

74/31530

Friday, December 22, 2023
9:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 34996 दिनांक: 22/12/2023

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन2-31530-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: हेमंत परशुराम माने --

नोंदणी फी रु. 21300.00
दस्त हाताळणी फी रु. 2120.00
पृष्ठांची संख्या: 106

एकूण: रु. 23420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:17 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2
ग्रह दुय्यम निबंधक वगै - २
कपणे क. २

बाजार मूल्य: रु. 0/-

मोवदला रु. 2125000/-

भरलेले मुद्रांक शुल्क : रु. 149000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223212522160 दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223210422152 दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 21300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012356605202324R दिनांक: 22/12/2023
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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



22/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वर्ग 2

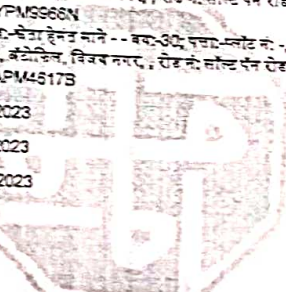
दस्ता क्रमांक : 31530/2023

नोरमी :

Regn 63m

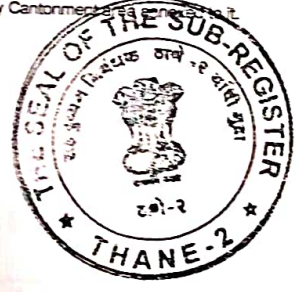
रावाचे नाव: पाचपाखाडी

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	2125000
(3) बाजार/बाबा/भ.वे.पट्टाबाबा/ बा.वे.पट्टाकार/ बा.वे.पट्टाकार/ डेटो की पट्टेदार ठे समुद्र करणे	0
(4) मूल्यांकन, पोटॅशियम व फॉस्फोरस (असल्यात)	1) पालिकेचे नाव/आपे म.न.पा. इतर बर्गन : इतर नाहिनी; नावे पाचपाखाडी, तातुका आणि विल्हा आणे येथील सर्व्हे नं. 62 वी/2 आणि 131 वी बाबर स्थित कार्यालय प्रोजेक्ट विंग ए मधील 6 वा मजला वरील मर्यादा नं. 603, क्षेत्रफळ 322 चौ. फुट म्युनिसिपल 29.92 चौ. मी. रेट कार्पेट (कोरम) गृह निर्माण व क्षेत्र विकास महानिदेश (म्हाडा घटक) यांनी ठरवलेल्या प्रमाणे मोबदला रकम प्रमाणे बोनस ठे मुद्रांक शुल्क भरलेले आहे आणि या रकमानुषंगे बाजार मूल्य तक्रारर तामू नाही (म्हाडा 20% गृह निर्माण कोवना). ((Survey Number : Survey Nos. 62 B.2 and 131 B ;))
(5) क्षेत्रफळ	1) 322 चौ.फुट
(6) बाजारपेठ किंवा पुढी देण्यात असेल तेव्हा.	
(7) रस्त्यावरून करून देण्याबाबत/ इतर ठेवणा-या पत्रकाराचे नाव किंवा रिवाजी म्यार्यातबाबा हुडननामा किंवा आदेश असल्यात, प्रतिबादिचे नाव व पत्ता	1): नाव-रेमंड तिमिटेड वरिष्ठ बांधकाम स्वयंपूर्णकृत दुधार दावे बांध्या - ठेके कबुलीबाबकरीवा कु. दु. म्हणुन महेश ववा-30; पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं: दि मिन, एक्सिपरीयंस सेंटर (रिमेंड रिपलटी अफिस), रोड नं: बेंकेडान, पोबरण रोड नं.1, आणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAACR4896A
(8) रस्त्यावरून करून देणा-या पत्रकाराचे व किंवा रिवाजी म्यार्यातबाबा हुडननामा किंवा आदेश असल्यात, प्रतिबादिचे नाव व पत्ता	1): नाव-हेमंड परशुराम माने -- ववा-29; पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं: 14/15, बालाजी ज्वेलर्स, सेक्टर 7, अंटोफिन, विजयनगर, रोड नं: सॉल्ट पॅन रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-CBYPM9668N 2): नाव-वेडा हेमंड माने -- ववा-30; पत्ता-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव:-, ब्लॉक नं: 14/15, बालाजी ज्वेलर्स, सेक्टर 7, अंटोफिन, विजयनगर, रोड नं: सॉल्ट पॅन रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-CAAPM4517B
(9) रस्त्यावरून करून देणा-या दिनांक	22/12/2023
(10) जल नोंदणी केल्याचा दिनांक	22/12/2023
(11) अनुमती क्र. व पृष्ठ	31530/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	149000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21300
(14) श्रेय	



सह दुय्यम निबंधक वर्ग - 2
आपे क्र. 2

मुल्यांकनाची विचारणीय वैधतेला उपरीत:- मुल्यांकनाची आवश्यकता नाही कारण इतरकारदुसार आवश्यक नाही कारणाना उपरीत इतरकारदुसार आवश्यक नाही
मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane
this 22nd day of Dec, 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 meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART;**

AND

(1) Mr.Hemant Parshuram Mane Adult/s, Indian Inhabitant/s of Mumbai , having his/her/their address for the purpose of these presents at 14/15, Balaji Jewellers, Sector 7,, Antophill, Vijay Nagar, Salt Pan Road Mumbai - 400037, Maharashtra having PAN CBYPM9966N

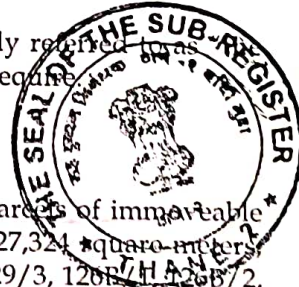
(2) Mrs.Shweta Hemant Mane Adult/s, Indian Inhabitant/s of Mumbai , having his/her/their address for the purpose of these presents at 14/15, Balaji Jewellers, Sector 7,, Antophill, Vijay Nagar, Salt Pan Road Mumbai - 400037, Maharashtra having PAN CAAPM4617B.

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, 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) of the **SECOND PART.**

The Promoter and the Allottee/s are hereinafter collectively referred to as "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 property collectively admeasuring approximately 1,27,324 square meters bearing Survey Nos. 122, 126B-2, 127, 128B, 129/1, 129/3, 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").
- B. 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 currently, mixed-use projects viz



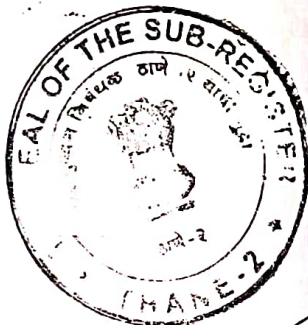
THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All the piece and parcel of land admeasuring 5622.90 sq.mtrs and bearing Survey Number 62 B/ 2 and 131 B, Plot D, 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.

त न न - २
दस्ता क्रमांक ३१५३० / २०२३
२३ / १०२

THE SECOND SCHEDULE ABOVE REFERRED TO:

Premises No. 603 in wing A building admeasuring 322 sq ft RERA carpet Area equivalent to 29.92 sq. mtr RERA Carpet Area, in Project "Aashiyana" situated on land bearing Survey Nos. 62 B/2 and 131 B of Village-Panchpakhadi, Taluka-Thane, District-Thane and within local limits of Municipal Corporation of Thane.



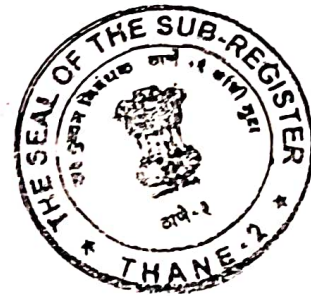
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THE THIRD SCHEDULE ABOVE REFERRED TO:
DETAILS OF THE APARTMENTS:

1	Project	Aashiyana as per MAHARERA Registration No.- P51700045709						
2	Tower	Wing A						
ss3	MHADA Offer Letter details	20th July 2023						
4	Apartment	Apartment bearing no. 603 on 6th habitable floor in the Wing A of the Project Aashiyana admeasuring about;						
		<table border="1"> <thead> <tr> <th></th> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area of Apartment</td> <td>29.92</td> <td>322</td> </tr> </tbody> </table>		Square Meters	Square Feet	RERA Carpet Area of Apartment	29.92	322
	Square Meters	Square Feet						
RERA Carpet Area of Apartment	29.92	322						
5	Sale Consideration	Rs.2125000/- (Rupees Twenty One Lakhs Twenty Five Thousand Only)						
6	Amount Paid	Rs.212500/- (Rupees Two Lakhs Twelve Thousand Five Hundred Only)						
7	Balance Consideration to be paid	Rs.1912500/- (Rupees Nineteen Lakhs Twelve Thousand Five Hundred Only)						
8	Email id of the Allottee/s	hemantmane55@gmail.com						
9	Project Completion Date As per RERA	30 th June, 2024						
10	Completion of Project Amenities	30 th June, 2024						

ट न न - २
दस्त क्रमांक ३१५३०/२०२३
२ / १०६



[Handwritten signature]

Hemant...

ढङ ळ - २
दल्ल ळङङङ ३१५३० /२०२३
५१ / १०६

ANNEXURE B

Certificate No. 4678



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

इमारत : Wing-A : तळ + १ ते २२ मजले. (Plot - D)

V. P. No. ३०४/००१६/०९ TMC / TDD / ३७४६ / २१ Date : १३/११/२०
To, Shri / Smt. M/s. Spaceage Consultants (Architect)

Shri M/s. Raymond Ltd. (Owners)
M/s. Raymond Ltd. Through it's authorized singnatory Prashant Rathod (विकासक)

With reference to your application No. ८४९६ dated १५/०३/२०२१ 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. Wing A in village Panchpakhadi Sector No. IV Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. ६२/२ व १३१/ब

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. Inclusive Housing इमारीस वापर परवाना अदा केल्यानंतर प्रस्तावा अंतर्गत इतर नियोजित रहिवासी इमारतीस वापर परवाना अदा करण्यात येईल.
६. ठामपा/शविवि/२६३७/१८ दि.२२/०५/२०१८ अन्वये परवानगी /सी.सी. मधील अटी विकासकावर बंधनकारक राहतील.
७. ठामपा/शविवि/३५०८/२० दि.११/११/२०२० अन्वये परवानगी /सी.सी. मधील अटी विकासकावर बंधनकारक राहतील.

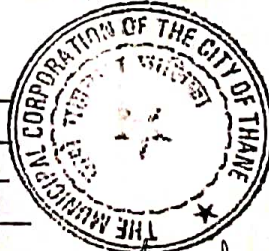
सावधान

"नगर नव्यासातुकार बांधकाम न घरणं तसंच
नगर नव्यासातुकार बांधकाम न घरणं तसंच
नगर नव्यासातुकार बांधकाम न घरणं तसंच

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 _____



Your's faithfully,

Executive Engineer,
Municipal Corporation of
the city of, Thane.

टोल न - २
दस्तावेज नं. २१५३० / २०२३
६९ / १०६

ANNEXURE F



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 :
P51700045709

Project: **Aashiyana** , Plot Beannng / CTS / Survey / Final Plot No.: **62B2 and 131 B at 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 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.

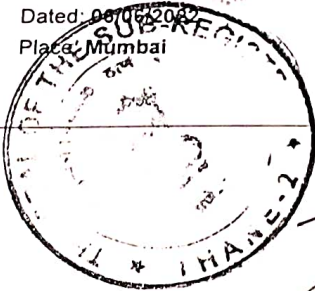
 - The Registration shall be valid for a period commencing from **06/06/2022** and ending with **30/06/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the 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: 06/06/2022
Place: Mumbai




Handwritten signature and initials

Handwritten signature

ANNEXURE G

गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडाचा घटक)
Housing And Area Development Board

ट न न	15
दस्त क्रमांक	3133
७०	१०२
म्हाडा	

उप मुख्य अधिकारी (पणन) यांचे कार्यालय
255 (पणन) पहिला मजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051
दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

2023-07-20 11:00:00

देकारपत्र (OFFER LETTER)

ती,

MR. PARSHURAM MANE

PARSHURAM MANE ROOM NO- 14/ 15, VIJAY NAGAR SALT PAN ROAD NEAR BALAJI JEWELLERS
HILL, WADALA EAST ANTOP HILL MUMBAI MAHARASHTRA 400037

कोंकण मंडळ, म्हाडा सोडत मार्च-2023

संकेत क्रमांक 325 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ : -आपला अर्ज क्र.2430055607 प्रवर्ग .GP प्राधान्य क्र.45

महोदया,

1.उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रांनुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.

2.आपणांस सादरहू योजनेतील संकेत क्र.325 अंतर्गत असलेल्या इमारत/सदनिका क्रमांक Raymond Limited ,A ,603,6चे वितरणासाठी देकार पत्र देण्यात येत आहे.

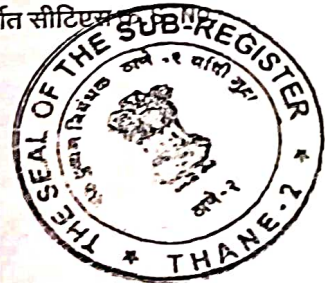
3.आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-

3.1) इमारत/ सदनिकाचा क्रमांक Raymond Limited ,A,603,6

3.2) योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएम 122(P), 126, 127, 128 , मौजे Paachpakhadi , ता. जि.Thane संकेत क्र.325 आहे.

3.3) सदनिकाचे चटई क्षेत्रफळ चौ. मी.29.92 आहे.

3.4) सदनिकाची अंदाजित किंमत रु.1538700/-



Signature valid

Rupal Santosh Ghag
Estate Manager/KB

