



गावाचे गाव : पांचपाखाडी

1) विनेखाचा प्रकार
2) मोबदला
1) बाजारभाव(भाडेपट्टयाच्या
तबतितपट्टाकार आकारणी देतो की पट्टेदार
नमुद करावे)
1) भू-मापन,पोटहिस्सा व
क्रमांक(अमल्याम)

करारनामा
23756962
15800014.88

धोबफळ

आकारणी किंवा जुडी देण्यात अगेल तेव्हा.

दम्नगेवज करून देणा-या/निहून ठेवणा-या
काराचे नाव किंवा दिवाणी न्यायालयाचा
मनामा किंवा आदेश अमल्याम,प्रतिवादिचे
व पत्ता.

दम्नगेवज करून घेणा-या पक्षकाराचे व
दिवाणी न्यायालयाचा हुकुमनामा किंवा
अमल्याम,प्रतिवादिचे नाव व पत्ता

दम्नगेवज करून दिव्याचा दिनांक

10/11/2023

दम्न नोंदणी केल्याचा दिनांक

10/11/2023

अनुक्रमांक, खंड व पृष्ठ

8087/2023

बाजारभावाप्रमाणे मुद्रांक शुल्क

1663000

बाजारभावाप्रमाणे नोंदणी शुल्क

30000

रा

नामाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद

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

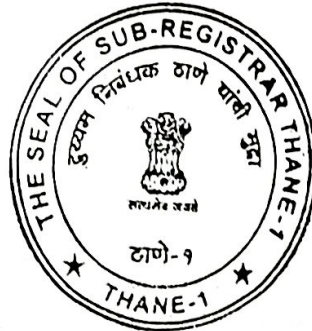
1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: विभाग :5/17-5इ मोजे पांचपाखाडी,ता. व जि.
ठाणे वेधील सर्व्हे नं. 122(part),126 B/2(Part)आणि 126 B/1/3(Part)या मिळकतीवर बांधण्यात येणाऱ्या
वि अट्रेस बाय जीएस या गृहसंकुल मधील विंग - B या विंग मधील 5व्या मजग्यावरील 102 चौ.मी.
म्हणजेच 1093 चौ.फु. रेरा कारपेट क्षेत्रफळाच्या सदनिके सोबत 65 चौ.फु. क्षेत्रफळाची बागवानी अगलेची
निवामी सदनिका क्र. 505 तसेच दोन कार पार्किंग मह हा या कराराचा विषय आहे. (Survey Number :
सर्व्हे नं. 122 (part), 126 B/2 (Part) आणि 126 B/1/3 (Part) ;)

1) 102 चौ.मीटर

1): नाव:-रेमंड लिमिटेड तर्फे ऑशोराईज सिनेटरी तुपार तांबे वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे
नाव:-, ब्लॉक नं:-, रोड नं: दि मिल, एम्सपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, पोखरण रोड नं. 1,
ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAACR4896A

1): नाव:-अक्षय विजय कदम - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:
बी3/103, वेदांत कॉम्प्लेक्स, पोखरण रोड नं. 1, बर्तक नगर, जेकेग्राम, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन
कोड:-400606 पॅन नं:-CGIPK2839P

2): नाव:-मीना विजय कदम - वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:
बी3/103, वेदांत कॉम्प्लेक्स, पोखरण रोड नं. 1, बर्तक नगर, जेकेग्राम, ठाणे पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन
कोड:-400606 पॅन नं:-AINPK0235A



10/11/23
सह दुय्यम निबंधक वर्ग-२,
ठाणे - १

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दस्त क्र. ४०८०	२०२३
५	११०



THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 10th day of NOV., 2023.

BETWEEN J.T. Rode and Madans

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;

AND

(1) MR. AKSHAY VIJAY KADAM 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 B3/103, Vedant Complex, Pokhran Road No. 1, Vartak Nagar, Jekegram, Thane West, Thane - 400606, Maharashtra having PAN CGIPK2839P.

(2) MRS. MEENA VIJAY KADAM 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 B3/103, Vedant Complex, Pokhran Road No. 1, Vartak Nagar, Jekegram, Thane West, Thane - 400606, Maharashtra having PAN AINPK0235A.

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.

WHEREAS:

A. The Promoter is the owner of all those pieces and parcels of immovable

J.T. Rode and Madans

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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.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 11570.04 sq.mtrs sq. mts and bearing Survey Numbers 122 (part), 126 B/2 (Part) and 126 B/1/3 (Part) 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

T-T.
[Handwritten signatures]



THE THIRD SCHEDULE

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ABOVE REFERRED TO
 10/10 2023
 10/10 2023



Premises No. 505 in wing "B"/building admeasuring 1093 sq. ft RERA equivalent to 102 sq. mtr RERA Carpet Area along with right of user of 2 car parking space and exclusive usage of a balcony admeasuring 65 square feet, in Project Address By GS Tower B situated on land bearing Survey Nos. 122 (part), 126 B/2 (Part) and 126 B/1/3 (Part) of Village-Panchpakhadi, Taluka- Thane, District-Thane and within local limits of Municipal Corporation of Thane

IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Thane in the presence of attesting witness, 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.
- 2.

Photograph/ Thumb Impression

SIGNED AND DELIVERED)
 by the within named Allottee)
 MR. AKSHAY VIJAY KADAM)



in the presence of

- 1.
- 2.

[MR. AKSHAY VIJAY KADAM]

Photograph / Thumb Impression

ANNEXURE - B



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



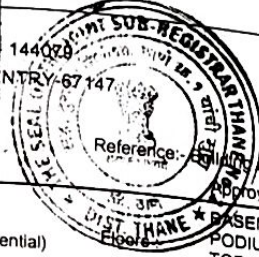
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Revised Building Permit No. 144028

Proposal Code : MCB-22-ENTRY-67147

दस्त क. १०८८ २०२२

Approval No. : TMCB/RB/2022/APL/00016
Date : 21/10/2022



Reference: Building Permission No. : TMC/TDD/4107/22

Approval date : 30/06/2022

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Building Name : WING
B(Residential)

Floors: BASEMENT 1, BASEMENT 2, GROUND, 1ST PODIUM, 2ND PODIUM, 3RD PODIUM, 4TH PODIUM, 5TH PODIUM, 6TH PODIUM, STILT PODIUM
TOP, 1ST, 2ND, 3 TO 25 TYPICAL, 5 10 15 20 25, 26 TO 42 TYPICAL 45 46 47, 32
36 40, 29, 43, 44, 39, 48, 49, 50, 51, Service Floor, 34

To,
RAYMOND LTD,
THANE PANCHPAKHADI

Sir/Madam,

With reference to your application No **RTMCB202200515**, dated **2022-10-13** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - to carry out development work / Building on Plot No **126/B/3, 122, 126/B/1/2**, Revenue S.No. / Khasra no. / Gut no **126/B/3, 122, 126/B/1/2**, City Survey No , Mouje **PANCHPAKHADI, PANCHPAKHDI** situated at Road / Street **40.00**, Society **N.A.** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. 1) Conditions mentioned in Amended Permission/C.C. no. TMC/TDD/4107/22 dated 30/06/2022 and Environment Clearance dated 13/09/2022 shall be binding on Developer.
2) Balance installment as per Regulation no. 2.2.14(i) option 2 and Charges for Parking proposed as per Table No 8B Note (v) of UDCPR shall be paid before applying for O.C.
- 16.



Signature Not Verified

Digitally signed by SATISH
PANDHARINATH UGALE
Date: 2022.10.21 19:25:11 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation

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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 :
P51700045829

Project: **The Address By GS Tower B** , Plot Bearing / CTS / Survey / Final Plot No.: **122 part at 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 **15/06/2022** and ending with **31/03/2028** 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



Dated: **15/06/2022**
Place: **Mumbai**

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