



22/08/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 10204/2019

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8395240
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6936263.29
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: विभाग : 5/17-5ड - मौजे पांचपाखाडी, ता. व जि. ठाणे येथील सर्व्हे नं. 126/B/1/1P, 126B/1/3P, 127P, 128/B, 129/3, 129/1P आणि 126B/2P या मिळकतीवरील रेमंड रियलिटी फेज - I, विंग - B या बिल्डिंग मधील 14व्या मजल्यावरील 46.63 चौ.मी. म्हणजेच 501.93 चौ.फु रेंगा कारपेट तसेच 35.84 चौ.फु बाल्कनी सह निवासी सदनिका क्र.1406 तसेच एक कार पार्किंग सह हा या कराराचा विषय आहे. ((Survey Number : सर्व्हे नं. 126/B/1/1P, 126B/1/3P, 127P, 128/B, 129/3, 129/1P आणि 126B/2P ;))
(5) क्षेत्रफळ	1) 46.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेमंड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी नामदेव जाधव - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दि मिल, एक्सप्रिरीयन्स सेंटर, रेमंड रियलिटी ऑफिस, जे. के. ग्राम, पोखरण रोड नं. 1, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAACR4896A
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुवर्णा मायना - - वय:-37; पत्ता:-, -, -, -, 201, आय - विंग, एफ टू जे को.ऑप.हौसिंग सोसायटी लि., कल्याण शील रोड, लोढा रिजेन्सी, मानपाडेश्वर टेम्पल जवळ, डोंबिवली, कल्याण, ठाणे, मानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421204 पॅन नं:-BBFPM4606K 2): नाव:-राजतीर्मल मायना - - वय:-43; पत्ता:-, -, -, -, 201, आय - विंग, एफ टू जे को.ऑप.हौसिंग सोसायटी लि., कल्याण शील रोड, लोढा रिजेन्सी, मानपाडेश्वर टेम्पल जवळ, डोंबिवली, कल्याण, ठाणे, मानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421204 पॅन नं:-AKUPM7087P
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/08/2019
(10) दस्त नोंदणी केल्याचा दिनांक	22/08/2019
(11) अनुक्रमांक, खंड व पृष्ठ	10204/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	587700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२,
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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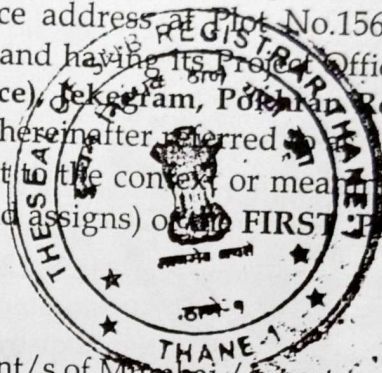
Rajatirmal

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 22nd day of Aug, 2019.

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), Jekgaon, Pokhara 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 **FIRST PART;**



AND

(1) Ms. Suvarna Myana 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 201, "I"-Wing, F to J Co-Op Hsg Society Ltd, Kalyan Shill Road, Lodha Regency, Behind Manpadeshwar Temple, Dombivali East, Kalyan, Thane, Maharashtra - 421204. having PAN BBFPM4606K

(2) Mr. Rajatirmal Myana 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 201, "I"-Wing, F to J Co-Op Hsg Society Ltd, Kalyan Shill Road, Lodha Regency, Behind Manpadeshwar Temple, Dombivali East, Kalyan, Thane, Maharashtra - 421204. having PAN AKUPM7087P

(3) _____ 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 _____ having PAN _____

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

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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 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 our Client 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 our Client 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 our Client, 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

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being developed, is identified and delineated with hatched yellow coloured boundary line on the Annexure "C".

(ii) The Whole Project is consisting of 10 multi-storey buildings viz Wings 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, in the manner the Promoter deem 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.

AA. The development of the **Real Estate Project, Phase I** 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.P51700019265 dated 15th January 2019 ("**RERA Certificate**") and a copy of the RERA Certificate is annexed and marked as **Annexure "G"** hereto.

BB. The Allottee/s has/have, prior to the date hereof, examined the RERA Certificate. The Allottee has 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 confirms that he/she is 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.

CC. The Allottee/s is/are desirous of purchasing residential premises / unit / apartment bearing No. 1406 on the 14th floor of the Building/Wing "**B**" ("**said Premises**") in the Real Estate Project Phase I 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 "**B**" ("**said Building**") more particularly described in the **Third Schedule** hereunder written, on the terms and condition as set out in the Application Form, Letter of Allotment and herein below in this Agreement for Sale.

DD. The principal and material aspects of the development of the Real Estate Project Phase I, are briefly stated below:

(i) The Real Estate Project Phase I will be known as "**TEN X HABITAT Raymond Realty | TOWER A & B**" and it will be a part of the Whole Project.

(ii) Both the buildings of the Real Estate Project Phase I are proposed to

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(xii) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Whole Project/Larger Land (defined below), in full or in part, as may be required under applicable law from time to time.

FF. The above details and further aspects of the proposed Future and Further Development of the said Whole Project Land/ Larger Land are available for inspection on the website of the Authority and with the Promoter ("Proposed Future and Further Development of the said Whole Project").

GG. The Promoter has the right to sell the Flats/Units/Premises in the Real Estate Project Phase I and to enter into this Agreement with the Allottee/s of the said Premises and to receive the Sale Consideration in respect thereof.

HH. On demand from the Allottee/s, inspection has been given to the Allottee of all the documents of title relating to the said Larger Land / Whole Project Land and the plans, designs and specifications prepared by Licensed Consultants, and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter alia* the following:

- (i) All the title deeds and documents in relation to the Larger Land.
- (ii) All the approvals and sanctions of all the relevant authorities issued till date for the development of the Real Estate Project Phase I including the layout plan, building plan, floor plan and the commencement certificate;
- (iii) Title Certificate dated 9th January 2019 issued by Advocates and Solicitors, Wadia Ghandy & Co.
- (iv) Copies of the deeds, documents and writings referred to in the said Title Certificate;
- (v) The authenticated copies of the 7/12 Extracts of each of the lands forming part of the Larger Land; showing the nature of title of Promoter, is annexed hereto and marked as **Annexure "I" (collectively)**;
- (vi) The present Sanctioned Layout Plan of the Whole Project and all other permissions and approvals obtained including Environment Clearance, Fire NOC, High Rise and others; .
- (vii) The floor plan with demarcating the said Premises is annexed hereto as **Annexure J**.

II. The carpet area (as defined under RERA) of the said Premises is 46.63 Square Meters, equivalent to approximately 501.93 Square Feet and the area of exclusive usage of balcony, is measuring 35.84 Square Feet.

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NOW THEREFORE
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JJ. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project Phase I and only upon the due observance and performance of which the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project Phase I and other several buildings of the project, shall be granted by the competent authority.

KK. Further, (i) the requisite approvals and sanctions for the development of the Real Estate Project Phase I from the competent authorities are obtained / being obtained and (ii) the approvals and sanctions from other relevant statutory authorities, are applied for and/or in the process of being obtained and/or have been obtained by Promoter.

LL. Promoter shall commence the construction of the Real Estate Project Phase I in accordance with the sanctioned plans, proposed plans and the approvals and permissions, as referred hereinabove.

MM. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

NN. The Promoter have agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Promoter, the said Premises in the Real Estate Project Phase I for an aggregate price of **Rs.8395240/- (Rupees Eighty Three Lakh Ninety Five Thousand Two Hundred Forty Only)** ("Sale Consideration") and upon the terms and conditions mentioned in this Agreement, along with right to use and enjoy the Real Estate Project Phase I Amenities and Whole Project Amenities as set out in Annexures H and H-1 herein. Prior to the execution of these presents, the Allottee/s has / have paid to Promoter a sum of **Rs. 415570/- (Rupees Four Lakh Fifteen Thousand Five Hundred Seventy Only)**, being part payment of the Sale Consideration of the said Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same doth forever release and discharge the Allottee/s forever).

OO. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee/s, i.e., this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

PP. 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.

[Signature]

[Signature]

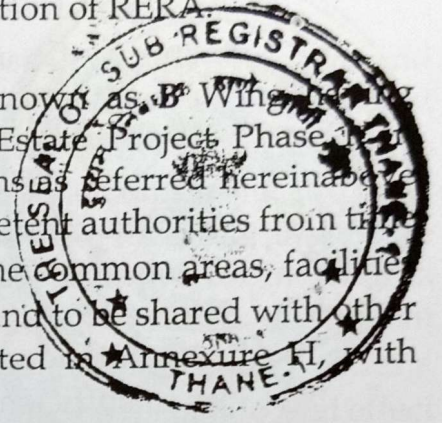
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NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

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.
2. The Promoter shall construct the said Building known as B Wing, Ground Floor plus 42 upper floors, of the Real Estate Project Phase I 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 I 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 I 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. 1406 of the 2BHK Nest type admeasuring 46.63 Square Meters equivalent to 501.93 Square Feet Carpet Area as per RERA alongwith right of user to one car parking space and exclusive usage of a balcony admeasuring 35.84 Square Feet, on the 14th floor of B Wing/ Building in the Real Estate Project Phase I 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. 8395240/- (Rupees Eighty Three Lakh Ninety Five Thousand Two Hundred Forty 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. 415570/- (Rupees Four Lakh Fifteen Thousand Five Hundred Seventy 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. 7979670/- (Rupees Seventy Nine Lakh Seventy Nine Thousand Six Hundred Seventy Only) as per the payment schedule mentioned in Annexure K annexed herein.

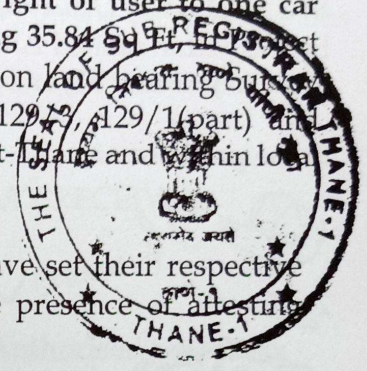
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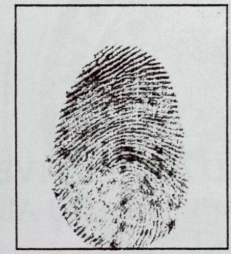
THE THIRD SCHEDULE ABOVE REFERRED TO:

Premises No. 1406 in B wing/building admeasuring 501.93 Sq Ft RERA carpet Area equivalent to 46.63 Sq Mtr RERA Carpet Area alongwith right of user to one car parking space and exclusive usage of a balcony admeasuring 35.84 Sq Ft, REG. No. TEN X HABITAT Raymond Realty | Tower A & B situated on land bearing Survey Nos. 126B/1/1(part), 126B/1/3(Part), 127(Part), 128/B, 129/B, 129/1(part) and 126B/2 (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.

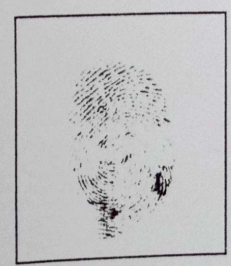
SIGNED AND DELIVERED)
 by the within named Promoter)
RAYMOND LIMITED)
 by the hand of its Authorised Signatory)
Namdev Sachar)
 in the presence of...)



[Signature]
 2. [Signature]

Namdev Sachar
 (Photograph/ Thumb Impression)

SIGNED AND DELIVERED)
 by the within named Allottee)
Ms. Suvarna Myana)
 in the presence of...)



[Signature]
 2. [Signature]

Suvarna Myana
 (Ms. Suvarna Myana)
 (Photograph/ Thumb Impression)

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Annexure B

Certificate No. _____



THANE MUNICIPAL CORPORATION, THANE

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



Resi. 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
 Plot - D - Wing A :- Basement + Gr + 1st to 21st + 22nd (pt.) upper floor
 (With Layout approval & Plot sub - division)

S. No. 4/0016/09 TMC / TDD 2637/18 Date : 22/05/2018
 To, Shri Smt. M/s Spaceage Consultants (Architect)
B/१०६, 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 Panchpakhadi Sector No. 4 Situated at Road/Street Pokhran Road No.1 S. No. / C.S.T. No. / F. P. No. on back side

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,

[Signature]
 Municipal Corporation of
 the city of, Thane.

Annexure B-1

DRC 295 (Road)



Certificate No. 4258

ट न न - 9

THANE MUNICIPAL CORPORATION, THANE

Amended

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

Resi. Plot A - Wing A,B & C :- Gr + 1st to 40th upper floor
Wing D,E,F,G,H, J & K :- Gr + 1st upper floor
Retail Wing :- Basement + Gr.
Parking Wing :- Two Basement + Gr + 1st to 4th Podium upper floor

V. P. No. S04/0016/09 TMC / TDD / 3028/19 Date: 27/3/2019
To, Shri / Smt. M/s Spacage Consultants (Architect)
B/908, Natraj Bldg Mulund- Goregaon Link Rd.
Shri M/s Raymond Ltd (Owners)

With reference to your application No. 14197 dated 28/02/2019 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. As above in village Panchpakhadi Sector No. 4 Situated at Road/Street Pokhran Road No.1 S.No./C.S.T.No./F.P.No. THANE

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) सदर प्रस्तावांतर्गत ठामपा/शविवि/२६३७/१८ दि.२२/०५/२०१८ अन्वये अदा केलेल्या परवानगी/सी.सी.प्रमाणपत्रातील अटी बंधनकारक राहतील.

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Sueasa
Rajaram

Municipal Corporation of
the city of, Thane.



Maharashtra Real Estate Regulatory Authority

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

ट न न - 9
दस्त.क्र. 98108/2019
९५ / ११२

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700019265

Project: **Ten X Habitat Raymond Realty | Tower A & B** Plot Bearing / CTS / Survey / Final Plot No.: **129/1 Part at Thane, Thane, 400606;**

- Raymond Limited** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, 400606.**
 - 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, Rules 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 **15/01/2019** and ending with **31/03/2024** 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



Dated: **15/01/2019**
Place: **Mumbai**

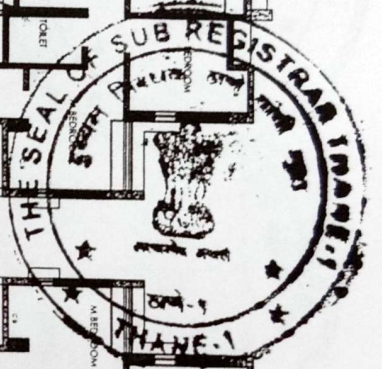
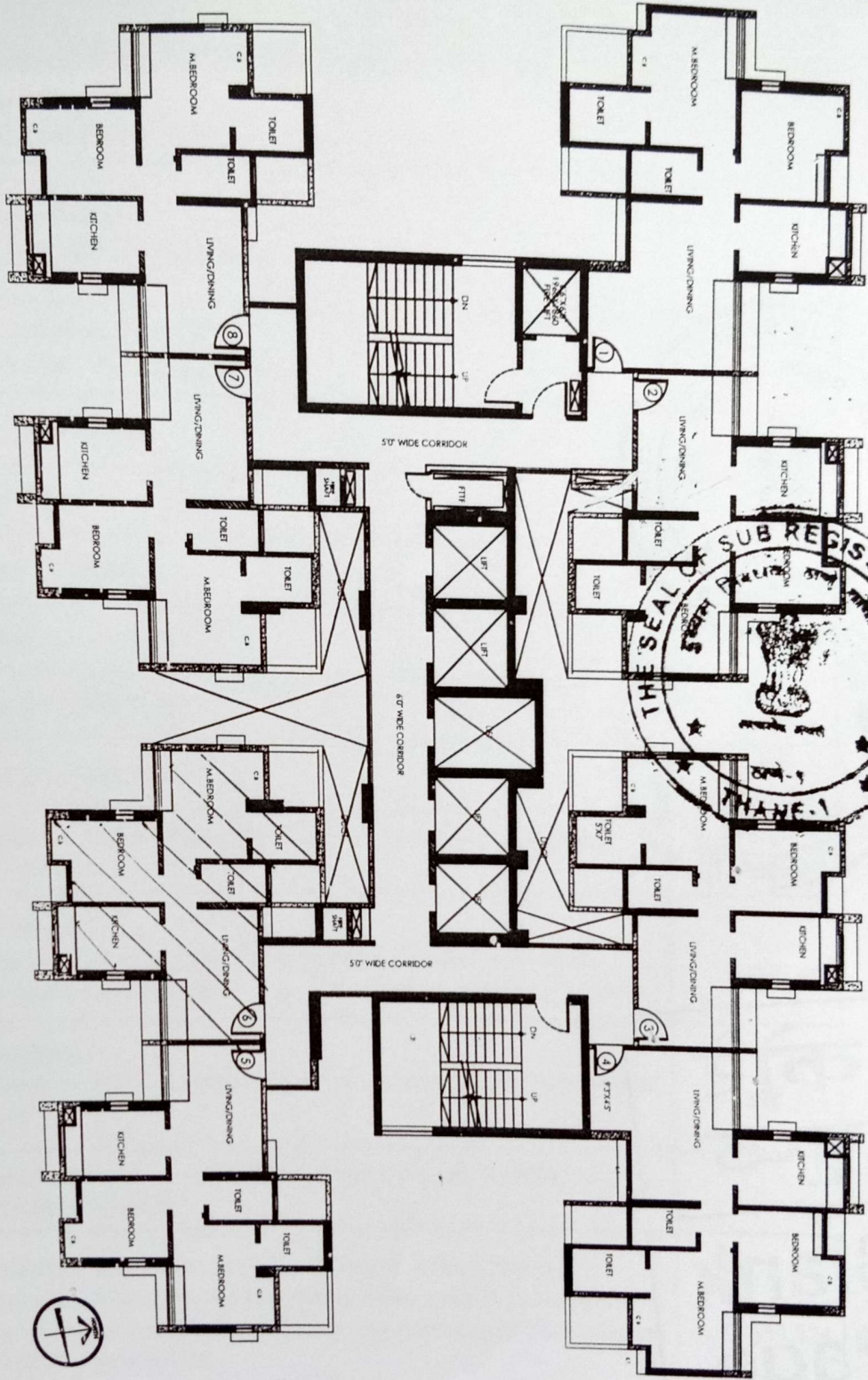
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

[Handwritten signatures and initials]

Annexure J

Floor Plan

ट न न - 9
 दस्त क्र. 90208/2098
 903/99



TOWER B
 1ST TO 27TH FLOOR TYPICAL PLAN

Suresh
Rajeshwarlal

Not To Scale

Apartment No. 1406 on 14th Habitable Floor of B Wing - - Cypress
 (i.e. Wing "B" as per Approvals)

B.S.T



भारतीय स्टेट बैंक
STATE BANK OF INDIA

Lower parcel
03428

BRANCH / DEPARTMENT NAME Home Loan TOPUP

RS. 50,00,000/- Lakh

Legal - Darbhanga Dist. Court
Val. How

MR. Ravi Prasad Mayna

विषय / Subject : _____

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	11/03/24	Vastukar
SITE		
LOAN A/C		
T.D.		
D.E.		

से _____ तक

To: _____

7/3/2024

901999014/File/062020/SBF