

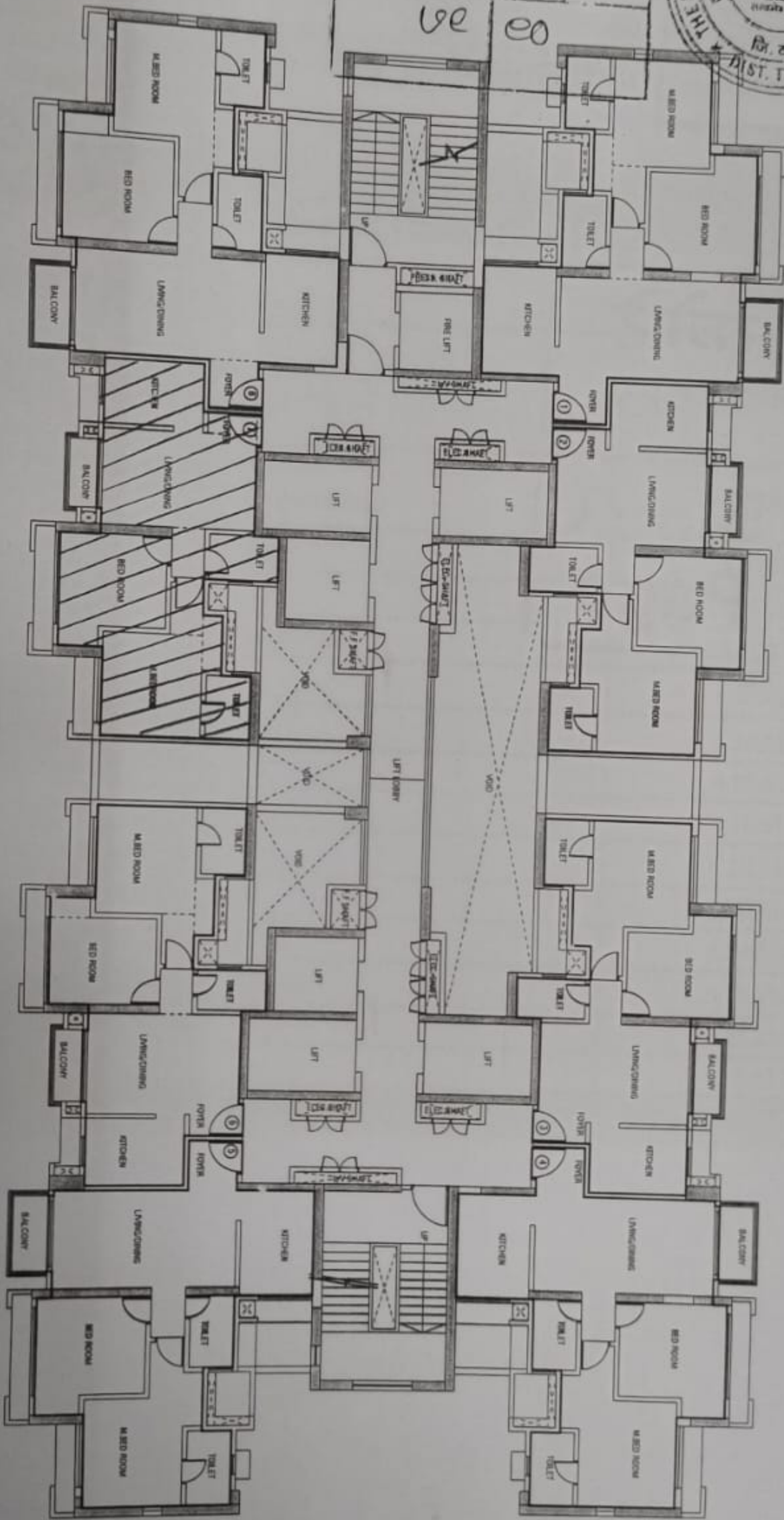
टन न 9

ANNEXURE - I

FLOOR PLAN

दस्तावेज क्र. 4333

2023



WING - B

TYPICAL FLOOR PLAN -

2nd, 4th To 7th, 9th to 12th, 14th to 17th, 19th to 22nd, 24th

Not to scale

Apartment no. 1207 on 12th habitable floor of B wing

(i.e. Wing "B" as per approvals)

T.T.

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

24/11/2023

दस्त क्रमांक : 8333/2023

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	12212376
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8646819.284
(4) भू-मापन, पोटहिम्मा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: विभाग :5/17-5इ मीजे पांचपाखाडी, ता. व जि. ठाणे येथील सर्व्हे नं. 83/1(Part), 83/3(Part) आणि 121(Part) या मिळकतीवर बांधण्यात येणाऱ्या टेन एक्स इरा रेमंड रियल्टी मधील टॉवर - B या बिल्डिंग मधील 12व्या मजल्यावरील 55.31 चौ.मी. म्हणजेच 595 चौ.फु. रैरा कारपेट क्षेत्रफळाच्या सदनिके सोबत 1.83 चौ.मी. क्षेत्रफळाची बाल्कनी असलेली निवासी सदनिका क्र. B1207 तसेच एक कार पार्किंग सह हा या कराराचा विषय आहे. (Survey Number : सर्व्हे नं. 83/1(Part), 83/3(Part) आणि 121(Part) ;)
(5) क्षेत्रफळ	1) 55.31 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेमंड लिमिटेड तर्फे ऑयोरार्ईज सिग्रेटरी तुषार तांबे वय:-, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: दि मिल, एक्सपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, पोखरण 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 असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजवी सिराज मुलानी - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 402, श्री विठ्ठल निवास, गुरु मंदिर रोड, डोंबिवली पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AUUPM8874C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8333/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	854900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२,
ठाणे - १

टन न 9

स्त क्र. 333 2023

8E eo



THE THIRD SCHEDULE ABOVE REFERRED TO:

Sr.	Particulars										
1	Project Name	TEN X ERA Raymond Realty									
2	MAHARERA Registration No	P51700049592									
3	Real Estate Project/ Tower	Tower B									
4	Apartment	No. B1207 on 12 th Floor of type 2BHK CREST admeasuring about; <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area of Flat</td> <td>55.31</td> <td>595</td> </tr> <tr> <td>Exclusive Balcony Area</td> <td>1.83</td> <td>20</td> </tr> </tbody> </table>		Square Meters	Square Feet	RERA Carpet Area of Flat	55.31	595	Exclusive Balcony Area	1.83	20
	Square Meters	Square Feet									
RERA Carpet Area of Flat	55.31	595									
Exclusive Balcony Area	1.83	20									
5	Parking Space	1 Car Park									
6	Agreement Value	Rs.12212376/- (Rupees One Crore Twenty Two Lakhs Twelve Thousand Three Hundred Seventy Six Only)									
7	Amount Paid by Allotte	Rs.604513/- (Rupees Six Lakhs Four Thousand Five Hundred Thirteen Only)									
8	Balance Amount to be paid by Allottee	Rs.11607863/- (Rupees One Crore Sixteen Lakhs Seven Thousand Eight Hundred Sixty Three Only)									
9	Project Completion Date	30 th January 2029									
10	Communication Address of Allottee	402, Shree Vitthal Niwas, Guru Mandir Road, Dombivali (East), Thane - 421201, Maharashtra									
11	Email ID of Allottee	rajvi.mulani@gmail.com									
12	Communication Address of Promoter	Raymond Limited, The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane-400 606.									
13	Email ID of Promoter	Era.b@raymond.in									

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ANNEXURE G

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दस्त क्र. 4333 2023



6y. eo



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 :
P51700049592

Project: **TEN X ERA Raymond Realty Tower B**, Plot Bearing / CTS / Survey / Final Plot No.: 83/1 121 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 (I) of subsection (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 **15/02/2023** and ending with **30/01/2029** 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



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

Dated: 15/02/2023

Place: Mumbai

T.T