

ANNEXURE E

ढकन 9
दस्तावेज 3109/2023
66 997



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.**

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 scheduled 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 **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.



Dated: 11/12/2023
Place: Mumbai

Signature valid



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

T.T. H.R. Katti 10.01.2024
J.S. P. D. 11

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ANNEXURE "B"

The details of the Original title deeds inspected on 23rd June, 2023 at the office of Raymond Limited at Thane.

1. Indenture of Conveyance dated 10th October 1925 executed between Sir Sassoon David Bart, Morarji Dharsi Kothari and Dossabhoj Maneckji Wadia therein referred to as the First Part, Framroz Edulji Dinshaw of the Second Part and The Raymond Woollen Mills Limited therein referred to as the Purchasers, of the Third Part and registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM/5823 of 1925.
2. Indenture dated 10th September, 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 and duly registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No.2628 of 1962.
3. 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.1.
4. Indenture dated 9th April, 1964 executed between Dhaklya Lakhma Kurhada, 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 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964.
5. Order dated 24th October 1963 bearing reference no. RB/VIII/LAG/1448 passed by the Learned Collector, read with Order dated 29th October 1963 bearing reference no. RB/VIII/LAG/1448 addressed by the Learned Collector to Dhaklya Lakhama Kurhada.
6. Indenture dated 24th July, 1962 executed between Jagannath Ramchandra Kharote, Madhav Vinayak Kharote, Laxmibai Balkrishna Kharote, Sarasvatibai V. 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 the One Part and J. K. Bombay Private Limited, therein referred to as the Purchasers of the Other Part and duly 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. 1.
7. Certified Copy of the Government Resolution No. 6887/24 dated 7th June 1928, Government of Bombay, Revenue Department.

T.T.
S.P. Kothari