म.पा. जबाबदार राहणार नाही. त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक / विकासक यांची राहिल.
- ६) श्री. जवानमल कस्तुरचंद यांचे जमिनीबाबत (स. क्र. १३८/४ पै, १३८/७पै, १३८/९पै) दिलेले दि. १३.०७.२०१७ रोजीचे हमीपत्र भूखंडधारक / विकासक यांचेवर बंधनकारक राहिल.

PTO

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of Thane

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५६	२१२



भूखंडाची महाराष्ट्र जमिन महसुल संहिता (सुधारणा) च्या अनुषंगाने मा. जिल्हाधिकारी, ठाणे येथील दि.१६/०९/२०१७) रोजीच्या परिपत्रकानुसार शासनास दिलेली सनद सादर करणे आवश्यक आहे.

३३) वापर परवान्यापुर्वी सर्व्हिस कन्सल्टलस यांचा अहवाल एस.टी.पी.करीता चा नाहरकाव दाखला सादर करणे आवश्यक.

३४) प्रस्तावीत भूखंडाअंतर्गत असलेल्या इमारतीकरीता स्टॉर्म वॉटर ड्रेनकरीता सर्व्हिस कन्सल्टलस यांचा अहवाल वापर परवानापुर्वी सादर करणे आवश्यक.

३५) वापर परवान्यापुर्वी R.C.C. तज्ञाचे Stability Certificate सादर करणे आवश्यक.

३६) वापर परवान्यापुर्वी पाणी गरम करणे करीता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.

३७) वापर परवान्यापुर्वी जलसंचय व जलसंधारण यंत्रणा बसविणे आवश्यक.

३८) Inclusive housing ला वापर परवाना दिल्याशिवाय रहिवास विभागातील उर्वरीतविकास कामास वापर परवाना देण्यात येऊ नये.

३९) वापर परवान्यापुर्वी सी.सी.टी.व्ही. यंत्रणा बसविणे विकासक यांना अनिवार्य आहे.

४०) शासनाकडील आदेश क्र.ना.ज.क.धा.२०१७/१४०/प्र.क्रं.३३/ना.ज.क.धा.-२ नगर विकास विभाग यांचेकडील आदेशातील अटी बंधनकारक राहतील.

४१) दाखल प्रस्तावासंबंधीत दाखल जनहित याचिकांचे होणारे अंतिम आदेशांचे पालन करण्याची जबाबदारी विकासक यांची राहिल.

सर्व्हे नं. ६२ ब/४, सर्व्हे नं. ६२ ब/५, सर्व्हे नं. ६२ ब/६, सर्व्हे नं. ६२ ब/२, सर्व्हे नं. ६४ ब/२, सर्व्हे नं. ६४ ब/३, सर्व्हे नं. ६४ ब/४, सर्व्हे नं. ६५, सर्व्हे नं. ६६, सर्व्हे नं. ११८/१, सर्व्हे नं. ११८/२, ११९/अ १ पै, ११९/अ-२, सर्व्हे नं. ११९ ब, १२०/१ पै, १२०/१ पै,, सर्व्हे नं. १२२, सर्व्हे नं. १२६ब/१, सर्व्हे नं. १२६ ब/२, सर्व्हे नं. १२६ ब/३, सर्व्हे नं. १२६ ब/४, सर्व्हे नं. १२७, सर्व्हे नं. १२८ब, सर्व्हे नं. १२९/१, सर्व्हे नं. १२९/३, सर्व्हे नं. १३० ब, सर्व्हे नं. १३१/अ पै, १३१/अ पै, १३१/ब, सर्व्हे नं. १३२ (पै.), सर्व्हे नं. १३२ (पै.) सर्व्हे नं. १३३अ, सर्व्हे नं. १३३ ब, सर्व्हे नं. १३५ अ, हि. नं. ३,४, ६, ११ ते १४, १७, १८, २४ २५ व २७ ते ३०, सर्व्हे नं. १३७, हि. नं. १, २ व ४, ६ व ७, सर्व्हे नं. १३८, हि. नं. १/अ, १/ब, २ ते १२ आणि १४, सर्व्हे नं. १३९, हि. नं. १ अ, ब, क, सर्व्हे नं. १३९/२ पै, १३९/२ पै, १३९/३, १३९/४ पै, सर्व्हे नं. १४० ब/१, सर्व्हे नं. १४० ब/२ सेक्टर ४,



Yours faithfully,

[Signature]
Executive Engineer
Town Development Department
Municipal Corporation
of the City of Thane

सावधान

Office No. १०८/२०१७-१४०/प्र.क्रं.३३/ना.ज.क.धा.-२
दस्तावेजासंबंधीत बांधकाम व वापर करणे तसेच
शिकार नियंत्रण नियमावलीनुसार आवश्यक त्या
Office No. १०८/२०१७-१४०/प्र.क्रं.३३/ना.ज.क.धा.-२
दस्तावेजासंबंधीत बांधकाम वापर करणे, महाराष्ट्र
राज्य शासनाच्या अधिनियमाचे कलम ५२
नुसार दाखलापत्र मुळात आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे केंद व रु. ५०००/- दंड होऊ शकतो." /

ANNEXURE B1

प्लान नं. ५५९९

५६१९०

Certificate No. 4676



THANE MUNICIPAL CORPORATION, THANE

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

प्रकारतः विंग - E : यरील २२ ते ४२ मजले
विंग - F & G : राळ + १ मजला
विंग - H : राळ + १ ते ४२ मजले
Retail Wing : बेरामेट + राळ + १ मजला
Parking wing : २ बेरामेट + राळ + १ ते १ पार्किंग मजले.

V. P. No. So ४/०१६१/१९ TMC / TDD 3748/21 Date: 13/11/2021
To, Shri / Smt. M/s. Spaceage Consultants (Architect)
M/s. Raymond Ltd. (Owner)
Shri M/s. Raymond Ltd. through it's authorized singnatory Prashant Rathod (विक्रामक) (Owners)

With reference to your application No. ६६९० dated २२/१०/२०२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village Panchpakhadi Sector No. IV Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. १२२, १२६/ब/१, १२६/ब/२, १२६/ब/३, १२७, १२८/ब, १२७१, १२७३

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

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

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

Yours faithfully,

Corporation of

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ANNEXURE - G

Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700027036

Project: **TEN X HABITAT Raymond Realty Tower H** , Plot Bearing / CTS / Survey / Final Plot No.: **129 1 Part 128 B 1
1 Part of Thane (M Corp.), Thane, Thane, 400606;**

1. **Raymond Limited** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400606.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **10/11/2020** and ending with **30/09/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 21:47:16

Dated: 08/09/2021
Place: Mumbai

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

TET
Bunk

Vasankar

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Annexure L

Other Charges (Payable at time of offer of possession)

Particular	Amount
Share Money Application	1000
Society Formation Charges	5000
Legal Charges	10000
Electricity Connection charges	50000
Water Connection charges	
Pipe Gas Connection Charges*	10000
Advance Maintenance for 24 months	142543
Interest free Security Maintenance Deposit (only FCAM Charges) for 12 months (no GST)	25231
Total	243774

Advance Maintenance Charges and Interest Free Security Maintenance deposit as mentioned above to be paid on offer of possession on the following rate:

BCAM charges @ Rs. 7 per sq. ft. RERA Carpet Area per month excluding Property Tax
FCAM @ Rs.3.48 per sq. RERA Carpet Area per month excluding Property Tax,

Note:

*These rates are estimated rates and may be revised at time of offer for possession

* Property Tax will be conveyed to you at the relevant time.

* The promoter will maintain and manage the common areas and amenities of the Whole Project till the Whole Project is completed and affairs are handed over to the Apex Body, accordingly appropriate FCAM charges to be given to the Promoter even if the affairs of the building is handed over to the particular society.

*After taking charge of the Building, the concerned Society will manage the affairs of the Building and collect BCAM charge, FCAM charge and Property Tax, if applicable from the Allottees/Members and pass the FCAM charges to the Promoter so that the Promoter can manage the Common areas and Amenities smoothly.

* *In case, any Society fails to pay the FCAM charges to the Promoter, the aforesaid security maintenance deposit will be used propotionatly for meeting the expenses towards maintenance of Common area and amentities. Any amount that may remains unused, will be refunded to the particular society after handing over the affairs of the Whole Project to the APEX body.

[Handwritten signature]

[Handwritten signature]