



सर्वोच्च न्यायालय
 मुख्य न्यायाधीश
 देवेंद्र नाथ महाजन
 न्याय भवन / सी.बी. 17/1/1986
 पुणे / महाराष्ट्र



7634 5381 7609

माझी आधार, माझी ओळख



सर्वोच्च न्यायालय
 मुख्य न्यायाधीश देवेंद्र नाथ महाजन

पत्ता	Address
सी.बी. 17/1/1986, न्याय भवन, पुणे	SI No 17/1/1986, Nyaay Bhavan, Pune
सर्वोच्च न्यायालय, न्याय भवन	Supreme Court of India, Nyaay Bhavan
प्लॉट नं. 9, न्यायालय इमारत	Plot No 9, Nyaayalaya Bhavan
व्ही. एन. जयसिंग रोड, पुणे	V.N. Jaisingh Road, Pune
411005	Maharashtra 411005

7634 5381 7609



भारत सरकार
 GOVT. OF INDIA

Devi

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

DEVENDR N MAHAJAN
 N N MAHAJAN
 17/1/1986
 Permanent Account Number
 AKNPMS293E

Receipt (pavti)

Original/Duplicate

73/3320

Friday, May 03, 2024

4:29 PM

पावती

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 4878 दिनांक: 03/05/2024

गावाचे नाव: पांचपाघाडी
दस्तऐवजाचा अनुक्रमांक: टनन1-3320-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: देवेंद्र रामचंद्र महाजन -

रु. 30000.00
रु. 1900.00

नोंदणी फी
दस्तावेजाळणी फी
एकूण: 95

रु. 31900.00

भाषणास मूळ दस्त, पंढरी येथील मिट.स.पी-२ अंदाजे
4:49 PM ह्या वेळी सादर केले

Sub Registrar Thane 1
सह दुय्यम निबंधक वर्ग-२
ठाणे-९

बाजार मूल्य: रु. 12987747.55/-
मोबदला रु. 19732505/-
भरलेले मुद्रांक शुल्क: रु. 1381300/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524023315099 दिनांक: 03/05/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001307139202425E दिनांक: 03/05/2024
बँकेचे नाव व पत्ता:

(Handwritten signature)

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1
 दस्त क्रमांक : 3320/2024
 नोंदणी :
 Regn:63m

गावाचे नाव : पांचपाखाडी

क्र.सं.	कारणाचा प्रकार	कारणाचा क्रमांक	कारणाचा दिनांक
1)	विशेषाचा प्रकार	19732505	
2)	अनौपचारिक	12987747.55	
3)	बाजारभावाबाधोपटव्याच्या आधारे निवडण्याकरिता आकारणी देणे वी पट्टेदार ते मरुद करणे		
4)	भू-आपण, रोडहीस्ता व घरकनास(असल्यास)		1) पाकिसेचे मरुद ठाणे न.व.रा. इतर बर्लन : इतर माहिती. विभाग :5/17-58 मोजे पांचपाखाडी,ठा. व वि. ठाणे येथील मरुद नं. 83/1(Part),83/3(Part)आणि 121(Part)या मिळकतीवर बांधक्यात येणाऱ्या देण एमन इरा रेमंड रिपब्लि मधील टॉवर - C या विल्डिंग मधील 36व्या मजल्यावरील 79.43 चौ.मी. म्हणजेच 855 चौ.फु. रेटा कारपेट क्षेत्रफळाच्या मदतिके मोठ 3.58 चौ.मी. क्षेत्रफळाची धांकणी असलेली गिबानी मदतिका क्र. 3608 तसेच येण कार पार्किंग स्पेस म्ह हा या कराराचा विषय आहे.((Survey Number : मरुद नं. 83/1(Part), 83/3(Part) आणि 121(Part) :))
5)	क्षेत्रफळ		1) 79.43 चौ.मीटर
6)	आकारणी किंवा भूही देण्यात असेल तेव्हा.		
7)	दस्तऐवज करून घेणा-या/यासिद्ध देवघा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता.		1): नाव:-रेमंड लिमिटेड जेके औपेराईज सिव्हेरी तुपांग तसेच जेके क्लुनी जवाबदारीचा कु. मू. म्हणून प्रदिप पाटिल - बच:-50, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :- ब्लॉक नं. -, रोड नं दि मिन. एस्पायीनेय्म सेंटर, रेमंड रिपब्लि ऑफिस, जेके ग्राम, पोखरण रोड नं. 1, ठाणे PAN NO - AAACR4696A, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं.-
8)	दस्तऐवज करून घेणा-या पधकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता		1): नाव:-देवेंद्र रानचंद्र महाजन - बच:-43, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :- ब्लॉक नं. -, रोड नं. 23मी. लक्ष्मणराव कोल्हापूर हाँस्पिटल, पोखरण रोड नं. 2, वेधनी हाँस्पिटल, ठाणे (पश्चिम) ठाणे PAN NO - AKNPM5703E, THANE. पिन कोड:-400610 पॅन नं.- 2): नाव:-अहमद देवेंद्र महाजन - बच:-39, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :- ब्लॉक नं. -, रोड नं. 23मी. लक्ष्मणराव कोल्हापूर हाँस्पिटल, पोखरण रोड नं. 2, वेधनी हाँस्पिटल, ठाणे (पश्चिम) ठाणे PAN NO - BADPMT5056G, THANE. पिन कोड:-400610 पॅन नं.-
9)	दस्तऐवज करून दिव्याचा दिनांक		29/04/2024
10)	दस्त नोंदणी केल्याचा दिनांक		03/05/2024
11)	अनुक्रमिक,धंड व पृष्ठ		3320/2024
12)	बाजारभावाप्रमाणे मुद्राक शुल्क		1381300
13)	बाजारभावाप्रमाणे नोंदणी शुल्क		30000
14)	मेग		

मुल्यांकनासाठी विचारात घेतलेला तपशील :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
 मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-



सह दुय्यम निबंधक वर्ग-२
 ठाणे-१

मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधीत)

113 Khas 2004.06.00-18 Plot

Valuation ID 202403028634

मूल्यांकनाचे वर्ष	२०२४	कार्यालया	मुक्ती	औद्योगिक	मूल्यांकनाचे प्रकार
जिल्हा	ठाणे	१४२८००	१२००००	१४२८००	सी मीटर
मूल्यांकन विभाग	ठाणे				
उप मूल्यांकन विभाग	३०१ ९-६६३ मुंबई आगा मुस्ताफि महामुहम्मद तावसा फाईव जॉईव चॉला मधील मूल्यांकन करण रचना प्रोजेक्ट कामकाज अंतिम मुळाव/ सी नंबर				
क्षेत्राचे नाव	Thane Municipal Corporation				

बांधीत क्षेत्राची माहिती	८७.३७३ मीटर	मिळकतीचा प्रकार	बांधीत क्षेत्राची माहिती	मिळकतीचा प्रकार	बांधीत क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)	१-आर सी सी	० टाऊन	३१ and Above	बांधकामाचा वेग	२९ मीटर
बांधकामाचे वर्गीकरण	आहे	मजला		कारण क्षेत्र	
उद्देशातून पुढिचा					

Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt 02/01/2018
 मजला विहंगम घट/वाढ = 110 / 100 Apply to Rate = Rs. 136510/-
 घरा-घानुसार मिळकतीचा प्रति चौ. मीटर मूल्यांकन = ((136510 * 82100) * (100 / 100)) + 52100)
 = Rs. 136510/-
 A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्यांकन + मिळकतीचे क्षेत्र
 = 136510 * 87.373
 = Rs. 11927288.23/-
 B) बांधित बाह्य तळाचे क्षेत्र = 27.88 चौ. मीटर
 बांधित बाह्य तळाचे मूल्य = 27.88 * (136100 * 28 / 100)
 = Rs. 864977/-
 C) लागतच्या गच्चीचे/खुली बाळकणी क्षेत्र = 3.58 चौ. मीटर
 लागतच्या गच्चीचे/खुली बाळकणी मूल्य = 3.58 * (136510 * 40 / 100)
 = Rs. 195482.32/-
 Applicable Rules = 3, 9, 18, 19, 14, 15
 एकत्रित अंतिम मूल्य = A + B + C + D + E + F + G + H + I + J
 = 11927288.23 + 0 + 0 + 0 + 0 + 864977 + 195482.32 + 0 + 0 + 0 + 0
 = Rs. 12987748/-
 = १ कोटी २९८ लाख ७७ हजार ७४८ पैसे अथवा साठ्यात १२९८७७४८/-

टन न ९
 दस्त क्र ३३२०/२०२४
 ९/२५



CHALLAN
MTR Form Number-6



GRN	MH001307139202425E	BARCODE	Date 29/04/2024-13:06:48		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1		PAN No.(If Applicabl)	AAACR4896A		
Location	THANE		Full Name	Raymond Limited		
Year	2024-2025 One Time		Flat/Block No.	Flat No. 3608, 36th Floor, Tower C, Ten X ERA		
Account Head Details	Amount In Rs.	Premises/Building	Raymond Reall/			
0030046401 Stamp Duty	1381300.00	Road/Street	Village Panchpakhadi			
0030063301 Registration Fee	30000.00	Area/Locality	Thane			
		Town/City/District	4 0 0 6 0 6			
		PIN				
		Remarks (If Any)	PAN2=AKNPM5203E-SecondPartyName=Devendra Ramchandra Mihajan-CA=19732505			
Total	14,11,300.00	Amount In Words	Fourteen Lakh Eleven Thousand Three Hundred Rupees Only			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024042914548	2866379006		
Cheque/DD No.	Bank Date	RBI Date	29/04/2024-13:07:35	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
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 दुयम निबंधक कार्यालयत मोदणी कचवयाच्या दस्तासाठी लागु आहे. मोदणी न कचवयाच्या दस्तासाठी सदर चलन लागु नाही.

टन न 9
दस्त क्र 3320/2024
2 ey



Mobile No. : 987516007



CHALLAN
MTR Form Number-6



URN MH001307139202425E		BARCODE	Date	29/04/2024-13:06:48	Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1			PAN No.(If Applicable)	AAACR4890A		
Location THANE			Full Name	Raymond Limited		
Year 2024-2025 One Time			Flat/Block No.	Flat No. 3608, 36th Floor, Tower C, Ten X ERA		
Account Head Details		Amount In Re.	Premises/Building	Raymond Realty		
0030046401	Stamp Duty	1381300.00	Road/Street	Village Panchpakhadi		
0030063301	Registration Fee	30000.00	Area/Locality	Thane		
			Town/City/District			
			PIN	4 0 0 6 0 6		
			Remarks (If Any)	PAN2=AKNPM5200E-Subreg. City/Name=Daven		
			Mahajan-CA=10732505	दस्तावेज क्र 320/2024		
				3 ey		
			Amount In Words	Fourteen Lakh Eleven Thousand Three Hundred Rupees Only		
		14,11,300.00	FCR USE IN RECEIVING BANK			
Payment Details IDBI BANK			Bank CIN	Ref. No.	69103332024042914548	2866378006
Cheque-DD Details			Bank Date	RBI Date	29/04/2024-13:07:35	30/04/2024
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		100 , 30/04/2024	
Name of Branch			Mobile No. : 9987516007			



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 मुख्य निबंधक कार्यालय नोदणी कार्यालया दस्त्यासाठी लागू आहे. नोदणी न कार्यालया दस्त्यासाठी सदर चलन लागू नाही.

Signature-Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.05.04 16:16:18 IST
 Reason: GRAN Signature Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-73-3320	0000871368202425	03/05/2024-16:29:33	IGR113	30000.00
2	(IS)-73-3320	0000871368202425	03/05/2024-16:29:33	IGR113	1381300.00
Total Defacement Amount					14,11,300.00

T.T
Amalajan
Amalajan

AGREEMENT FOR SALE

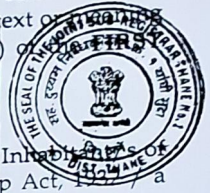
THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 29th day of April, 2024.

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), J.K.Gram, Pokhran Road No.1, Thane- 400 606 and having PAN No- AAACR4896A, hereinafter referred to as "Promoter" (which expression shall, unless it be repugnant to the context thereof, be deemed to mean and include its successors and assigns) PART;

AND

देवेंद्र
दस्त क्र. 3320 / 2024
जे.ए.



(1) MR. DEVENDRA RAMCHANDRA MAHAJAN 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 address for the purpose of these presents at 23 C, Skyline Cosmos Horizon, Pokhran Road No. 2, Bethany Hospital, Thane (West) Thane - 400610, Maharashtra having PAN No-AKNPM5203E.

(2) MRS. SNEHAL DEVENDRA MAHAJAN 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 her address for the purpose of these presents at 23 C, Skyline Cosmos Horizon, Pokhran Road No. 2, Bethany Hospital, Thane (West) Thane - 400610, Maharashtra having PAN No-BADPM7505G.

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 land collectively admeasuring approximately 37,880 square meters, bearing Survey Nos. 83/1, 83/3 and 121 situated at Village Panchpakhadi, Taluka and District Thane and

Amalajan Amalajan

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स.क्र. ३३७१२०२४
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within the Region of Thane and within the local limits of Municipal Corporation of Thane ("the Larger Land").

B. The Promoter has duly purchased the said Larger Land vide the following Indentures:

(i) The Indenture dated July 23, 1960 by and between (1) Joseph Aloysius Dias (2) Versus Joseph Dias (3) Maureen Mary Esther Dias (4) Josephine Periera (5) Alice D Abreo and (6) Walter Miranda therein referred to as Vendors and Raymond Woollen Mills Ltd. (Now known as Raymond Limited), therein referred to as Purchaser and duly registered before the Sub-Registrar Office, Thana at Sr. no. 374 of Book No. I wherein wherein the vendor has sold, transferred and conveyed for consideration land bearing Survey No-121 admeasuring 23270 Sq.Mtrs in Village Panchpakhadi, Taluka and District Thane.

(ii) An Indenture dated 31st March, 1964 executed between Kusumbibai, Khangar Hiraji, Jagruchand Tarachand, Pukhraj Tilokchand therein referred to as the Vendors and The Raymond Wollen Mills Ltd (Now Known as Raymond Limited) therein referred to as the Purchasers and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. THN/386 of 1964 of book No-1; wherein the vendor has sold, transferred and conveyed for consideration land bearing Survey No-83/1 admeasuring 1770 Sq.Mtrs and Survey No-83/3 admeasuring 12840 Sq.Mtrs in Village Panchpakhadi, Taluka and District Thane.

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.

D. By and under Order dated 30.08.2022 bearing No. ULC/TA/ATP/Section-20 /SR 974/584/22, the Collector & Competency Authority, has granted its permission to the Promoter for development of the Larger Land admeasuring 37,880 sq. mtr bearing Survey Nos. 83/1, 83/3 and 121 in the manner and on the terms and conditions as stated therein. ("ULC Order").

E. Subject to what is stated herein 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, and on obtainment of all due permissions / sanctions from the Thane Municipal Corporation ("TMC")/ 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.

F. Out of the Larger Land (i) the land admeasuring 3943.32 Sq.Mtr is not in possession (It is to clarify that land admeasuring 238.97 Sq.Mtr is declared as Slum Rehabilitation Area under Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority) of the Promoter, (ii) the land admeasuring 3666.61 Sq.Mtr is under the existing road and (iii) Plot C admeasuring 419.13 Sq.Mtr are not part of the proposed development. The Promoter therefore proposed to develop the land bearing Survey No-83/1(Part), 83/3(Part) and 121 (Part) admeasuring

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29,850.94 Sq.Mtr hereinafter referred to as the "Said Land". The Said 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".

- G. The TMC vide its Sanctioned of Development Permission Certificate (Lay Out approval for Relocation of Reservation and sub division of Plot A, B and C bearing V.P.No-S04/0185/21 TMC/TDD/4072/22 dated 07.06.2022 and further Sanctioned of Development Permission Certificate bearing V.P.No-S04/0185/21 TMC/TDD/4072/22 dated 27.09.2022. subdivided the Said Land as Plot A admeasuring 27,250.04 Sq.Mtr, Plot B admeasuring 2600.90 Sq.Mtr and Plot C admeasuring 419.13 Sq.Mtr.
- H. Out of Plot A, the land admeasuring 1721.71 Sq.Mtr is reserved as 15.00 Meter Wide D P Road and needs to be handed over to TMC or any other concerned authority for DP Road.
- I. Further out of Plot A, the land admeasuring 165.85 Sq.Mtr is reserved for Market Reservation and needs to be handed over to Thane Municipal Corporation or any other concerned authority for Market Reservation.
- J. Further out of Plot A, the land admeasuring 14585.36 Sq.Mtr needs to be handed over to TMC or any other concerned authority for Garden Reservation, however as per Accommodation Reservation Policy presently out of 14,585.36 Sq.Mtr land admeasuring 10,210.42 Sq.Mtr needs to be handed over to TMC or any other concerned authority for Garden Reservation.
- K. Out of Plot B, land admeasuring 1000.15 Sq.Mtr is reserved as Library Welfare Center which needs to be handed over to TMC or any other concerned authority.
- L. Presently the development is undertaken on a portion of the said 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 TMC as applicable from time to time, in the manner as stated herein. The Promoter is intending to construct mixed-use projects viz TEN X ERA Raymond Realty, on portion of the said Land in a phase-wise manner.
- M. TEN X ERA Raymond Realty Project is comprising of a buildings viz Wings A hereinafter referred to as (Tower A), Wing B hereinafter referred to as (Tower B) and Wing C hereinafter referred to as (Tower C), with provisions for number of car parkings for each wings as per applicable DCR, club house on Plot A and building for inclusive Housing with multiple wings on Plot B to be developed on the portion of the Said Land, being land admeasuring 12,377.87 square meters and bearing Survey Nos. 83/1 (Part), 83/3 (Part) and 121 (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".

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By the said Building Permission dated 07th June, 2022, the approval was granted for layout and plot subdivision of Promoter's Property as detailed therein, by and under Building Permission Certificate No. VP No. S04/0189/21 TMC/TDD/4206/22 dated 27th September, 2022 issued by the TMC, Thane, the development permission has been granted *inter-alia* in respect of Plot A comprises of Wing A, Wing B and Wing C and on Plot B-wing A along with other infrastructure including club house, electric sub-station, other amenities etc, to be developed on the Said Land. By the said Building Permission /Commencement Certificated dated 21st February, 2023 approval has been granted *inter alia* for construction and development upto Basement + Ground + 1st to 3rd Podium + Podium Top Floor + 1st to 36th Floor and further revised Commencement Certificate dated 18th September, 2023, approval has been granted for construction and development for 38th Floor. The Building Permission/Commencement Certificate dated 21st February, 2023 and 18th September, 2023 is annexed and marked hereto as Annexures B and B1. A copy of the authenticated approved plan for the Whole Project Land, with buildings is annexed hereto as Annexure "C".

- O. The necessary approvals and permissions to commence the development of Whole Project are obtained. The list of approvals for the Whole Project is mentioned in the Annexure "D" annexed hereto. Further, all the other necessary approvals, permissions from the competent authorities, so as to obtain such certificate for use and occupation of the Whole Project/Real Estate Project, post completion of the construction, shall be obtained, from time to time by the promoter.
- P. The Promoter is availing the services of Licensed Architect/ Surveyor, M/s. Spaceage Consultant, having its office at B/106, Natraj Building, Mulund Goregaon Link Road, Mulund (West), Mumbai-400 080 for obtaining necessary permissions and/or approvals and to get done the other related works from TMC and other concerned authorities.
- Q. A Structural Engineer Engineering Creations Consultancy Pvt. Ltd., having its office at at Matru Chhaya Apartment, Flat NO 301, 3rd flr Naupada Thane 400602 is also appointed for preparation of the structural design and drawings of the buildings in the said Whole Project.
- R. The Whole Project shall be under the professional supervision of the licensed consultants, the Structural Engineer and such other professionals and consultants as may be required till the completion of the Whole Project.
- S. The title of Promoter in respect of the Larger Land, is duly set out in the Title Certificate dated, 6th December 2022 issued by their Advocates & Solicitors, ("said Title Certificate"). The said Title Certificate has been annexed and marked as Annexure "E" hereto.
- T. The details with regard to Pending proceedings on the Larger land and/or part thereof are set out in detail in the Title Certificate and list of the pending litigation with respect to the Whole Project and/or Larger Land has been uploaded on the RERA website.
- U. The said land on which the Promoter is developing its Whole Project is not mortgage to any Bank or any Financial Institution.

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- V. The Promoter is undertaking the development of the Whole Project in a phase wise manner and is constructing a mixed-use project thereon in the following manner:
- (i) The Promoter has already undertaken Tower A, B and C and/or in process of development and construction of Wing C/Tower C is herein after referred to as "Real Estate Project". The portion of the land on which the Real Estate Project is being developed, is identified and delineated with hatched yellow coloured boundary line on the Annexure "C".
 - (ii) The Whole Project is consisting of a multi-storey buildings viz Tower A, Tower B and Tower C 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 as provision for club house and other ancillary Mechanical, Electrical and Plumbing (MEP) structures to cater the service requirements of the Whole Project on Plot A. There will also be an inclusive Housing Building (multi-storey) with multiple wings on Plot B.
- W. The development of the Real Estate Project, is a phase of the Whole Project and 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.P51700049520 ("RERA Certificate") and a copy of the RERA Certificate is annexed and marked as Annexure "G" hereto.
- X. 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.
- Y. The Allottee/s is/are desirous of purchasing residential premises / unit / apartment as mentioned in the Third Schedule herein ("said Premises") in the Real Estate Project alongwith right of user of two car parking space and has / have approached the Promoter and requested the Promoter to allot to him/her/it/them the said Premises in the said Wing C (Tower C) ("said Building/ Real Estate Project"), on the terms and condition as set out in the Application Form and herein below in this Agreement for Sale.
- Z. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

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(i) The Real Estate Project will be known as **TEN X ERA Raymond Realty Tower** and it will be a part of the Whole Project.

(ii) The building of the Real Estate Project is proposed to consist of Basement + Ground + Podium 1 + Podium 2 and Podium 3 (Part Habitable and Part Parking) + Podium Top / Stilt (Part Habitable and Part amenities) + 1st to 38th Floor.

(iii) The said Building shall comprise of residential units / premises / apartment and other units, as may be permitted.

(iv) By the Building Permission/Commencement Certificate dated 21st Februray, 2023 the total Floor Space Index ("FSI") of 71,744.20 sq. mts. was sanctioned for consumption in the construction and development of the Whole/ Real Estate Project. The Promoter proposes to eventually consume the total FSI of 39,603.31 sq. mts or such further/higher FSI as may be permissible in law, in the construction and development of the Real Estate Project.

(v) A copy of the building permission, / Commencement Certificate dated 21st Februray, 2023 and Commencement Certificate dated 18th September, 2023 issued by the Thane Municipal Corporation, Thane, annexed herein above as **Annexure "B and B1"**

(vi) The common areas, facilities and amenities, that are contemplated to be constructed, developed and provided in the Real Estate Project, that may be used by the Allottee/s of the Real Estate Project, is more particularly set out in **Annexure "H"** annexed herein (hereinafter referred to as the **"Real Estate Project Amenities"**).

(vii) The Promoter shall be entitled to put up hoardings / boards of its brand name, in the form of neon signs, MS letters, vinyl and sun boards on the Real Estate Project and part thereof including on the façade, terrace, compound wall and/or any other part of the Real Estate Project. The Promoter shall also be entitled to place, select and decide the hoarding / board sites.

(viii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and ground/basement/podium level of the building in the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee/s and other allottees of the apartments / flats / units in the Real Estate Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>

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AA. The principal and material aspects of the development of the Whole Project disclosed by the Promoter are briefly stated below.

- (i) The Whole Project is known as 'TEN X ERA Raymona Realty.
- (ii) The area of the Whole Project Land is approximately 12,377.87 square meters which is to be developed in a phase-wise manner.
- (iii) The Whole Project is consisting of a multi-storey buildings viz Tower A, Tower B and Tower C 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 as provision for club house and other ancillary Mechanical, Electrical and Plumbing (MEP) structures to cater the service requirements of the Whole Project Land. There will also be an inclusive Housing Building (multi-storey) with multiple wings on Plot B, which shall be developed in phase-wise manner and shall be registered under provisions of RERA accordingly.
- (iv) As of now Tower A, Tower B and Tower C are proposed to be multi storied buildings as may be permissible. The Car Parking for the Whole Project, as required under Development Control Rules, shall be provided in basement, ground and podium floors of the buildings. Further Inclusive Housing Building on Plot B is also proposed to be multi storied building having number of wings.
- (v) The Whole Project shall *inter-alia* comprise of buildings for residential users, residential tenements, dwelling units and premises of all kinds, for residential and/or any other authorized use, retail, Car Parking, Club House and such other users as may be permitted from time to time.
- (vi) By the Building Permission/Comencement Certificate dated 21st Februray, 2023 the plans were sanctioned in respect of 71,744.2 sq.mtr base Floor Space Index ("FSI"), for consumption in the construction and development of the Whole Project. The Promoter proposes to eventually consume the entire FSI and further load TDR to increase the FSI that may be allowed under DCR applicable within the limit of TMC for construction and development of the Whole Project.
- (vii) The Allottee/s has / have persued a copy of the entire layout ("**Disclosed Layout**"), which specifies the proposed tentative locations of the new / future / further buildings / towers to be constructed on the Whole Project Land, together with the proposed total FSI proposed to be utilized on the Whole Project as already disclosed ("**Proposed Potential**") and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situate.
- (viii) The Promoter shall be entitled to put up hoardings / boards of its Brand Name, in the form of neon signs, MS letters, vinyl and sun boards on the Whole Project and on the façade, terrace, compound wall or other part of the buildings / towers as may be developed on the Whole Project Land from time to time. The Promoter shall also be entitled to place, select and decide the hoarding / board sites in its sole discretion.

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AA. The principal and material aspects of the development of the Whole Project disclosed by the Promoter are briefly stated below:

- (i) The Whole Project is known as 'TEN X ERA Raymond Realty'.
- (ii) The area of the Whole Project Land is approximately 12,377.87 square meters which is to be developed in a phase-wise manner.
- (iii) The Whole Project is consisting of a multi-storey buildings viz Tower A, Tower B and Tower C 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 as provision for club house and other ancillary Mechanical, Electrical and Plumbing (MEP) structures to cater the service requirements of the Whole Project Land. There will also be an inclusive Housing Building (multi-storey) with multiple wings on Plot B, which shall be developed in phase-wise manner and shall be registered under provisions of RERA accordingly.
- (iv) As of now Tower A, Tower B and Tower C are proposed to be multi storied buildings as may be permissible. The Car Parking for the Whole Project, as required under Development Control Rules, shall be provided in basement, ground and podium floors of the buildings. Further Inclusive Housing Building on Plot B is also proposed to be multi storied buiding having number of wings.
- (v) The Whole Project shall *inter-alia* comprise of buildings for residential users, residential tenements, dwelling units and premises of all kinds, for residential and/or any other authorized use, retail, Car Parking, Club House and such other users as may be permitted from time to time.
- (vi) By the Building Permission/Comencement Certificate dated 21st February, 2023 the plans were sanctioned in respect of 71,744.2 sq.mtr base Floor Space Index ("FSI"), for consumption in the construction and development of the Whole Project. The Promoter proposes to eventually consume the entire FSI and further load TDR to increase the FSI that may be allowed under DCR applicable within the limit of TMC for construction and development of the Whole Project.
- (vii) The Allottee/s has / have persued a copy of the entire layout ("**Disclosed Layout**"), which specifies the proposed tentative locations of the new / future / further buildings / towers to be constructed on the Whole Project Land, together with the proposed total FSI proposed to be utilized on the Whole Project as already disclosed ("**Proposed Potential**") and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situate.
- (viii) The Promoter shall be entitled to put up hoardings / boards of its Brand Name, in the form of neon signs, MS letters, vinyl and sun boards on the Whole Project and on the façade, terrace, compound wall or other part of the buildings / towers as may be developed on the Whole Project Land from time to time. The Promoter shall also be entitled to place, select and decide the hoarding / board sites in its sole discretion.

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THE THIRD SCHEDULE ABOVE REFERRED TO:

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Sr.	Particulars			
1	Project Name	TEN X ERA Raymond Realty		
2	MAHARERA Registration No	P51700049520		
3	Real Estate Project/ Tower	Tower C		
4	Apartment	No. 3608 on 36th floor of type 3 BHK ELITE admeasuring about;		
			Squarc. Meters	Square Feet
		RERA Carpet Area of Flat	79.43	855
		Exclusive Balcony Area	3.58	39
5	Parking Space	2 Car Park		
6	Agreement Value	Rs.19732505/- (Rupees One Crore Ninety Seven Lakhs Thirty Two Thousand Five Hundred Five Only)		
7	Amount Paid by Allottee	Rs.1953517/- (Rupees Nineteen Lakhs Fifty Three Thousand Five Hundred Seventeen Only)		
8	Balance Amount to be paid by Allottee	Rs.17778988/- (Rupees One Crore Seventy Seven Lakhs Seventy Eight Thousand Nine Hundred Eighty Eight Only)		
9	Project Completion Date	30 th January 2029		
10	Communication Address of Allottee	23 C, Skyline Cosmos Horizon, Pokhran Road No. 2, Bethany Hospital, Thane (West) Thane - 400610, Maharashtra		
11	Email ID of Allottee	devendramahajan4@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.c@raymond.in		

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Raymond
LIMITED

SECRETARIAL DEPARTMENT
Jubilee Hills, Hyderabad Road No.1, Thane (W)-400 806
Maharashtra India
CIN No.: L17117MH1925PLC001208
Tel: (91-22) 4036 7000 / 6152 7000
Fax: (91-22) 2541 2865
www.raymond.in

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CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF RAYMOND LIMITED (STAKEHOLDERS' RELATIONSHIP COMMITTEE) AS ON 13th February 2024
AUTHORITY FOR EXECUTION AND REGISTRATION OF DOCUMENTS - REALTY PROJECTS

"RESOLVED THAT in supersession of all the Resolutions passed earlier in this regards, any of the following persons of the Company be and is hereby severally authorized for signing and executing the Agreement for Sale (AFS) / Sale Deeds / Rectification Deeds / Supplementary Deeds / Declarations / Undertakings / Cancellation Deeds / Power of Attorney and such other related documents (herein after referred as "Documents") to be entered into/executed for units sold as per the policy of the Company to the prospective buyers in any of the Realty Projects of the Company being constructed and developed on the land situated at Village - Panchpakhadi, Taluka - Thane, District - Thane and within local limits of Municipal Corporation Thane;

1. Harsha Naik (Head CRM)
2. Rajni Dubey (Senior Associate CRM)
3. Swapnil Gaikwad (Senior Associate CRM)
4. Poonam Narvekar (Senior Associate CRM)
5. Rahul Singh (Associate CRM)
6. Mayur Parte (Associate CRM)
7. Shyam Renkuntla (Senior Associate CRM)
8. Bhavika Nimbalkar (Associate CRM)
9. Kiran Davda (Senior Associate CRM)
10. Tushar Tambe (Associate CRM)
11. Vijay Jadhav (Associate CRM)
12. Pooja Olachery (Senior Associate CRM)
13. Karan Pradhan (Associate CRM)
14. Sameer Shelar (Associate CRM)

("Authorised Signatories")

RESOLVED FURTHER THAT any one of the aforesaid Authorized Signatories be and is hereby severally authorized to present the aforesaid Documents before the concerned Registrar of Assurance, Thane (herein after referred to as "Registrar") and/or any such other concerned authorities as may be required and admit the execution of the aforesaid Documents, get the same registered, after registration have them collected from the office of concerned authorities and do all deeds, acts, matters, things including but not limited to signing and issuing Application form, Letter of Allotment, Receipts, Demand letters, Reminders, Notices, Offer and possession, handing over possession, Application for stamp duty refund to concerned authorities, etc. for and on behalf of the Company as may be required from time to time;

RESOLVED FURTHER THAT any one of the aforesaid Authorized Signatories be and is hereby severally authorized to execute and register any documents in respect of acquiring any premises/property on leave and license basis for Realty Division and to perform all the activities in respect of formation and registration of Association of the allottees;

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ANNEXURE B



Certificate No. 5234

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Plot A - Permission Wing A - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 2nd Floor
Wing B - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Wing C - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Plot A - C. C. - Wing A - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 2nd Floor
Wing B - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Wing C - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor

V. P. No. S04/0185/21 TMC/TDD 4201/23 Date: 21/02/2023
To, Shri / Smr. M/s. Spaceage Consultant (Architect)
B/106, Natra Bldg. Nahur, Mulund (W)
Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 8677 dated 06/02/2023 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 15 mt. D.P. Road S. No. / C.S.T. No. / F.P. No. 121, 83/1 & 83/3

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 UDCPR. If any other statutory permission as required to be obtained from any department of the State or Central Govt. Departments / undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.
6. 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

Office No. _____
Office Stamp _____
Date _____
Issued _____



Yours faithfully,
Municipal Corporation of
the City of, Thane

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(Signature)

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7. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in lieu of incentive FSI, if any then necessary registered transfer deed shall be executed in the name of authority before issue of commencement certificate & Separate compound wall with the gate shall be constructed by leveling the surface and separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.
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 the 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. 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 Certificate and completion certificate of the consultant & TMC dept. 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 , the authority for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. CFO NOC Shall be submitted before occupation certificates.
16. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
17. Rain water harvesting system should be installed before applying for occupation certificates.
18. Solar Water heating system should be installed before applying for occupation certificates.
19. Balance 2nd installment on Premium FSI charges & Ancillary FSI charges with interest shall be paid before applying for occupation certificates.

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"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण निघमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५१ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त १ वर्षे कैद व र. ५०००/- दंड होऊ शकतो"

Yours Faithfully,

Executive Engineer
Town Development Department
Municipal Corporation of
the city of, Thane.



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28/08/2024

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ANNEXURE B1

Certificate No. 5413



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT Layout Approval
PERMISSION, COMMENCEMENT CERTIFICATE

Amended

C.C. - Building B & C - 37th & 38th Floor

V. P. No. S04/0185/21 TMC/TDD/4470/23 Date: 18/09/2023
To, Shri / Smt. M/s. Spaceage Consultants (Architect) (Licensed Engineer)
(Mr. Shashikant Jadhav) B/106, Natraj Bldg. Nahur, Mulund (W)
Shri M/s. Raymond Ltd (Owners)

With reference to your application No. 19855 dated 20/10/2022 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. 121, 83/1, 83/3 at Road / Street 15.0 mt. wide D.P. Road S. No. / C.S.T. No. / F. P. No. iv Situated

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) ठामपा/शबिवि/4301/23, दि.21.02.2023 रोजीच्या सुधारीत परवानगी /सी.सी. मधील संबंधित अटी बंधनकारक राहतील.
- ६) सदर प्रस्तावाचे अनुषंगाने मंजूरी नकाशानुसार सुधारीत TILR कडील नकाशे व स्वतंत्र 7/12 उतारे सदर मंजूरीपासून 2 महिन्यांत सादर करणे आवश्यक आहे.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच

विकृत विवेकानुसार बांधकाम करणे

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

Office No. _____
Office Stamp _____
Date _____
Issued _____



Your faithfully,

Executive Engineer,
Town Development Department,
Municipal Corporation of
the city of, Thane.



ANNEXURE E टनन १

WADIA GHANDY & CO.



ADVOCATES, SOLICITORS & NOTARY
N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.
Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784
General e-mail: contact@wadiaghandy.com | Personal e-mail: firmname_lastname@wadiaghandy.com

SNJ/NL/10185/4033 of 2022

To,

MahaRERA

6th and 7th Floor, Housefin Bhavan,
Plot No. C- 21, E Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051

6th December, 2022

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land admeasuring 37,880 square meters bearing Survey Nos. 83/1, 83/3 and 121 situated at Village Panchpakhadi, Thane, Maharashtra ("said Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Land at the request of our client, Raymond Limited (formerly known as The Raymond Woollen Mills Limited), having its registered office at Plot No. 156/H, No. 2, Village Zadgaon, Ratnagiri - 415612, Maharashtra and office at J. K. Gram, Pokharan Road No. 1, Thane 400 612, Maharashtra.

B. The summary of the investigation of title undertaken by us is as follows:

1. **Description of the property:**

All those pieces and parcels of land admeasuring 37,880 square meters bearing Survey Nos. 83/1, 83/3 and 121 situated at Village Panchpakhadi, Thane, Maharashtra ("said Land").

2. **Documents of Allotment of Plot:**

Raymond Limited has acquired the said Land pursuant to the following documents:

- (i) an Indenture dated 31st March, 1964 made and executed between Kusumbibai Khangar Hiraji, Jagrupchand Tarachand and Pukharaj Tilokchand therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. THN/386 of 1964; (ii) an Indenture dated 23rd July, 1960 made and executed between Joseph Aloysius Dias, Verus Joseph Dias, Maureen Mary Dias, Josephine Pereira, Alice D' Abreo and Walter Miranda therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchasers of the Other Part and

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WADIA GHANDY & Co.

duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 374 of 1960; (hereinafter collectively referred to as the "Title Documents") (as referred in detail in Annexure C hereto).

3. 7x12 Extract/Property Card:

The 7/12 Extracts (being the revenue records maintained by the Office of the Collector) issued on 22nd and 23rd September, 2022 are duly mutated to record the name of the Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 2464, 2908 and 4220 respectively.

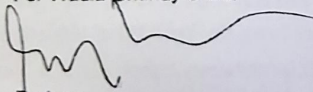
4. Searches in Offices of Sub-Registrar:

- a. We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 63 years. i.e., search report dated 19th October, 2022 from 1960 to 2022. Details of the search report has been set out in the Title Report (enclosed herewith as Annexure C).
- b. We have also undertaken other steps as stated in the Title Report (enclosed herewith as Annexure C).

C. On a perusal of the above mentioned documents and other documents set out in the Title Report (enclosed herewith as Annexure C) and based on the steps and observations as set out in the Title Report (enclosed herewith as Annexure C), we are of the opinion that Raymond Limited is the owner of the said Land admeasuring 37,880 square meters and its title is clear and marketable, subject to the qualifications / encumbrances / observations at Annexure B.

D. The Title Report prepared by us reflecting the flow of title to the said Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

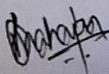
Yours Truly,
For Wadia Ghandy & Co.

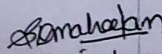

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Encl:

1. Annexure A (Flow of Title of the Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Report)

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

- 1) **7/12 Extract / P.R. Card:** The 7/12 Extracts (being the revenue records maintained by the Office of the Collector) are duly mutated to record the name of Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 2464, 2908 and 4220 respectively. The "other rights" column of 7/12 extracts of the said Land, reflects Mutation Entry No. 4650 and 4652 dated 22nd and 23rd September, 2022, respectively, which refers condition of restriction in the limit of the area of construction of flats to be limited to 80 sq. mtrs. only and other conditions as set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane. The details of the same are as set out in the Title Report (enclosed herewith as Annexure C).
- 2) **Mutation Entry:** Same as what is stated in serial no. 1 above.
- 3) **Search Report:** We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 63 years. i.e., search report dated 19th October, 2022 from 1960 to 2022. Details of the search report has been set out in the Title Report (enclosed herewith as Annexure C).
- 4) **Any other relevant title:** Raymond Limited has acquired the said Land pursuant to the said Title Documents as are already reflected in the above Legal Title Report and as mentioned in detail in Annexure C.
- 5) **Litigations:** Following litigations are pending with respect to the said Land (as detailed in Annexure C):
 - a. Public Interest Litigation ("PIL") No. 71 of 2017 filed before by one Dharmarjya Kamgar Karmachari Sangh before the Hon'ble High Court of Bombay, seeking directions against the Government of Maharashtra, Thane Municipal Corporation, from seeking any change of user and development of the said Land, contrary to the exemptions issued under the provisions of Urban Land (Ceiling & Regulation) Act, 1976. The above public interest litigation is pending. There are no adverse orders passed therein. Further, the said PIL No.71 of 2017 is directed by the Hon'ble Bombay High Court to be listed alongwith PIL Nos. 158 of 2012, 13 of 2016 and 57 of 2016 also filed before the Hon'ble High Court of Judicature at Bombay in view of the common issue.

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ANNEXURE - B

- (a) The "other rights" column of 7/12 extracts of the said Land, reflects Mutation Entry No. 4650 and 4652 dated 22nd and 23rd September, 2022, respectively, which refers condition of restriction in the limit of the area of construction of flats to be limited to 80 sq. mtrs. only and other conditions as set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane.
- (b) The terms and conditions set out in Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane, in pursuance to the Government Resolution dated 1st August, 2019 bearing No. ULC-2018/CN.51/ULCA-1, issued by the Urban Development Department, Government of Maharashtra, that permits development of the said Land, which will have to be complied.
- (c) Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority in pursuance of an Application moved by one Shree Aai Ambabai CHS (Prop.) filed under Section 3 C (1) of the said Slums Act, declares an area of 238.97 sq. mtrs. out of Survey No. 83/1 which is encroached as Slum Rehabilitation Area. Further, as per Notification No. 2016/172 dated 27th October, 2016 an area of 1447.16 sq. mtrs. out of Survey No. 121 is also declared as as Slum Rehabilitation Area, under Section 3 C (1) of the said Slums Act.
- (d) Raymond Limited has informed that an area of 3943.32 square meters out of the said Land is not in possession of Raymond Limited, which includes the above areas declared as Slum Rehabilitation Area.
- (e) Compliance of the Development Reservations i.e. Garden, Library, Welfare Centre, Market, D.P. Roads, as more particularly set out in the Development Remarks dated 28th January, 2021.
- (f) Litigations and other entries as mentioned in Annexure A above.
- (g) Satisfaction of the terms and conditions set out in the Approvals obtained till date and that may be obtained and all undertakings and indemnities given and that may be given to competent authorities and compliance with applicable laws as may be applicable.

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WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

ANNEXURE - C

REPORT ON TITLE

To:

Raymond Limited,
Having registered office at,
Plot No. 156/H, No. 2,
Village Zadgaon,
Ratnagiri - 415612,
Maharashtra.

Kind Attn.: Mr. Ulhas Bhosale

Dear Sir,

Re: Immoveable property admeasuring approximately 37,880 square meters, bearing Survey Nos. 83/1, 83/3 and 121, situated at Village Panchpakhadi, Thane ("said Land").

1. We have been requested by our client, **Raymond Limited** (formerly known as **The Raymond Woollen Mills Limited**) ("**Raymond Limited**"), a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Plot No. 156/H, No. 2, Village Zadgaon, Ratnagiri - 415612, Maharashtra and office at J.K. Gram, Pokharan Road No.1, Thane, Maharashtra - 400 612, to investigate the title of Raymond Limited to the said Land.
2. In this regard, we have undertaken the following steps:
 - (i) Caused search to be taken in the offices of Sub-Registrar of Assurances at Mumbai and Thane, for the last 63 years, vide search report dated 19th October, 2022 from 1960 to 2022. The search of the registers available at the office of the Sub-Registrar of Assurances for the year 2022 is conducted till such date/s as more particularly mentioned therein. At the office of Sub-Registrar of Assurances at Mumbai and Thane, the register did not have all pages and the search was restricted only to the pages available. At the office of Sub-Registrar of Assurances at Mumbai and Thane, the register had torn and mutilated index II records and the search was restricted only to the pages available.

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- (ii) Caused online searches to be taken with the office of the Registrar of Company in respect of "Raymond Limited", to ascertain charges, if any, created by the Company on the said Land.
- (iii) Perused the copies of the revenue records that were available through online searches. Examined the original title deeds during the issuance of this Title Report with respect to the said Land, as set out in Annexure "I". Examined the deeds, documents and writings pertaining to the said Land as detailed in Annexure "II" hereto.
- (iv) Examined the Development Plan Remark issued by the office of the Municipal Corporation of Thane dated 28th January, 2021 which show that there are development reservations on the said Land being Garden, Library, Welfare Centre, Market, D.P. Roads.
- (v) We have raised requisitions on title with respect to the said Land and Raymond Limited has duly answered the same.
- (vi) We had issued on 15th October, 2022 public notices in the newspapers, Free Press Journal (English) and Navshakti (Marathi), to invite claims and objections with respect to the title of Raymond Limited to the said Land and no claims have been received by us.

3. The Raymond Woollen Mills Ltd. have duly purchased the said Land vide the following:

- (i) An Indenture dated 31st March, 1964 made and executed between Kusumbibai Khangar Hiraji, Jagrupchand Tarachand and Pukharaj Tilokchand therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/386 of 1964;
- (ii) An Indenture dated 23rd July, 1960 made and executed between Joseph Aloysius Dias, Verus Joseph Dias, Maureen Mary Dias, Josephine Pereira, Alice D' Abreo and Walter Miranda therein referred to as the Vendors of the One Part and The Raymond Woollen Mills Limited, therein referred to as the

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Annexure - II

[Examination of Title Deeds and other Documents]

1. Mortgage Deed dated 30th September 1972 executed between The Raymond Woolen Mills Ltd. of the One Part and The Industrial Credit & Investment Corporation of India Ltd. of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.BOM-R/5820/1972.
2. Conveyance Deed dated 23rd July, 1960 executed between (1) Mr. Joseph Aloysius Dias, (2) Mr. Verus Joseph Dias, (3) Maurine Mary Ester Dias, (4) Josephine Pereira, (5) Alice D' Abreo, and (6) Mr. Walter Miranda of the One Part and The Raymond Woolen Mills Ltd., Mumbai of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.Thane/386/1972.
3. Indenture dated 31st March 1964 executed between (1) Kusumbibai Khangar Hiraji, (2) Jagrupchand Tarachand, and (3) Pukharaj Tilokchand of the One Part and The Raymond Woolen Mills Ltd. of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.Thane/386/1964.
4. Mortgage Deed dated 17th March 2003 executed between M/s. Raymond Ltd. (Vice Chairman - Mr. Mino R. Shroff) (Gen. Manager & Co. Secretary - Mr. R Narayan) of the One Part and The Western India Trustee & Executor Co. Ltd. (Vice President - Mr. V. G. Pathak) of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No.TNN-1/1653/2003.
5. Re-conveyance of Mortgage Deed dated 4th December, 2009 executed by I.D.B.I. Trusteeship Services Ltd. (Trustee - Ujwal M. Deshmukh) and registered with the Office of the Sub-Registrar of Assurances under Serial No. Thane-5/10810/2009.
6. Declaration Deed dated 21st April 2012 executed by M/s. Raymond Ltd. (Company Secretary - Mr. Thomas Fernandez) and registered with the Office of the Sub-Registrar of Assurances under Serial No. TNN-5/3618/2012.
7. Re-Conveyance Deed dated 30th April 2013 executed between ICICI Bank Limited (Chief Manager - Monaj Elavia) of the One Part and M/s. Raymond Limited (Director/ Secretary - Mr. Thomas Fernandez) (Director / Legal - Curian Joseph) of the Other Part and registered with the Office of the Sub Registrar of Assurances under Serial No. Thane-5/4769/2013.
8. Revenue records i.e. 7/12 extracts and the Mutation Entries mentioned therein.

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(Signature) S. Mahajan

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ADIA GHANDY & CO.

9. Application No.25 of 2012, that was filed by Radhabai Bama Mhatre, Manohar Bama Mhatre, Nandkumar Bama Mhatre, Kishore Bama Mhatre, Tarabai Anant Mhatre, Nilesh Anant Mhatre, Arun Anant Mhatre, Chandrakant Bama Mhatre & Lata Sainath Madve under section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 before the Tahasildar and Agricultural Land Tribunal inter alia against Raymond Limited, in respect of portion of the said Land being Survey Nos. 83/1 and 83/3, which Application was rejected by the Tahasildar and Agricultural Land Tribunal by and under its Order dated 27th November, 2012.
10. Tenancy Appeal No.40 of 2013 Radhabai Bama Mhatre & others have filed an Appeal before the Sub-Divisional Officer, which was also rejected by Sub-Divisional Officers vide Order dated 13th October, 2014.
11. Notification No. 04/22 dated 7th October, 2022 and Order dated 7th October, 2022 passed by the CEO, MMR Rehabilitation Authority declaring an area of 238.97 sq. mtrs. out of Survey No. 83/1 as Slum Rehabilitation Area.
12. Public Interest Litigation Nos. 158 of 2012, 13 of 2016, 57 of 2016 and 71 of 2017 filed before the Hon'ble High Court of Bombay and the proceedings filed therein.
13. Order dated 30th August, 2022 issued by Collector & Competent Authority, Thane, in pursuance to the Government Resolution dated 1st August, 2019 bearing No. ULC-2018/CN.51/ULCA-1, issued by the Urban Development Department, Government of Maharashtra.
14. Demand Letter dated 1st August, 2022;
15. ULC Premium Receipt of Rs.25,65,61,240/- paid under Demand Letter dated 1st August, 2022;
16. Development Remarks dated 28th January, 2021.
17. Permission dated 7th June, 2022 is issued by Thane Municipal Corporation granted layout approval for relocation of reservations and sub-division as Sub Plots in respect of the said Land. Permission dated 27th September, 2022 is issued by Thane Municipal Corporation sanctioning plans and granting approvals for development of Wings on the Sub-Plots.
18. All other documents as mentioned in the title report.

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ANNEXURE F

अहवाल दिनांक : 14/01/2021



महाराष्ट्र शासन
गाव नमुना सात
अधिकार अभिलेख पत्र

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3,4,8 आणि 6।

गाव - पांचपाखोटी तालुका - ठाणे जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 4546 व दिनांक : 31/12/2019
अनुमान क्रमांक व उपविभाग : 83/1

भूमापन क्रमांक व उपविभाग 83/1	भूधारणा पध्दती भूमिबद्धादार घर्भ - 1	भोगवटादाराचे नांव				
शीतार्थे त्र्यायिक माप :-		क्षेत्र	आकार	चौ.ख.	फे.फा	खाली क्रमांक
क्षेत्र एकक	ह.आर.पो.मी	मे. रमंड लिमिटेड	0.15.10	2.87	0.02.60 (4220)	145
निरायत	0.15.10					कुळाचे माप
बागायत	-					इतर अधिकार
नदी	-					इतर
इतर	-					नागरी जमीन (कमाल धारणा व विनियमना)
एकूण क्षेत्र	0.15.10					अधिनियम 1966 चे कलम 20-21 अन्वये दुर्बल
पॉट-खराब (सांगवळीत अयोग्य)	-					घटक गृह बांधणी योजने कार्यालय क्षेत्र -
घर्भ (अ)	0.02.60					इस्तंतिरणास बंदी (4477)
घर्भ (ब)	-					
एकूण चौ.ख.	0.02.60					
आकाराची	2.87					
जूडी किंवा विशेष	-					
आकाराची	-					
जुने फेरफार क्र. : (390),(1497),(2464),(3078),(4220),(4477),(4546)						जमीन आणि अनुमान घिन्ने :

गाव नमुना बारा
पिकाची नोंदवह्या

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 39।

गाव - पांचपाखोटी तालुका - ठाणे जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 4546 व दिनांक : 31/12/2019
अनुमान क्रमांक व उपविभाग : 83/1

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मेल पिकाखालील क्षेत्र		नागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	क्षेत्र	अंजल सिंचित	स्वरूप			क्षेत्र
		मिश्र भाषा	जल सिंचित	अंजल सिंचित	पिकाचे नाव	जल सिंचित	अंजल सिंचित							
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
2019-20	सप्टेंबर - एप्रिल								ह.आर.पो.मी	ह.आर.पो.मी	अस	0.1510		

"या प्रमाणित प्रतीसाठी मी म्हणून 14/ एप्रिल मिळाले."
दिनांक :- 18/01/2021
सांकेतिक क्रमांक :- 272100094213100500120211268

(नाव :- हेमंत अशोक गोखले)
तलाठी शाखा :- पांचपाखोटी :- ठाणे जि :- ठाणे
तलाठी अशोक गोखले
18/01/2021

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महाराष्ट्र शासन
 याब नमुना बारा
 अधिकार अभिलेख पत्र

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नदिपत्राचा (तयार करणे व सुविधीत ठरणे) नियम, 1981 यातील नियम 3(1),3(2) आणि 3(3)
 तालुका :- ठाणे
 जिल्हा :- ठाणे

मिशन क्रमांक व उपविभाग	क्षेत्राच्या वर्धनी	क्षेत्राचा वर्धनी (वर्ग मी.)	क्षेत्राचे वर्धनार्थ क्षेत्र				क्षेत्राचे क्षेत्राचे क्रमांक :- व दिनांक :-
			क्षेत्र	क्षेत्राचा	क्षेत्र	क्षेत्राचा	
मिशन क्रमांक व उपविभाग 83/3	11.720	मे. रमंड लिमिटेड	11.720	16.00	0.11.20	(4220)	145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145
क्षेत्राचे वर्धनार्थ क्षेत्र	11.720						145

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नदिपत्राचा (तयार करणे व सुविधीत ठरणे) नियम, 1981 यातील नियम 29
 तालुका :- ठाणे
 जिल्हा :- ठाणे

वर्ग	इमान	मिश्राणाचा अंश	जन्म स्थिति	अजन्म स्थिति	घटक पिके व घट्टीकाळातील क्षेत्र			निर्मिळ पिकावलीत क्षेत्र			मोगडीसाठी उपलब्ध जमनीची जमीन		क्षेत्राचे वर्धनार्थ क्षेत्र	क्षेत्राचा
					पिकाचे अंश	जन्म स्थिति	अजन्म स्थिति	पिकाचे अंश	जन्म स्थिति	अजन्म स्थिति	स्वरूप	क्षेत्र		
31	(3)	(3)	ह.आर. पी.सी.	ह.आर. पी.सी.	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
32	समुदाय											1,17,20		

"या दस्तावेजात प्रतीसादी फी म्हणून 1% रुपये मिळाले."
 दिनांक :- 18/01/2021
 संकेतिक क्रमांक :- 272100094213100500120211269

तयारी करणारा अधिकारी :- याब नमुना बारा
 तयारी करणारा अधिकारी :- ठाणे जिल्हा
 तारीख :- 18/1/2021

T.T
 Mahajan
 Mahajan

1/18/2021

टनन 9

सब क्र 6370 / 2020

Wiley



अद्यतन दिनांक : 14/01/2021



महाराष्ट्र शासन
गाव नमुना स.त
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3, 4, 6 आणि 6]

गाव - पांचपाखाडी तालुका - ठाणे जिल्हा - ठाणे शेतटप्पा फेरफार क्रमांक : 4510 व दिनांक : 20/06/2019

शुभाचन क्रमांक व उपविभाग (2)	शु.धारणा पध्दती अविभाज्य भाग क्र. - 1	मौजबटादाराचे नांव				बातें क्रमांक	
शेतकरी स्वामिनाम नाव -		क्षेत्र	आकार	पेरवा	फे.वा		
क्षेत्र एकक	हे.आर.पी.सी	मे. रमेश निमिटेड	2.05.40	14.69	0.27.30	(4220)	145
जिरायत	2.05.40						कुळाचे नाव
बागायत	-						इतर अधिकार
तरी	-						इतर
करकट	-						नागरी जमिन (कमाल धारणा व विनियमन)
भूतार	-						अधिनियम 1966 चे कलम 20-21 अन्वये दुर्बल
एकजम क्षेत्र	2.05.40						घटक गृह बांधणी योजने खालील क्षेत्र -
पॉस्ट-खराब (सागवट्टीस अर्वाग्य)	-						रस्त्यांतरेणास बंदी (4477)
हमी (अ)	0.27.30						
हमी (ब)	-						
एकजा पो.ख	0.27.30						
आकारणी	14.69						
उडी किंवा विशेष अधिकारणी	-						
अन्य फेरफार क्र. (638),(967),(2908),(3078),(451)						सौदा आणि शुभाचन चिन्ह.	

गाव नमुना बारा
पिकांची नोंदवट्टी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्ट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29]

गाव - पांचपाखाडी तालुका - ठाणे जिल्हा - ठाणे शेतटप्पा फेरफार क्रमांक : 4510 व दिनांक : 20/06/2019

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील										सांगवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		निर्मिश पिकाखालील क्षेत्र					निमेष पिकाखालील क्षेत्र								
		मिशपाया संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
2019-20	संपूर्ण वर्षे			हे.आर.पी.सी	हे.आर.पी.सी		हे.आर.पी.सी	हे.आर.पी.सी		हे.आर.पी.सी	हे.आर.पी.सी		आस	2.0340	

"या दस्तावेज वतीसाठी फी म्हणून 1% रुपये मिळाले."
दिनांक :- 18/01/2021
सांकेतिक क्रमांक :- 272100094213100500120211270

(गाव न. नमुनेचे अधिकारी) तालुकी सहाय्यक पांचपाखाडी त. ठाणे जि. ठाणे

तालाठी सजा पांचपाखाडी त. जि. ठाणे.

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1/18/2021

ANNEXURE G टन न. 9

दस्त क्र. 3320/2024

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Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
PROJECT: TEN X ERA Raymond Realty Tower C , Plot Bearing / CTS / Survey / Final Plot No. : 121 PT 83/3 83/1 at
Thane (M Corp.), Thane, Thane, 400606;

1. Raymond Limited having its registered office / principal place of business at Tahsil: 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 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

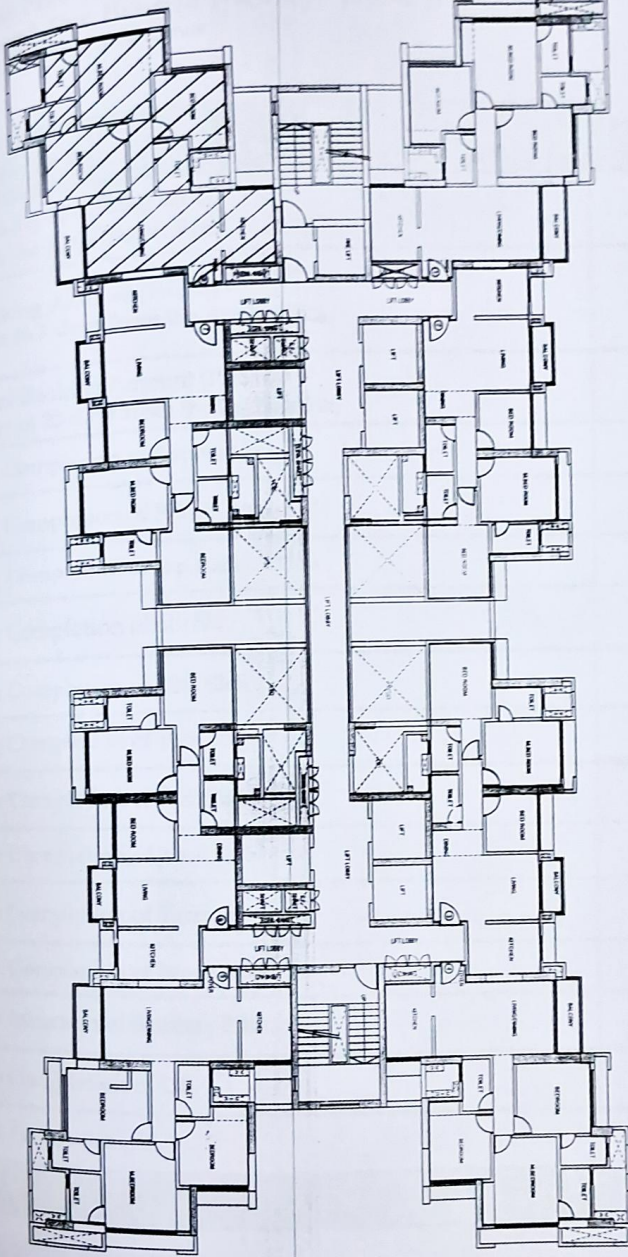
T.T

Arachan

Smahajan

ANNEXURE -
FLOOR PLAN

टन न 9
दस्त क्र. 3320/2028
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WING - C

TYPICAL FLOOR PLAN
FOR REFERENCE ONLY

Not to scale

Apartment no. 3608 on 36TH habitable floor of 'C' wing
(i.e. Wing "C" as per approvals)

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Shakajan *Shakajan*

Annexure "J"

Payment schedule

Purchase Price of Rs.19732505/- (Rupees One Crore Ninety Seven Lakhs Twenty Five Thousand Five Hundred Five Only) payable by the Allotee/s in installments against the following Milestones.

टन न १
दि. क्र. ३३०/२०२४
०१/०५/२०२४



Milestone	Amount (IN.Rs.)
Booking Amount (Part 1) with the Application Form	
Booking Amount (Part II) - (within 7 days from the Application)	1,01,000
Final Booking Amount (Part III) (within 20 days from the Registration)	18,72,251
On Completion of Excavation	9,86,625
On Completion of Plinth	9,86,625
On Completion of top Podium Slab	19,73,251
On Completion of 6th Slab	19,73,251
On Completion of 12th Slab	9,86,625
On Completion of 18th Slab	9,86,625
On Completion of 24th Slab	9,86,625
On Completion of 32nd Slab	9,86,625
On Completion of Terrace	9,86,625
On Completion of Block work	13,81,275
On Initiation of Sanitary Fittings	15,78,600
On Completion of Lift	19,73,251
On Possession	9,86,626
Total	1,97,32,505

(Signature)

(Signature)

ट न न १
व २२२० / २०१४
९ २५



Annexure K

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	
Water Connection charges	50000
Pipe Gas Connection Charges*	10000
Advance Maintenance for 24 months	215046
Interest free Security Maintenance Deposit (only FCAM Charges) for 12 months (no GST)	38064
Total	329110

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 proportionately for meeting the expenses towards maintenance of Common area and amenities. 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.

[Signature]

[Signature]