

Receipt (pavti)

73/4508

Wednesday, June 19, 2024

12:04 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6635 दिनांक: 19/06/2024

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन1-4508-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गिरिधर केशव दुर्गे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00

Sub Registrar Thane 1

सह दुय्यम निबंधक वर्ग-२

ठाणे-१

बाजार मूल्य: रु.16594205.24 /-

मोबदला रु.27618837/-

भरलेले मुद्रांक शुल्क : रु. 1933400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624181313470 दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624189810471 दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003286591202425P दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 4508/2024

नोंदणी :

Regn:63m

06/2024

गावाचे नाव : पांचपाखाडी

चिनेखाचा प्रकार	करारनामा
मोबदला	27618837
बाजारभाव(भाडेपट्टयाच्या तितपट्टाकार आकारणी देतो की पट्टेदार मुद करावे)	16594205.24
भू-मापन,पोटहिस्सा व क्रमांक(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. 65 आणि 66 या मिळकतीवर बांधण्यात येणाऱ्या दि अेड्रेस बाय जीएस या गृहसंकुल मधील टॉवर - D या बिल्डिंग मधील 34व्या मजल्यावरील 102.08 चौ.मी. म्हणजेच 1099 चौ.फु. रेश कारपेट क्षेत्रफळाच्या सदनिके सोबत 7.34 चौ.मी. क्षेत्रफळाची बाल्कनी असलेली निवासी सदनिका क्र. 3404 तसेच दोन कार पार्किंग स्पेस सह हा या कराराचा विषय आहे.((Survey Number : सर्व्हे नं. 65 आणि 66 ;))
क्षेत्रफळ	1) 102.08 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेमंड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी तुषार तांबे यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून मंगेश मोहिते वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दि मिल, एक्सपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, पोखरण रोड नं. 1, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAACR4896A
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गिरिधर केशव दुर्गे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 202, एक्लिप्टस अपार्टमेंट, आर मॉल जवळ, मानपाडा, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BTCPD7596Q 2): नाव:-निशिगंधा नानासाहेब पवार वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 401, लौकीक, पराडकर हॉस्पिटल जवळ, भास्कर कॉलनी, नौपाडा, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-COEPP6502E
दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
दस्त नोंदणी केल्याचा दिनांक	19/06/2024
अनुक्रमांक,खंड व पृष्ठ	4508/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	1933400
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

गांनमासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला अनुच्छेद

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



19/06/24
सह दुय्यम निबंधक वर्ग 12
ठाणे-9



CHALLAN
MTR Form Number-6



GRN	MH003286591202425P	BARCODE					Date	10/06/2024-13:27:55	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)	BTCPD7596Q					
Location	THANE			Full Name	Giridhar Durge					
Year	2024-2025 One Time			Flat/Block No.	Flat no 04 34th Floor Tower D The Address by GS					
Account Head Details		Amount In Rs.		Premises/Building	Village Panchpakhadi Taluka and District Thane					
0030046401 Stamp Duty		1933400.00		Road/Street						
0030063301 Registration Fee		30000.00		Area/Locality	Thane					
				Town/City/District						
				PIN	4 0 0 6 0 6					
				Remarks (If Any)	PAN2=AAACR4896A~SecondPartyName=Raymond Realty~CA=27618837					
				Amount In	Nineteen Lakh Sixty Three Thousand Four Hundred Ru					
Total		19,63,400.00		Words	pees Only					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	10000502024061003562		2508238354130		
Cheque/DD No.				Bank Date	RBI Date	10/06/2024-13:28:15		Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
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.

Mobile No. : 9503318623

खदर चलन केंवळ दुर्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे . नोंदणी न करायच्या दस्तासाठी खदर चलन लागू नाही .

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दस्त क्र 8906 / 2028
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this
19th day of June, 2024.

BETWEEN

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दस्तावेज क्र. ४५०८ / २०२४
११५



RAYMOND LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and now deemed to be governed by the provisions of the Companies Act, 2013 having its registered office address at Plot No.156/H No.2, Village Zadgaon, Ratnagiri 415612, Maharashtra and having its Project Office at The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane- 400 606 and having PAN AAACR4896A, hereinafter referred to as "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**;

AND

(1) MR. GIRIDHAR KESHAV DURGE 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 **202, Eucalyptus Apartment, Near R-Mall, Manpada, Thane (West) Thane - 400607, Maharashtra** having PAN No - **BTCPD7596Q**

(2) MS. NISHIGANDHA NANASAHEB PAWAR 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 **401, Laukik, Near Paradkar Hospital, Bhaskar Colony, Naupada, Thane (West) Thane - 400602, Maharashtra** having PAN No - **COEPP6502E**

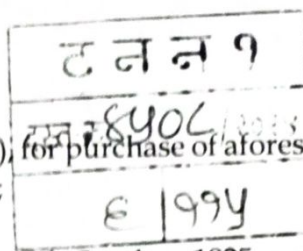
hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner 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.

दस्तावेज नं. 8902/2015
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WHEREAS:

- A. The Promoter is the owner of all those pieces and parcels of an immoveable property collectively admeasuring approximately 74,425.70 square meters, bearing Survey Nos. 65(pt), 66, 118/1(pt), 118/2(pt), 119/A/1/A, 119/A/1/B, 119/A/2(pt), 119/B(pt), 120/1/3, 131/A1(pt), 131/B(pt), 132/2(pt), 133/A(pt), 133/B(pt), 138/1/A(pt) 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 said Larger Land"). The said 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. Out of the said Larger Land the Survey No-133-A (Part) admeasuring 1069.86 Sq. Mtr is under the process of conversion with various statutory authorities, upon completion of process land admeasuring 1069.86 Sq. Mtr will be part of Project Layout, however presently this is not considered under the approved layout. After deducting the land admeasuring 1069.86 Sq. Mtr from the Larger Land, balance land admeasuring 73,355.84 Sq. Mtr is hereinafter referred to as "**Said Land**".
- C. The Promoter has duly purchased the said Land vide the following Indentures:
- (i) an Indenture of Conveyance dated 10th October 1925 ("Indenture of Conveyance dated 10th October 1925") executed between Sir Sassoon David Bart, 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 Raymond Woollen Mills Limited, 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, for purchase of aforesaid reconstituted lands bearing Survey No.65, 66, 119/A/1/A, 119B, 131B and 132/2;
 - (ii) Indenture dated 9th April, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964 on 9th April, 1964 and made and executed at Thana between Dhaklya Lakhma Khurada, therein referred to as the Vendor of the One Part and Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part, for purchase of aforesaid reconstituted lands bearing Survey No.118/1, 119/A/2;
 - (iii) Indenture dated 25th September, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 1398 of 1964 on 23rd October 1964 and executed between J.K. (Bombay) Pvt. Ltd. therein referred to as the Transferor of the First Part and Raymond Woollen Mills Limited therein referred to as the Transferee of the Other Part, (read with Indenture dated 24th July, 1962 executed between Jagannath Ramchandra Kharote, Madhav Vinayak Kharote, Prabhakar J.Kharote and Vilas M Kharote, a minor by his father and natural guardian Madhav V.Kharote therein collectively referred to as the Vendors of one Part and J.K.Bombay Private Limited, therein referred to as the Purchasers of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 636 at Pages 174

to 183 Volume 708 of Book No. I), for purchase of aforesaid reconstituted lands bearing Survey No.118/2;



- (iv) Indenture of Conveyance dated 10th October, 1925 read with Indenture of Conveyance dated 10th September, 1962 registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM/2628 of 1962 executed between J.K. Chemicals Limited, therein referred to as the Vendor of the One Part and Raymond Woollen Mills Limited, therein referred to as the Purchaser of the Other Part, for purchase of aforesaid reconstituted lands bearing Survey No. 119/A/1/B, Survey No.120/1/3, Survey No.131/A/1, Survey No.132/2;
- (v) Government of Bombay, Revenue Department, vide Government Resolution No. 6887/24 dated 7th June, 1928 sanctioned exchange of its certain lands, against companies land, in pursuance of which Raymond Limited is seized and possessed of and entitled to Survey No.131B and 133B;
- (vi) Indenture of Conveyance dated 21st September, 1960 executed between Sobharam Balamal and Khushiram Bhagmal by their Constituted Attorney Satya Paul Khushiram Mahajan therein referred to as the Vendors of the One Part and the Raymond Woollen Mills Ltd. therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar, Thane under Serial No.468 at pages 385 to 396 Volume 684 of Book No.I, for purchase of aforesaid reconstituted lands bearing Survey No.138/1/A;
- D. 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.
- E. The Labour Commissioner vide his letter dated 1st October, 2016 addressed to the office of the Thane Municipal Corporation ("TMC") and the Collector, Thane, duly intimated that there is no dues of the labours and accordingly accorded its no objection for the development of the said Larger Land on the terms and condition mentioned therein.
- F. By and under Order bearing No.ULC/TA/ATP/Sec 20/M/s Raymond Wollen Com/ Industrial tranfer No- 178 dated 25th April, 2023, the office of Collector Thane has exempted several immoveable properties held by the Promoter at Thane under the provisions of Section 20 of Urban Land (Ceiling & Regulation) Act, 1976 in the manner and on the terms and conditions as stated therein (**ULC Order**). The above ULC order comprised of several parcels of lands, including the Said Larger Land.
- G. By letter bearing VP No- S04/0016/09 TMC/TDD/4393 dated 09th May, 2023 of TMC, has granted development permission by approving Amended Layout approval (with I to R & Revised Subdivision) of the said Larger Land.
- H. Subject to what is stated hereinabove and as set out in the Title Certificate, the Promoter is seized and possessed of and has a clear and marketable title to the said Land, and on obtainment of all due permissions / sanctions from TMC / competent authorities, the Promoter is entitled to develop such portions of the

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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 Said Larger Land or part thereof.

- I. Presently the development is undertaken on a portion of 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, multi level projects on said Land in a phase-wise manner.
- J. The Project is comprising of several buildings having number of Wings with provision for car parking, club house, retail wing and required infrastructure as per applicable DCR, to be developed on the said Larger Land, being land admeasuring 74,425.70 square meters and bearing Survey Nos.65(pt), 66, 118/1(pt), 118/2(pt), 119/A/1/A, 119/A/1/B, 119/A/2(pt), 119/B(pt), 120/1/3, 131/A1(pt), 131/B(pt), 132/2(pt), 133/A(pt), 133/B(pt), 138/1/A(pt) in phase wise manner (hereinafter referred to as the "Whole Project")
- K. On the portion of said Land four buildings shall be constructed as Phase-I development along with Retail wing, club house and the balance portion of the said Land excluding Phase-1, will be developed subsequently in a phase-wise manner, to construct several other buildings which will *inter alia* comprise of mixed use of residential and such other users as may be permitted in accordance with applicable laws (as amended/modified from time to time).
- L. The access road to the Whole Project is delineated with hatched pink coloured boundary line on the plan annexed and marked as **Annexure "A"**.
- M. By and under Commencement Certificate No. VP No. S04/0189/22 (Plot C) TMCB/TDD/0026/(P/C)/2023/ Auto DCR dated 22nd November,2023 issued by the TMC, Thane, the development permission and Commencement Certificate has been granted *inter-alia* in respect of Wing 1, Wing 2, Wing 3 and Wing 4 as mentioned therein as Phase I to be developed as part of the Whole Project. By the said Commencement Certificate dated 21st November,2023 approval has been granted *inter alia* for construction and development upto Basement +Lower ground floor + upper ground/ 1st Podium+ 2nd Podium Floor to 4th Podium Floor+ stilt/ Podium top Floor plus 1st to 19th Floor + Service Floor + 20th to 40th floor for wing 3. Together with retail wing as mentioned therein as Phase I to be developed as part of the Whole Project.
- N. 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 "C"** annexed hereto. Further, all the other necessary approvals, permissions from the competent authorities, so as to obtain such certificate for commencement of other building use and occupation of the Whole Project/Real Estate Project, post completion of the construction, shall be obtained, from time to time.
- O. 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

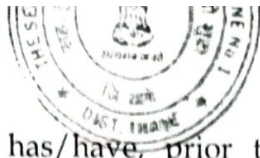
TMC and other concerned authorities.

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दस्त नं ४५०८/२०२४
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- P. A Structural Engineer CBM Engineers India, having its office at 212, Unique House, Cardinal Gracious Road, Chakala Andheri East, Mumbai, Maharashtra-400099 is also appointed for preparation of the structural design and drawings of the buildings in the said Whole Project.
- Q. 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.
- R. The title of Promoter in respect of the said Land, is duly set out in the Title Certificate dated 5th July 2023 issued by their Advocates & Solicitors, ("said Title Certificate"). The said Title Certificate has been annexed and marked as **Annexure "D"** hereto.
- S. The details with regard to Pending proceedings on the said Land and/or Part thereof are set out in detail in the Title Certificate which is annexed herein below as Annexure D and list of pending litigation uploaded on the RERA website.
- T. The said Land is not mortgage to any Bank or any Financial Institution. There are no impediments with respect to the said Land.
- U. 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) Presently the Promoter has undertaken and/or in process of the development and construction of Phase-I which will comprised of Four Residential buildings along with Retail wing and Club House to be used by Whole Project and other required infrastructure as part of the Whole Project of the Said Land.
 - (ii) In addition to Phase -I, The Whole Project is consisting of several multi-storey buildings having number of wings 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. There will also be a retail wing, and provision for club house and other ancillary Mechanical, Electrical and Plumbing (MEP) structures to cater the service requirements of the Whole Project.
- V. As part of Phase-I of the whole project the development of the Wing 3 known as **THE ADDRESS BY GS TOWER D** (herein after referred to as "**Real Estate Project**") 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. P51700053947 ("**RERA Certificate**") as mentioned in the Second Schedule and a copy of the RERA Certificate is annexed and marked as **Annexure "E"** hereto.

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W. 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.

X. The Allottee/s is/are desirous of purchasing residential apartment/flat/unit as mentioned in the Second Schedule ("said Premises") in the Real Estate Project along with right of use of car parking space as mentioned in the Second Schedule and has / have approached the Promoter and requested the Promoter to allot to him/her/it/them the said Premises as more particularly described in the **Second Schedule** hereunder written in the building (the said building/Real Estate Project) which is registered as separate and distinct real estate project, on the terms and condition as set out in the Application Form, Letter of Allotment and in this Agreement for Sale

Y. The principal and material aspects of the development of the Real Estate Project are briefly stated below:

- (i) The Real Estate Project will be known as **THE ADDRESS BY GS TOWER D** and it will be a part of Phase I and part of the Whole Project.
- (ii) The building i.e. Real Estate Project is proposed to consist of Basement +lower ground floor + upper ground/ 1st Podium+ 2nd Podium Floor to 4th Podium Floor+ stilt/ Podium top Floor plus 1st to 19th Floor + Service Floor + 20th to 40th floor or more upper floors.
- (iii) The said Building shall comprise of residential units /apartment/ premises/ flats and other units, as may be permitted.
- (iv) By the Commencement Certificate dated 22nd November, 2023 the total Floor Space Index ("FSI") of 38,583.88 sq. mts. was sanctioned for consumption in the construction and development of the Real Estate Project. The Promoter proposes to eventually consume FSI of 38,583.88 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 Commencement Certificate dated 22nd November, 2023 issued by the TMC, Thane, annexed herein above as **Annexure "B"**
- (vi) The list of specification of internal fittings, fixture and amenities in the said Premises are more particularly described in Annexure "F".
- (vii) 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 "G"** annexed herein (hereinafter referred to as the "**Real Estate Project Amenities**").

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All that pieces and parcels of lands collectively admeasuring 74,425.70 square meters, bearing Survey Nos. 65(pt), 66, 118/1(pt), 118/2(pt), 119/A/1/A, 119/A/1/B, 119/A/2(pt), 119/B(pt), 120/1/3, 131/A1(pt), 131/B(pt), 132/2(pt), 133/A(pt), 133/B(pt), 138/1/A(pt) lying, being and situate at Village Panchpakhadi, Taluka Thane, District Thane and within the Registration District of Thane and within the local limits of Municipal Corporation of Thane

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THE SECOND SCHEDULE

Sr	Particulars										
1	MAHARERA Registration No	P51700053947									
2	Real Estate Project/ Wing Name	THE ADDRESS BY GS TOWER D									
3	Apartment	No. 3404 on 34 th Floor of type 3 BHK BLISS admeasuring about;									
		<table border="1"> <thead> <tr> <th></th> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area of Flat</td> <td>102.08</td> <td>1099</td> </tr> <tr> <td>Exclusive Balcony Area</td> <td>7.34</td> <td>79</td> </tr> </tbody> </table>		Square Meters	Square Feet	RERA Carpet Area of Flat	102.08	1099	Exclusive Balcony Area	7.34	79
	Square Meters	Square Feet									
RERA Carpet Area of Flat	102.08	1099									
Exclusive Balcony Area	7.34	79									
4	Parking Space	2 (Two)									
5	Agreement Value	Rs.27618837/- (Rupees Two Crores Seventy Six Lakhs Eighteen Thousand Eight Hundred Thirty Seven Only)									
6	Amount Paid by Allottee	Rs.1367133/- (Rupees Thirteen Lakhs Sixty Seven Thousand One Hundred Thirty Three Only)									
7	Balance Amount to be paid by Allottee	Rs.26251704/- (Rupees Two Crores Sixty Two Lakhs Fifty One Thousand Seven Hundred Four Only)									
8	Real Estate Project Completion Date	31 st March, 2029									
9	Communicatio n Address of Allottee	202, Eucalyptus Apartment, Near R - Mall, Manpada, Thane (West) Thane - 400607 Maharashtra									
10	Email ID of Allotee	durge.giridhar@gmail.com									
11	Communicatio n Address of Promoter	Raymond Limited, The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane - 400606.									
12	Email ID of Promoter	Theaddress.D@Raymond.in									

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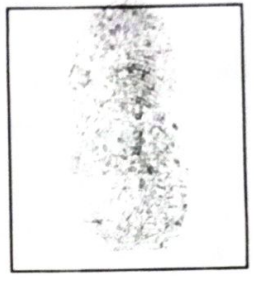


IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Thane in the presence of attesting witness, signing as such on the day first hereinabove written.

SIGNED AND DELIVERED)
by the within named Promoter)
RAYMOND LIMITED)
by the hand of its Authorised Signatory)

MR. TUSHAR TAMBE)
in the presence of...)

- 1.
- 2.

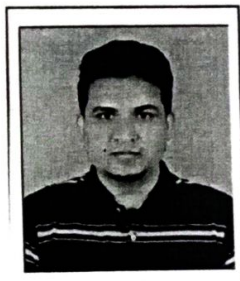


Photograph/ Thumb Impression

SIGNED AND DELIVERED)
by the within named Allottee)

MR. GIRIDHAR KESHAV DURGE)
in the presence of)

- 1.
- 2.



[MR. GIRIDHAR KESHAV DURGE]

Photograph / Thumb Impression

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ANNEXURE B

Certificate No. 5447



THANE MUNICIPAL CORPORATION, THANE

U DC PR Regulation No. 26 & 27

(Registration No. 3 & 24)

Amended

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

Wing 3 - Basement + Lower Ground + Upper Ground / 1st Podium + 2nd to 4th Podium + Stilt / Podium Top
Floor + 1st to 19th Floor + Service Floor + 20th to 40th Floor.
Wing 4 - Basement + Lower Ground + Upper Ground / 1st Podium + 2nd to 4th Podium + Stilt / Podium Top
Floor + 1st to 7th Floor

TMCB/TDD/0026/ICPIC/2023/Auto DCR

V. P. No. S04/0189/22 (Plot C) TMC/TDD Date: 22/11/2023

To, Shri / Smt. M/s. Spaceage Consultant (Architect)

B/106, Natraj Bldg., Nahur, Mulund (W)

Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 6654 dated 02/11/2023 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 Pokhran Road No.1 S. No./C.S.T. No./F. P. No. 65,66,118/1,118/2, 119/A/1/A, 119/A/1/B, 119/A/2, 119/B, 120/1/3, 131/A1, 131/B, 132/2, 133/A, 133/B, 138/1/A. 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. सुधारीत परवानगी / सी.सी. क्र.ठामपा/शर्विवि/4437/23, दि.07/07/2023 मधील सर्व संबंधित अटी विकासाक यांचेवर बंधनकारक राहिलील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRAREGIONAL AND TOWN PLANNING ACT. 1966

Office No. _____

Office Stamp _____

Date _____



Yours faithfully,

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Summary-2




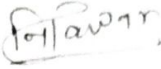





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दस्त गोपबारा भाग-2

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दस्ता क्रमांक दस्ता नं/4508/2024

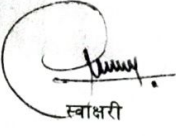

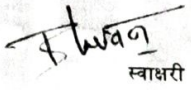

दस्ताचा प्रकार कारारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम गिरिधर केशव दुरगे पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.: 202, एकेचिप्टस अपार्टमेंट, आर माँन जवळ, मानपाडा, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: BTCPD7596Q	लिहून घेणार वय :-34 स्वाक्षरी:- 		
2	नाम निशिमंघा नानासाहेब पवार पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.: 401, लोकीक, पराडकर हॉस्पिटल जवळ, धाम्कर कॉलनी, नौपाडा, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: COEPP6502E	लिहून घेणार वय :-29 स्वाक्षरी:- 		
3	नाम रेमंड लिमिटेड तर्फे ऑथोराईज सिप्रेटरी तुषार तांबे यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून मंगेश मोहिते पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.: दि मिल, एकसपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, पोखरण रोड नं. 1, ठाणे , महाराष्ट्र, ठाणे. पिन नंबर: AAACR4896A	लिहून देणार वय :-50 स्वाक्षरी:- 		

मीन दस्तऐवज करून देणार तधाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 19 / 06 / 2024 12 : 02 : 36 PM

वेळ:-

दालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाम: जितेंद्र कदम - वय: 28 पत्ता: ए-202, देवी दर्शन, टेंभी नाका, ठाणे पिन कोड: 400601	स्वाक्षरी 	
2	नाम: भुवन शिंदे - - वय: 20 पत्ता: ए-202, देवी दर्शन, टेंभी नाका, ठाणे पिन कोड: 400601	स्वाक्षरी 	

क्र.4 ची वेळ: 19 / 06 / 2024 12 : 03 : 19 PM

पुस्तक क्रमांक 9
दस्त क्रमांक 8904/2024 व नोंदला
असुन त्यास एकूण 994 पाने आहेत.

Registrar, Thane 1

दस्ता निकाश क्रमांक - 2
Document Details.

Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	व्ययम निबंधक घर्ज- Deface Number	Deface Date
Giridhar Durghe	eChallan	10000502024061003562	MH0032865912024258	1933400.00	SD	0002061916202425	19/06/2024
	DHC		0624181313470	300	RF	0624181313470D	19/06/2024
	DHC		0624189810471	2000	RF	0624189810471D	19/06/2024
Giridhar Durghe	eChallan		MH0032865912024258	30000	RF	0002061916202425	19/06/2024

[Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

4508 / 2024

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दस्त क्र ४५०८/२०२४
घोषणापत्र ११० ११५



मी मंगेश मोहिते याद्वारे घोषित करतो की,
मा. दुययम निबंधक, ठाणे :- १ यांचे कार्यालयात करारनामा या शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला आहे. रेमंड लिमिटेड

यांनी दिनांक २२/०२/२०२४ रोजी दिलेल्या कुलमुखत्यार पत्राच्या
आधारे, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब
दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार. यांनी रदद केलेले नाही किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबादल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पुर्णपणे केले असून उपरोक्त करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये शिक्षेस मी / आम्ही पात्र राहिन याची मला जाणीव आहे.


कुलमुखत्यारधारकाचे नाव व सही

मी / आम्ही सदर कुलमुखत्यारपत्राचे सत्यतेविषयी संपुर्ण चौकशी केली
आहे व ते खरे असल्यास सदरची आम्ही मुळ मुखत्यारपत्रावरुन खात्री करुन
घेतलेली आहे.

लिहून घेणार

1.



२०२४



Giridhar Durge Hsg tMC



Call



Text



Video

Contact info



+91 95033 18623

Mobile



Connected apps



WhatsApp

