



16/09/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

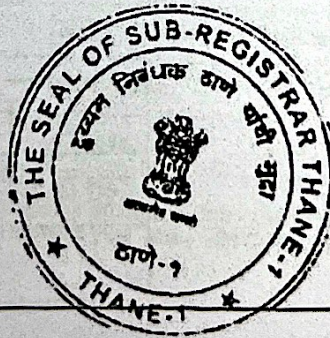
दस्त क्रमांक : 6999/2024

नोंदणी :

Regn:83m

## गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	35105219
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21827341
(4) भू-भापन,पोटहिस्ता व भरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: विभाग :5/17-5ड मोजे पांचपाखाडी,ता. व जि. ठाणे येथील सर्व्हे नं. 65 आणि 66 या मिळकतीवर बांधण्यात येणाऱ्या दि अडेस बाय जीएम या गृहसंकुल मधील टॉवर - D या बिल्डिंग मधील 31व्या मजल्यावरील 133.61 चौ.मी. म्हणजेच 1438 चौ.फु. रेश कार्पेट क्षेत्रफळाच्या सदनिके सोबत 8.55 चौ.मी. क्षेत्रफळाची बाल्कनी असलेली निवामी सदनिका क्र. 3106 तसेच तीन कार पार्किंग स्पेस सह हा या कराराचा विषय आहे. ( Survey Number : सर्व्हे नं. 65 आणि 66 ; )
(5) क्षेत्रफळ	1) 133.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेमंड लिमिटेड तर्फे ऑथोराईज सिग्नेटरी समीर शेलार यांच्यातर्फे कबुली जबाबाकरिता कु. सु. 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
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश सुंदरदास धनवानी तर्फे कबुली जबाबाकरिता कु. सु. म्हणून समीर शेलार वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-4105, टेन एक्स हॅविटेंट, रेमंड रियल्टी, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AGBPD2391J 2): नाव:-वर्षा सुरेश धनवानी तर्फे कबुली जबाबाकरिता कु. सु. म्हणून समीर शेलार वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-4105, टेन एक्स हॅविटेंट, रेमंड रियल्टी, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ADNPD2686F 3): नाव:-प्रियांश सुरेश धनवानी तर्फे कबुली जबाबाकरिता कु. सु. म्हणून समीर शेलार वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-4105, टेन एक्स हॅविटेंट, रेमंड रियल्टी, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CLVPD4379K 4): नाव:-डॉली सुरेश धनवानी तर्फे कबुली जबाबाकरिता कु. सु. म्हणून समीर शेलार वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-4105, टेन एक्स हॅविटेंट, रेमंड रियल्टी, ठाणे (पश्चिम) ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BICPD1513N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/09/2024
(11) अनुक्रमांक,खंड व पृष्ठ	6999/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2457400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-  
ठाणे-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.









ID 252

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*Prayati* *AD* *IS Suresh*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 16 day of sep, 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), 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. SURESH SUNDERDAS DHANWANI 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 A-4105, Ten X Habitat, Raymond Realty, Thane (West) Thane - 400606, Maharashtra having PAN No - AGBPD2391J

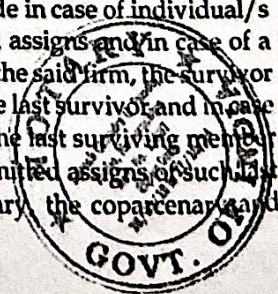
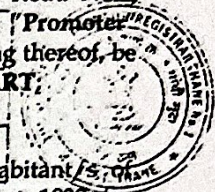
(2) MRS. VARSHA SURESH DHANWANI Adult/s, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having his/her/their address for the purpose of these presents at A-4105, Ten X Habitat, Raymond Realty, Thane (West) Thane - 400606, Maharashtra having PAN No - ADNPD2686F

(3) MR. PRIYANSH SURESH DHANWANI 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 A-4105, Ten X Habitat, Raymond Realty, Thane (West) Thane - 400606 Maharashtra having PAN No - CLVPD4379K

(4) MS. DOLLY SURESH DHANWANI 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 A-4105, Ten X Habitat, Raymond Realty, Thane (West) Thane - 400606 Maharashtra having PAN No - BICPD1513N

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

*IS Suresh* *AD* *Prayati*





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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:**

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.

*IS.resh. DD* *ASLI* *Prinyan.*



Annexure "K"

Payment schedule

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रक ई ९९९९  
१०१ ११५



The Purchase Price of Rs.35105219/- (Rupees Three Crores Fifty One Lakhs Five Thousand Two Hundred Nineteen Only) payable by the Allote/s in instalments against the following Milestones.

Milestone	Amount ( IN Rs. )
Booking Amount (Part I) with the Application Form	1,01,000
Booking Amount (Part II) - (within 7 days from the Application)	16,54,261
Final Booking Amount (Part III) - within 20 days from the Registration	35,10,522
Completion of Excavation	17,55,261
Completion of Plinth	52,65,783
On Completion top Podium Slab	35,10,522
On Completion of 7th Slab	21,06,313
On Completion of 14th Slab	21,06,313
On Completion of 21st Slab	21,06,313
On Completion of 28th Slab	21,06,313
On Completion of 35th Slab	21,06,313
On Completion of Terrace	21,06,313
On Completion of Lift Installation	8,08,418
On Completion of Plumbing Work	17,55,261
On Possession	3,51,05,219
Total	



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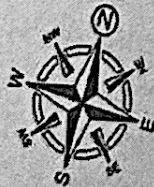
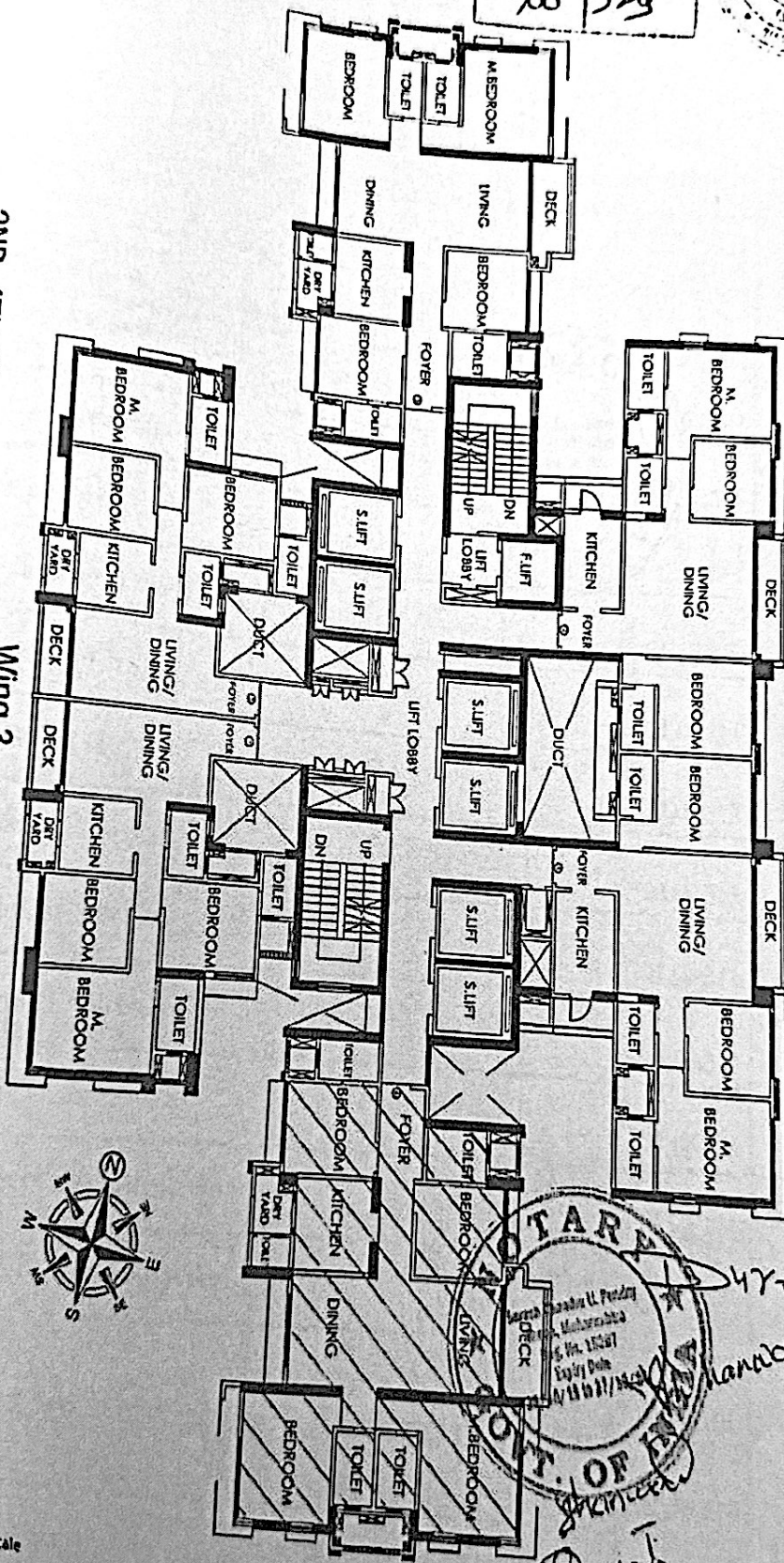
ANNEXURE - J  
FLOOR PLAN

द ल न १  
रक क ६६६/२०२२  
१०० ५२५



2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST, 23RD  
TO 26TH, 28TH TO 31ST, 33RD TO 36TH TYPICAL FLOOR PLAN

Wing 3



**NOTARY**  
Shri. U. Prady  
Shri. Mahesh  
& Mr. Uday  
Notary Date  
4/11/2022  
Pune

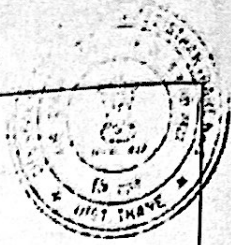
Not to scale

Apartment no. 3106 on 31<sup>th</sup> habitable floor of 'D' wing  
(i.e. Wing "D" as per approvals)

ANNEXURE E टंक नं १

क्रमांक. ६६६६/२०२३

८१ १२५



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700053947

Project: The Address by GS Tower D , Plot Bearing / CTS / Survey / Final Plot No.: 65, 66 at Thane (M Corp.), Thane, Thane, 400606;

1. Raymond Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400606.
  2. This registration is granted subject to the following conditions, namely:
    - The promoter shall enter into an agreement for sale with the allottees;
    - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
    - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (f) 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 11/12/2023 and ending with 31/03/2029 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.



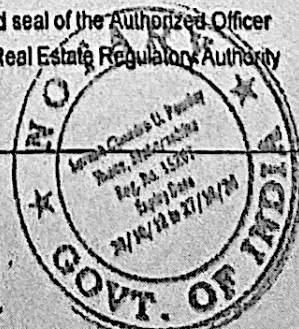
Signature valid



Dated: 11/12/2023

Place: Mumbai

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



Handwritten signatures: Dinesh, DD, Rajal