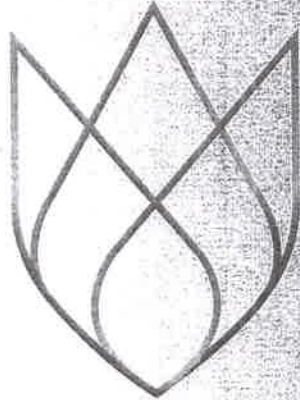


TRUE COPY



THE ADDRESS

BY

GS

— LIKE NO OTHER —

---

AGREEMENT FOR SALE

---

APT NO.: 0401 WING: 'D'



TRUE COPY

Receipt (pavti)

73/7578

Friday, October 11, 2024

4:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11280 दिनांक: 11/10/2024

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन1-7578-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अपूर्वा चिटणीस

नोंदणी फी

रु. 30000.00

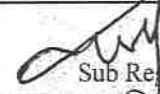
दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

एकूण:

रु. 32300.00



Sub Registrar Thane 1

सहा दुख्खम निबंधक नगर-

ठाणे-१

बाजार मुल्य: रु.12653980.6/-

मोबदला रु.20571904/-

भरलेले मुद्रांक शुल्क : रु. 1440100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024114408354 दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024111308231 दिनांक: 11/10/2024

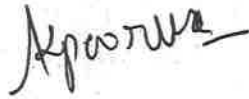
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009564354202425M दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:











11/10/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 7578/2024

नोदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20571904
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12653980.6
(4) भू-मापन, पोटहिसमा व धरक्रमांक (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 अट्रेस बाय जीएस या गृहसंकुल मधील टॉवर - D या बिल्डिंग मधील चौथ्या मजल्यावरील 86.36 चौ.मी. म्हणजेच 930 चौ.फु. ररा कारपेट क्षेत्रफळाच्या सदनिके सोबत 5.68 चौ.मी. क्षेत्रफळाची बाल्कनी असलेली निवासी सदनिका क्र. 401 तसेच दोन कार पार्किंग स्पेस सह हा या कराराचा विषय आहे. ( ( Survey Number : सर्व्हे नं. 65 आणि 66 ; ) )
(5) क्षेत्रफळ	1) 86.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रेमंड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी समीर शेलार यांच्यातर्फे कबुली जबाबाकरिता कु. मू. म्हणून तेजस गाडेकर - वय:-25; 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 देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अपूर्वा चिटणीस वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॉट नं-5, स्वामी समर्थ सीएचएस, प्लॉट नं-23, कोकणदीप हॉटेल जवळ, सेक्टर-13, खांदा कॉलनी, नियर पनवेल (पश्चिम), महाराष्ट्र, राईगार: (०). पिन कोड:-410206 पॅन नं:-AQMPCC2663H 2): नाव:-कपिल चिटणीस वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॉट नं-5, स्वामी समर्थ सीएचएस, प्लॉट नं-23, कोकणदीप हॉटेल जवळ, सेक्टर-13, खांदा कॉलनी, नियर पनवेल (पश्चिम), महाराष्ट्र, राईगार: (०). पिन कोड:-410206 पॅन नं:-AHMPC6738N
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/10/2024
(11) अतक्रमांक, खंड व पृष्ठ	7578/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1440100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२  
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.





मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID टनन1	202410118136	11 October 2024,04:19:14 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 ठाणे तालुका : ठाणे 5/17-5ड) मुंबई आग्रा द्रुतगति महामार्ग व तानसा पार्सप लाईन यांच्या मधील भुभाग नगर रचना योजना क्रमांक1 अंतिम भुखंड/ सर्वे नंबर Thane Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 52100	निवासी सदनिका 124100	कार्यालय 142800	दुकाने 155000	औद्योगिक 142800	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा -	94.996चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदानिका 0 TO 2वर्षे 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 86 36चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.124100/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (124100-52100) * (100 / 100 ) ) + 52100 ) = Rs.124100/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 124100 * 94.996 = Rs.11789003.6/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	27.88चौ. मीटर = 27.88 * (124100 * 25/100 ) = Rs.864977/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेडनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 11789003.6 + 0 + 0 + 0 + 864977 + 0 + 0 + 0 + 0 + 0 =Rs.12653981/- = ₹ एक करोड सव्वीस लाख त्रपन्न हजार नऊ शे एकव्याएशौ /-				

Home Print

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दस्त क्र 440 / 2024

9/974









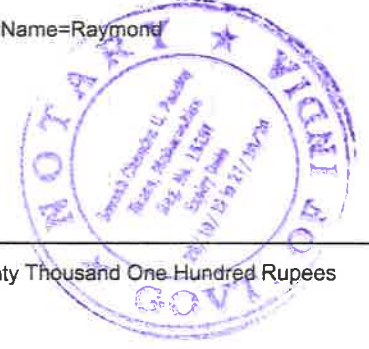
**CHALLAN**  
**MTR Form Number-6**



GRN	MH009564354202425M	BARCODE		Date	10/10/2024-12:05:15	Form ID	25.2
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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)	AQMPC2663H				
Location	THANE	Full Name	Apoorva Chitnis				
Year	2024-2025 One Time	Flat/Block No.	Flat no.0401, 04th Floor, Tower D, The address				
		Premises/Building	by GS				

Account Head Details	Amount In Rs.	Road/Street	Village Pachpakhadi, Taluka						
0030046401 Stamp Duty	1440100.00	Area/Locality	Thane						
0030063301 Registration Fee	30000.00	Town/City/District							
		PIN		4	0	0	6	0	6
		Remarks (If Any)	PAN2=AAACR4896A~SecondPartyName=Raymond Realty-CA=20571904						
		Amount In	Fourteen Lakh Seventy Thousand One Hundred Rupees						
Total	14,70,100.00	Words	Only						



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024101094270	CPAEIHRHL7
Cheque/DD No.		Bank Date	RBI Date	10/10/2024-13:10:51	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	486 , 11/10/2024		

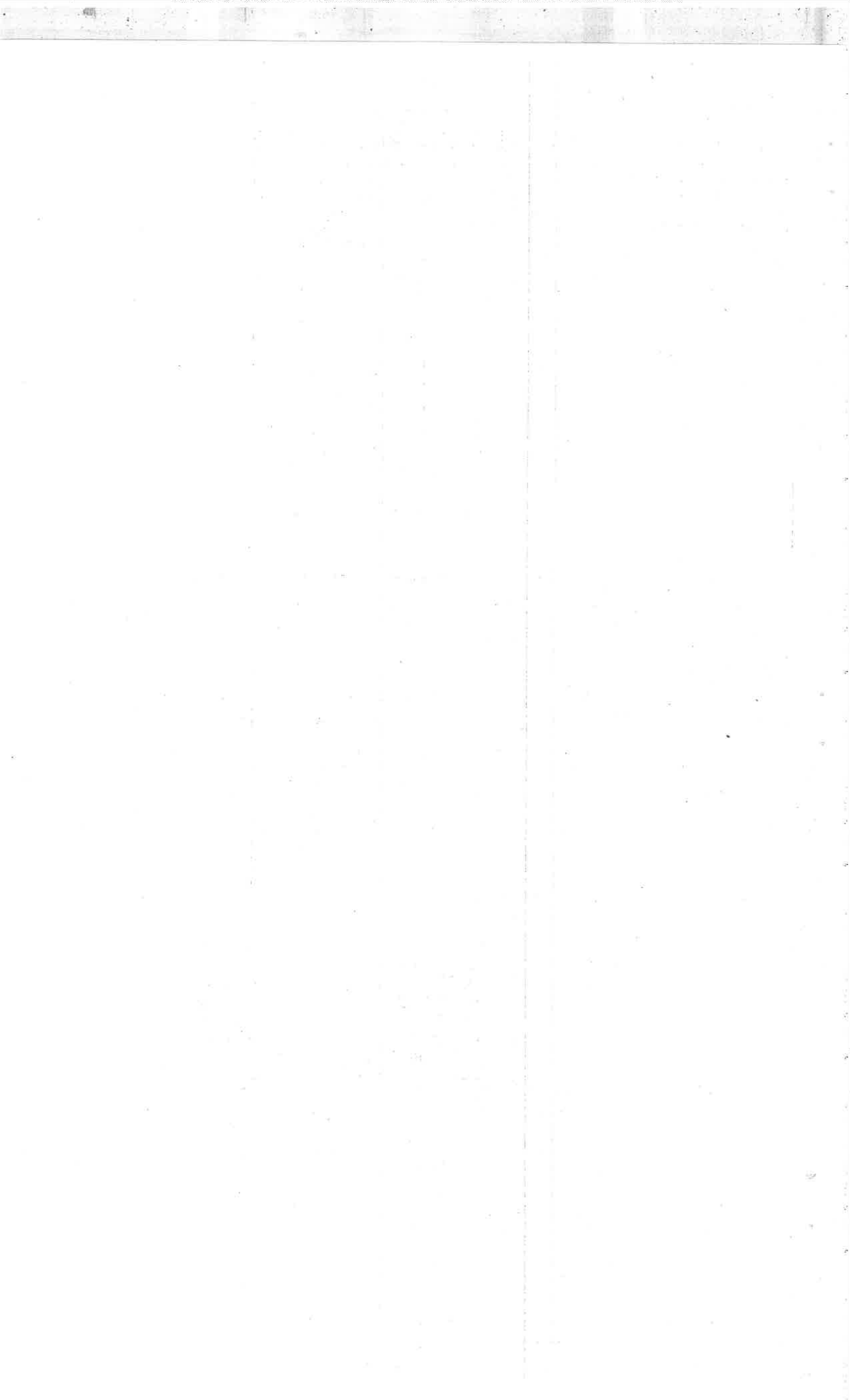
Department ID : Mobile No. : 9326187295  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी कर केलेल्या दस्तासाठी सदर चलन लागू नाही.

ट न न १  
दस्त १०/१०/२०२४  
२११५



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-73-7578	0005321626202425	11/10/2024-16:27:37	IGR113	30000.00





CHALLAN  
MTR Form Number-6



GRN	MH009564354202425M	BARCODE		Date	10/10/2024-12:05:15	Form ID	25.2
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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)	AQMPC2663H				
Location	THANE	Full Name	Apoorva Chitnis				
Year	2024-2025 One Time	Flat/Block No.	Flat no.0401, 04th Floor, Tower D, The address				
		Premises/Building	by GS				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	1440100.00	Village Pachpakhadi, Taluka	Thane		4 0 0 6 0 6	
0030063301 Registration Fee	30000.00					
		Remarks (If Any)	PAN2-AAAGR4896A - Second Party Name Raymond Realty - CA=20571904			
			दस्तावेज क्र. 3914			
		Amount In	Fourteen Lakh Seventy Thousand One Hundred Rupees			
Total	14,70,100.00	Words	Only			

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	00040572024101094270	CPAEIHRHL7		
Cheque/DD No.		Bank Date	RBI Date	10/10/2024-13:11:51	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. : 9326187295  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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*Apoorva* *KPN* S-S

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this  
11<sup>th</sup> day of OCT, 2024.

दस्तावेज क्र. १११५
१११५



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) **MRS. APOORVA CHITNIS** 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 **Flat No-5, Swami Samarth CHS, Plot No-23, Near Kokandeeep Hotel, Sector-13, Khanda Colony, Near Panvel (West) Raigarh - 410206, Maharashtra** having PAN No - **AQMPC2663H**

(2) **MR. KAPIL CHITNIS** 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 **Room No-5, Swami Samarth CHS, Plot No-23, Near Kokandip Hotel, Sector-13, Khanda Colony, Panvel Raigarh - 410206, Maharashtra** having PAN No - **AHMPC6738N**

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 an immoveable property collectively admeasuring approximately 74,425.70 square meters,


*Apoorva* *KPN* SS

क न न ९
सत क्र. ११५
११५



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;

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- (iv) Indenture of Conveyance dated 10th October, 1975 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 Woollen Com/ Industrial transfer 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 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.

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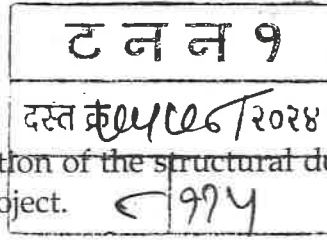
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- I. Presently the development is undertaken on a portion of said Land, in a phase-wise manner, in accordance with applicable laws (as amended / modified from time to time), including the provisions of the Development Control Regulations ("DCR") applicable 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 devevelopment 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 21<sup>st</sup> November,2023 approval has been granted *inter alia* for construction and development upto Basement +Lower ground floor + upper ground/ 1<sup>st</sup> Podium+ 2<sup>nd</sup> Podium Floor to 4<sup>th</sup> Podium Floor+ stilt/ Podium top Floor plus 1<sup>st</sup> to 19<sup>th</sup> Floor + Service Floor + 20<sup>th</sup> to 40<sup>th</sup> 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.
- P. A Structural Engineer CBM Engineers India, having its office at 212, Unique House, Cardinal Gracious Road, Chakala Andheri East, Mumbai, Maharashtra-

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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.
- 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

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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/ 1<sup>st</sup> Podium+ 2<sup>nd</sup> Podium Floor to 4<sup>th</sup> Podium Floor+ stilt/ Podium top Floor plus 1<sup>st</sup> to 19<sup>th</sup> Floor + Service Floor + 20<sup>th</sup> to 40<sup>th</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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**").
  - (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 Real Estate Project and part thereof including on the façade, terrace, compound wall and/or any other part of the Real Estate Project. The



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Promoter shall also be entitled to place, select and decide the hoarding / board sites.

- (ix) The Promoter shall be entitled to designate any spaces/ areas in the Real Estate Project (including on the terrace and ground/basement 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 an 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 infrastructures 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>.

- Z. The principal and material aspects of the development of the Whole Project as disclosed by the Promoter are briefly stated below:
- (i) The area of the Larger Land is approximately 74,425.80 square meters which is to be developed in a phase-wise manner.
  - (ii) The Whole Project shall comprise of several multi-storey buildings with number of wings, Parking facility, Club House and Retail wing and other required infrastructure, which shall be developed in phase-wise manner i.e. several phases from time to time and shall be registered under provisions of RERA accordingly.
  - (iii) As of now as part of Phase-I, four buildings are approved by TMC proposed to be constructed along with Retail wing and club house as may be permissible.
  - (iv) The Whole Project shall *inter-alia* comprise of buildings for residential users, residential tenements, dwelling units and premises of all kinds and levels for residential and/or any other authorized use, retail, Club House and such other users as may be permitted from time to time.
  - (v) By the Building Permission/Comencement Certificate dated 22nd November, 2023, the plans were sanctioned in respect i.e. 1,29,104.31 square meters, for consumption in the construction and development of the Whole Project. The Promoter proposes to eventually consume the FSI of 4,21,618 Sq.Mtr and further increase FSI that may be allowed under DCR applicable from time to time within the limit of TMC for construction and development of the Whole Project.
  - (vi) The Allottee/s has / have perused a copy of the entire layout ("**Disclosed Layout**"), which specifies the proposed tentative locations of the new/future/ further buildings / towers to be constructed as a Phase-I, further phases and part of the land shown as future development on the Whole Project Land, ("**Proposed Potential**") and also the tentative



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locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situate together with the proposed total FSI proposed to be utilized on the Whole Project as already disclosed

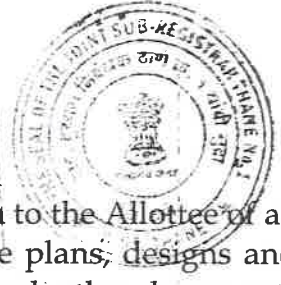
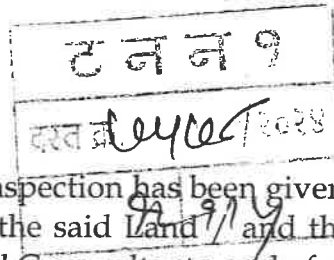
- (vii) The Promoter shall be entitled to put up hoardings / boards of its Brand Name, in the form of neon signs, MS letters, vinyl and sun boards on the Whole Project and on the façade, terrace, compound wall or other part of the buildings / towers as may be developed on the Said Larger Land from time to time. The Promoter shall also be entitled to place, select and decide the hoarding / board sites in its sole discretion.
- (viii) The nature of the development of the Whole Project will be phase-wise and would constitute a mixture of users and level as may be permissible under applicable law from time to time.
- (ix) The common areas, facilities and amenities including club house, that is contemplated to be constructed, developed and provided in and for the Whole Project, are listed in **Annexure "H"** hereto and is hereafter referred to as the ("**Whole Project Amenities**"). The Whole Project Amenities that may be constructed will be usable by the Allottee/s and other allottees of Real Estate Project and all the allottees of the Whole Project. However, the allottees of the Whole Project shall not be entitled to use the Real Estate Project amenities, save and except as disclosed in Annexure H. The **Annexure H** also set out the tentative location where it may be constructed, if any, the tentative stagewise and time schedule of its development, including their architectural and design standard. These common areas, facilities and amenities are to be constructed in phase-wise manner, therefore though possession of the said Premises shall be handed over on receipt of Occupation Certificate in respect of said Building 7 Real Estate Project, but such Amenities may be available for use and enjoyment, only at a later date, as tentatively, set out in **Annexure G and H** respectively.
- (x) The Promoter shall be entitled to aggregate any contiguous land parcel with the development of the Whole Project/ said Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (xi) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Whole Project/ said Larger Land (defined below), in full or in part, as may be required under applicable law from time to time.

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

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

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- CC. On demand from the Allottee/s, inspection has been given to the Allottee of all the documents of title relating to the said Land and the plans, designs and specifications prepared by Licensed Consultants, and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter alia* the following:
- (i) All the title deeds and documents in relation to the said Land.
  - (ii) All the approvals and sanctions of all the relevant authorities issued till date for the development of the Real Estate Project including the layout plan, building plan, floor plan and the commencement certificate;
  - (iii) Title Certificate dated 5<sup>th</sup> July, 2023 issued by Advocates and Solicitors, Wadia Ghandy & Co.
  - (iv) Copies of the deeds, documents and writings referred to in the said Title Certificate;
  - (v) The authenticated copies of the 7/12 Extracts of each of the lands forming part of the said Land; showing the nature of title of Promoter, is annexed hereto and marked as **Annexure "I" (collectively)**;
  - (vi) The present Sanctioned Layout Plan of the said Land and all other permissions and approvals obtained including Environment Clearance, Fire NOC, High Rise and others;
  - (vii) The floor plan with demarcating the said Premises is annexd hereto as **Annexure J**.
- DD. The carpet area (as defined under RERA) of the said Premises is mentioned in the Second Schedule herein.
- EE. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions including handing over of any land out of the Said Larger Land to the concerned authority or use for public purpose which are to be observed and performed by the Promoter while developing the Real Estate Project & Whole Project and only upon the due observance and performance of which the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project and other several buildings of the project, shall be granted by the competent authority.
- FF. Further, (i) the requisite approvals and sanctions for the development of the Real Estate Project from the competent authorities are obtained / being obtained and (ii) the approvals and sanctions from other relevant statutory authorities, are applied for and/or in the process of being obtained and/or have been obtained by Promoter.
- GG. The Promoter shall commence the construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and the approvals and permissions, as referred hereinabove.
- HH. The Parties, relying on the confirmations, representations and assurances of each

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other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

- II. The Promoter have agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Promoter, the said Premises in the Real Estate Project for an aggregate price as mentioned in the Second Schedule herein ("Sale Consideration") and upon the terms and conditions mentioned in this Agreement, along with right to use and enjoy car parking space as mentioned in Second Schedule, the Real Estate Project Amenities and Whole Project Amenities as set out in Annexures G and H herein. Prior to the execution of these presents, the Allottee/s has / have paid to Promoter a sum of as mentioned in the Second Schedule herein, being part payment of the Sale Consideration of the said Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same doth forever release and discharge the Allottee/s forever).
- JJ. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee/s, i.e., this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- KK. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agree to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises.

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

1. The above Recitals, all Schedules and Annexures herein shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct the said Building i.e.wing 3, known as **THE ADDRESS BY GS TOWER D** having Basement +lower ground floor + upper ground/ 1<sup>st</sup> Podium+ 2<sup>nd</sup> Podium Floor to 4<sup>th</sup> Podium Floor+ stilt/ Podium top Floor plus 1<sup>st</sup> to 19<sup>th</sup> Floor + Service Floor + 20<sup>th</sup> to 40<sup>th</sup> floor or more upper floors as may be permissible as Real Estate Project as part of Phase-I, in accordance with the plans, designs and specifications as referred hereinabove and as approved by the TMC and/or the other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s, and to be shared with other allottee/s of Real Estate Project as are listed in Annexure G, with tentative completion dates.

**PROVIDED THAT** the Promoter shall have to obtain the prior consent, in writing, of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s.

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3. **Purchase of the said Premises and Sale Consideration:**

- (i) The Allottee/s hereby agree/s to purchase and acquire from the Promoter and the Promoter hereby agree to sell to the Allottee/s an Apartment as mentioned in the Second Schedule herein i.e., the said Premises in the Real Estate Project, and as shown on the floor plan annexed and marked "J" hereto along with right to use car park as more particularly mentioned in second schedule, at and for the Sale Consideration/Agreement Value as mentioned in Second Schedule herein. The said Premises shall contain the internal fittings, fixtures and amenities within it as set out in the **Annexure F herein**.
- (ii) The Allottee/s has paid before the execution of this Agreement a sum as mentioned in the **Second Schedule herein** not exceeding 10% (Ten percent) of the Sale Consideration as part consideration to the Promoter and hereby agrees to pay to Promoter the balance amount of Sale Consideration/Agreement Value as mentioned in the **Second Schedule herein** as per the payment schedule mentioned in Annexure K annexed herein. The Sale Consideration as mentioned in the Second Schedule herein to be paid by the Allottee/s has been determined and agreed between the Parties on the basis that the Allottee/s are liable to make payment of instalments of the Consideration at the time and manner mentioned in this Agreement.
- (iii) The Promoter shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Real Estate Project as detailed in the Payment Schedule annexed herein (the payment at each stage is individually referred to as the "**Installment**" and collectively referred to as the "**Installments**"). The payment shall be made by the Allottee/s on or before the due date as mentioned in the demand letter of Promoter for making a demand for the payment of the Instalment, time being the essence of the contract.
- (iv) Cheque bounce charges, of an amount of **Rs.1000/-** (Rupees One Thousand Only) including applicable taxes, will be payable by the Allottee/s, if on account of a cheque issued pursuant to this Agreement, is not honoured for any reason whatsoever, including for reasons such as 'insufficient funds', 'stop payment' or 'account closed'. This amount will be added in the next demand.
- (v) The payment by the Allottee/s in accordance with Clause 3(ii) & (iii) is the basis of the Sale Consideration and is one of the principal, material and fundamental terms of this Agreement (time being the essence of this Agreement). The Promoter have agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration *inter alia* because of the Allottee/s having agreed to pay the Sale Consideration in the manner as more particularly detailed in Clause 3(ii) herein written. All the Instalments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement.
- (vi) The Sale Consideration/Agreement Value excludes taxes (consisting of

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tax paid or payable by way of Goods and Service Tax ("GST") and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the construction / development of the Real Estate Project and/or with respect to the said Premises and/or amenities and common amenities. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein by whatsoever name / nomenclature and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and Promoter shall not be liable to bear or pay the same or any part thereof.

(vii) The Sale Consideration excludes all costs, charges and expenses including but not limited to stamp duty, registration charges, out-of-pocket expenses and/or incidental charges in connection with the documents to be executed for the sale of the said Premises including on this Agreement and expenses on all documents for sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement, which shall all be borne and paid by the Allottee/s alone and Promoter shall not be liable to bear or pay the same or any part thereof.

(viii) The Sale Consideration/Agreement Value is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation/demand, published / issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

(ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and after receipt of occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any in the carpet area, subject to a variation cap of 3% (three percent), the total Price/Sale Consideration/Agreement Value payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then, Promoter shall refund the excess money paid by Allottee/s within 45 (forty five) days with an annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the payment Plan. All these monetary adjustment shall be made at the same rate per square meter as agreed in Clause 3(i) of this Agreement.

*Approved* *SPD*

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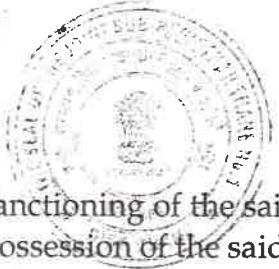
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- (x) The Allottee/s authorises the Promoter to adjust/appropriate all payments made by him/her/it/them under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his/her/its/their payments in any manner.
- (xi) In addition to the carpet area of the said Premises, there are certain common areas and facilities such as the refuge areas, staircases, corridors, passages, underground and overhead tanks, common entrances and exits of the building, terrace of the building, meter room, other service areas, and certain other portions of the Real Estate Project necessary or convenient for its maintenance, safety, etc., in the Real Estate Project and the usage of the same shall be in common and a proportionate share of expenses of which can be attributed to the said Premises.
- (xii) The common areas, facilities and amenities contemplated in the said Building/Real Estate Project that may be usable by the Allottee/s alongwith the other allottees of the Real Estate Project are detailed in the **Annexure G** attached hereto. The said amenities cannot be used by the allottees of the Whole Project, save and except as disclosed in Annexure H. Whole Project Amenities that are contemplated and that may be available for use of the Allottee/s of said Premises are to be shared with all the other allottee/s of the Whole Project, as tentatively listed in Annexure H and same may be completed as per tentative dates mentioned in the Annexure H in stage-wise manner. Further though the allottee/s will be handed over possession of the said Premises, post receipt of the Occupation Certificate for Real Estate Project and the estimated date of Possession of Real Estate Project as mentioned in the Second Schedule herein, but as the Whole Project will be developed and completed in a phase-wise manner, the Whole Project Amenities as contemplated will be available for use and enjoyment of the allottee/s only subsequently, as mentioned in Annexure H.
- (xiii) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to acquire from the Promoter the said Premises on the basis of the RERA carpet area only and the Sale Consideration agreed to be paid by the Allottee/s to Promoter together with payable taxes and other charges as detailed in Annexures L and K, is agreed on the basis of the RERA carpet area of the said Premises including the right to use parking and enjoy the common areas and amenities as set out in Annexure G, on the terms and condition appearing herein. This is to clarify that Allottee/s will be allotted car parking as mentioned in the Second Schedule, as per applicable law at the time of possession. This is to further clarify that the allottee has only right of use as prescribed under law for the said car parking. The Sale Consideration is only in respect of the said Premises and as stated above and the Promoter have neither charged nor recovered from the Allottee/s any price or consideration for the car parking space and/or additional areas.
- (xiv) The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the TMC or other competent authority at the time of

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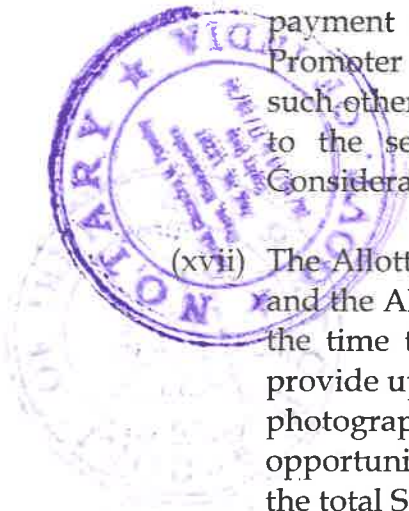


sanctioning of the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the TMC or other competent authority, the Occupation Certificate in respect of the said Premises.

- (xv) Time is of the essence for the Promoter as well as the Allottee/s. Promoter shall abide by the time schedule for completing the Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and as stated above the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s as listed in the Annexure G. It is clarified that Whole Project Amenities contemplated, to be shared by all allottee/s of Whole Project may be available for use on the tentative dates as mentioned in Annexure H.

Similarly, the Allottee/s shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

- (xvi) If the Allottee enters into any loan / financing arrangement with any bank / financial institution, such bank / financial institution shall be required to disburse / pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 above (which will not absolve Allottee of its responsibilities under this Agreement). Any payments made in favour of / to any other account other than as mentioned in Clause 3 shall not be treated as payment towards the said Premises. The Allottee/s shall satisfy the Promoter either through his/her/its/their banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each installment of the Sale Consideration.



- (xvii) The Allottee/s are aware that in order to ensure safety of the workmen and the Allottee, the Allottee shall not be allowed to visit the site during the time that the Building is under construction. The Promoter shall provide updates of the construction progress on periodic basis (whether photographic updates or otherwise). The Allottee shall be given the opportunity for inspecting the Premises only after making payment of the total Sale Consideration and all other dues, as mentioned herein.

- (xviii) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons, including banks/financial institutions, and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

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- (xix) The Allottee/s is / are aware that the Allottee/s is / are required to deduct tax at source ("TDS") in accordance with the applicable rates as per the Income Tax Act, 1961 and the Allottee/s shall comply with the same.
- (xx) The Allottee/s agrees and confirms that in the event of delay / default in making payment of GST, TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the balance amount due and payable by the Allottee/s to the Promoter.
- (xxi) Notwithstanding anything contained herein, each payment made by the Allottee/s shall be allocated at the discretion of the Promoter, first to the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoter to appropriate any amounts received from the Allottee/s towards the payment of any Instalments of the Sale Consideration or any amount that may be owed by the Allottee/s to the Promoter.

**4. FSI, TDR and development potentiality with respect to the Real Estate Project:**

- (i) The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the said Real Estate Project (including by utilization of the full development potential) in the manner as more particularly detailed at Recitals above and the Allottee/s has / have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

**5. FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the Whole Project:**

- (i) The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project and also the said Larger Land (by utilization of the full development potential) and develop the same in phase-wise matter and undertake multiple real estate projects in multiple phases therein in the manner as more particularly detailed in the Recitals above constituting the Disclosed Layout and future development and the Proposed Potential and Allottee/s has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

**6. Completion Date, Delays and Termination:**

- (i) The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the TMC for the said Premises as mentioned in the Second Schedule with further reasonable extension of time as provided under RERA ("Completion Date"). Provided however, that Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the

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completion of the Real Estate Project is delayed on account of any or all of the following factors:

- (a) War, Civil commotion or act of God.,
  - (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (ii) If Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Completion Date (save and except for the reasons as stated in Clause 6(i)), then the Allottee/s shall be entitled to either of the following:
- (a) Call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon or as may be applicable for every month of delay from the Completion Date ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by Promoter to the Allottee/s; **OR**
  - (b) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by Promoter ("**Allottee/s Termination Notice**"). On the receipt of the Allottee/s Termination Notice by Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter subject to Allottee/s executing and registering the Cancellation Deed for cancellation of this Agreement, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with simple interest thereon at the Interest Rate as provided under RERA to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises or part under this Agreement and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.
- (iii) In case if the Allottee/s elects his/her/its/their remedy under Clause 6(ii)(a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Clause 6(ii)(b) above.
- (iv) If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest

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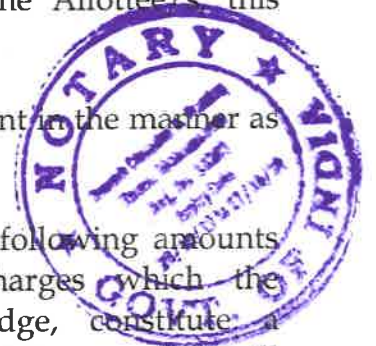
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and applicable taxes thereon at the Interest Rate. It is clarified that if Allottee/s desires to pay the due amount by cheque/Pay Order/Demand Draft, then he/she/they shall ensure that same is delivered to Promoter's project office at "The Mill - The Experience Centre" (Raymond Realty Division), Jekegram, Pokhran Road No.1, Thane 400 606 atleast three days prior to the due date to avoid any delay payment charges.

- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at Clause 6(iv) above, and any other rights and remedies available to the Promoter, the Allottee/s committing defaults in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including but not limited to his/her/its/their proportionate share of taxes levied by concerned local authority and other outgoings), shall constitute an event of default of the Allottee/s ("Event of Default").
- (vi) Upon occurrence of default in three (3) installments, the Promoter shall be entitled to at their own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s. Provided that, the Promoter shall give 3 notice of 15 (fifteen) days each (as Reminder I, Reminder II and Reminder III) in writing to the Allottee/s ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s; of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement.
- (vii) If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s. On the receipt of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled.
- (viii) On the termination and cancellation of this Agreement in the manner as stated in Clause 6(vii) above:
- (a) The Promoter will be entitled to forfeit the following amounts ("Forfeiture Amount") as cancellation charges which the Allottee/s agree, confirm and acknowledge, constitute a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty:
- An amount equivalent to 10% of the Sale Consideration/Agreement Value together with applicable taxes thereon, paid and accrued interest thereon;
  - In case of any brokerage being paid with respect to the booking or allotment of the said Premises, an amount equivalent to the brokerage paid with applicable taxes to the

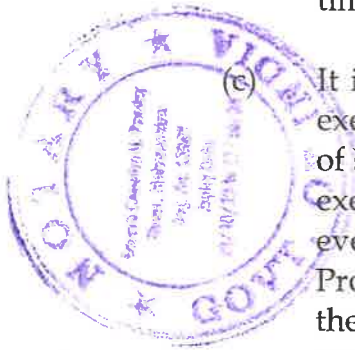


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- channel partner shall also be deducted.
- iii. The amount which will be payable and to be incurred towards execution and registration of the Cancellation Deed for cancellation of the Agreement For Sale.
  - iv. The deduction mentioned in above sub-clause (ii) and (iii) are over and above the forfeiture mentioned in sub-clause (i).

- (b) The Promoter will refund the balance, if any, without interest only after deducting and/or adjusting from the balance amounts, GST and/or any other amount due and payable by the Allottee/s. Further the balance amount will be refunded only after the Allottee/s execute and registerter the Deed of Cancellation, for cancellation of the Agreement and Promoter subsequently allotting the said Premises to new buyer and receipt of Sale Price thereon. Further in the event of such termination, the Promoter will refund the GST element to the Allottee/s subject to Promoter's entitlement under GST law to get refund of such GST element from the concerned authorities based on the GST law prevailing at the time of generation of the refund note.



- (c) It is further clarified, if the Allottee/s is not coming forward for execution and registration of the Cancellation Deed within 45 days of such notice of termination, then it will be presumed as deemed execution and registration of Cancellation Deed. Further in the event of such deemed cancellation, after getting new buyer, the Promoter shall refund an amount as stated above and thereafter the Allottee/s will not have any rights, title, claim and/or interest over the such cancelled Premises and/or against the Promoter and the Promoter shall have all rights to deal with/sale/create third party right over the cancelled Premises.

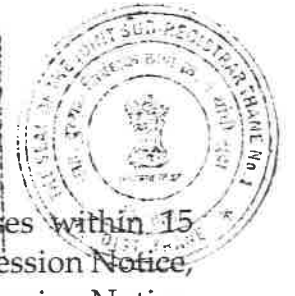
- (d) The Allottee/s shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against the Promoter or in respect of the said Premises and/or any part thereof or the common areas and facilities and limited common areas and every part thereof and the Promoter shall be entitled to deal with and dispose of same to any other person/s as the Promoter deem fit in its sole and absolute discretion without any further act or consent from the Allottee/s and/or any notice or reference to the Allottee/s.

#### 7. Procedure for taking possession:

- (i) Upon obtainment of the Occupation Certificate from the TMC or other competent authority and upon payment by the Allottee/s of the requisite Installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agrees to pay the balance consideration, applicable taxes and other charges as detailed in Annexure L along with the accrued interest / and / or any other payable amount and the maintenance charges as determined by the Promoter or the Society, as the case may be

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- (ii) The Allottee/s shall take possession of the said Premises within 15 (fifteen) days thereof or such date as mentioned in the Possession Notice, subject to payment of all the dues as mentioned in the Possession Notice.
- (iii) Further as stated above upon receiving the Possession Notice from the Promoter as per Clause 7(i) above, and after clearing all the dues, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in above clause, such Allottee/s shall continue to be liable to pay advance maintenance charges and all other charges with respect to the Premises, as applicable and which shall fall due for payment from the date the actual possession of the said Premises is taken by the Allottee/s or within such date as mentioned in the Possession Notice, whichever is earlier. In addition to above, if the Allottee/s fails to take possession of the said Premises on or before the date as mentioned in the Possession Notice, the Promoter shall be entitled to charge holding charges at the rate of Rs.10/- per square feet per month.
- (iv) Within such date as mentioned in the Possession Notice or from the date the actual possession of the said Premises is taken by the Allottee/s, whichever is earlier, the Allottee/s shall be liable to bear and pay his/her/its/their proportionate share, i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the said Building and the Real Estate Project and the amenities including *inter alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the TMC or other competent authority or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security staff, sweepers and all other expenses necessary and incidental to the management and advance maintenance of the said Building and/or the Real Estate Project and/or the amenities. Until the Society is formed and the Society Transfer is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of advance outgoings as may be determined by the Promoter at their sole discretion.
- (v) The Allottees hereby agrees and confirms that in the event of non-availability of water or insufficient water supply from the concerned water department/local authority for any reason, if water supply/connection is required to be obtained from outside sources or through private vendor(s), such as water tankers or otherwise, the Allottees shall not raise any objection in this regard and further agrees and undertakes to bear all costs and expenses towards such procurement, treatment and distribution of water supply on pro-rata basis. The Allottees further agrees and undertakes to bear and pay all such charges towards his/her proportionate share from the date of possession in the manner as may be demanded by the Promoter/ Developer/society/association/apex body from time to time.

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If within a period of 5 (five) years from the possession date mentioned in the Possession Notice, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any defects as prescribed under section 14(3) in Real Estate Regulatory Act 2016, then, wherever possible such defects shall be rectified by Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of any act and/or default and/or negligence of the Allottee/s and/or any other allottees in the said Building or acts of third party (ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the said Building and/or the Real Estate Project. It is clarified that if any wear and/or tear and/or has happened due to misuse on part of Allottee/s, then Promoter shall not be liable to rectify such defect. It is further clarified that if any structure defect is identified by the Promoter, then such structural defect can be verified and ascertained by the Promoter through architect/structural engineer to be appointed by the Promoter, cost of which shall be borne by the Allottee/s. If on verification it is ascertained that the defect was due to the default or misuse of the Allottee, then the Allottee shall be liable to rectify the same and the Promoter will not be liable for the same.

9. The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for sanctioned purpose for which it is allotted. The Allottee/s shall use the car parking only for purpose of parking vehicle.

10. The Allottee/s is/are aware that if any natural Indian/Imported marble is used by the Promoter, there are going to be imperfections (cracked texture/ shade variations/ design variations) in them which someone may view as a 'defect' but those are a natural occurrence in this type of marble. These imperfections are inherent in natural marble and should be regarded as their natural beauty. Italian Marble (If applicable) when sourced at the mines occurs in a cracked texture and is imported in the form of blocks. These blocks are sliced mechanically and the cracks are filled with resin fillers at the marble processing unit. These marble slabs are then reinforced with PVC mesh on one side to avoid development of cracks during long distance travel and handling. Though utmost care is taken, sometimes, these cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally. The difference in shade/design depends on the natural occurrence in different types of marble. While the Promoter will try to limit use of one lot in one confined area/room, the same may not match with other area/room. In view of the above, allottee agrees that promoter shall not be liable to repair/replace marble flooring in any of the areas of the project for whatsoever reason.

Vitrified tiles, though produced in the factory, differ in shade from lot to lot as color of the clay, a naturally occurring material, differs between lots. Also the best of tile manufacturing processes are not able to ensure perfectly flat tiles (without warpage). All tiles fixed by the promoter shall strictly conform IS codes. While an effort shall be made to fix tiles from the same lot in a confined area, the customer agrees that he shall not insist on changing tiles with shade variation and those with warpage within the limits laid down by IS code. It is

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hereby mutually agreed that the promoter shall not be liable to replace tiles with shade variation or unevenness due to warpage (which is inherent in every tile due to the manufacturing process) and the allottee shall, without protest in any form, take peaceful possession of their flat

11. **Facility Manager**

- (i) The Promoter have the right to enter into contract with any third party / agency for the purpose of maintenance and upkeep of the said Building, Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities and such decision shall be final and binding until the Transfer of the Whole Project is executed in favour of the Apex Body. Thereafter, subject to the provisions of Clauses herein, the Society and/or the Apex Body, as the case may be, shall be entitled to undertake the maintenance of the all Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities or any part thereof in the manner it was handed over, save and except normal wear and tear thereof. The Society and/or the Apex Body, as the case may be, shall create and maintain a Sinking Fund for the purpose of maintenance of the said building / all the buildings. If the Society and / or the Apex Body, as the case may be, commit default, the Promoter shall have a right to rectify the default and recover the expenses from the Society and / or the Apex Body, as the case may be. The Promoter may also formulate the rules, regulations and bye-laws for the maintenance and upkeep of Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities and the Allottee/s hereby agree and undertake to abide and follow and not to deviate from any of the provisions of such rules, regulations and bye-laws including bye-laws and or procedure formulated for creation of Sinking Fund.
- (ii) The Promoter shall have the right to designate any space on the Whole Project and/or the Real Estate Project or any part thereof to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the said Building and/or Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities. The Promoter shall also be entitled to designate any space on the terrace/basement/common podium of any buildings thereon to utility provider such as Telecom, FTTH, Cable TV rooms and facilities, either on leave and licence or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the Whole Project and/or the said Building.
- (iii) Notwithstanding any other provision of this Agreement, the Promoter have right to and shall be entitled to nominate any person ("Facility Manager") to manage the operation and maintenance of the Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities after/during the development of the Whole Project and/or said Land. The Promoter has the authority and discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Facility

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Manager shall be borne and paid by the residents/ allottees / occupiers of the premises of the buildings to be constructed on the Whole Project in the manner as may be determined by the Facility Manager and/or the Promoter, as part of the development and common infrastructure charges referred to herein in accordance with the term of this Agreement. Such charges may vary from time to time and the Allottee/s agrees that he/she/it/they shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoter or towards the maintenance charges determined by such agency and / or the Promoter. It is agreed and understood by the Allottee/s that the cost of maintenance of the said Building shall be borne and paid by the Allottee/s of the units / premises in the said Building alone.

- (iv) The Allottee/s agrees to abide by any and all the terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or Facility Manager, including but not limited to payment of the Allottee/s' share of the service charges that may become payable with respect to the operation and maintenance of the Real Estate Project and/ or the Whole Project, Real Estate Project Amenities and/or Whole Project Amenities and/or the said Land.

## 12. Formation of the Society and Other Societies:

(i) Within three months from the date on which 51% (fifty-one percent) of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of units/premises in the Real Estate Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

(ii) The Allottee/s shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises / units in the Real Estate Project alone shall be joined as members ("the Society").

(iii) For this purpose, the Allottee/s shall from time to time sign and execute an application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society within 7 (seven) days of such request made by the Promoter. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

(iv) The name of the Society shall be solely decided by the Promoter.

(v) The Society shall admit all purchasers of flats and premises in the Real

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Estate Project as members, in accordance with its bye-laws.

- (vi) Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project if any.
- (vii) Post execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (viii) Post execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body for the sale/allotment or transfer of the unsold premises in the Real Estate Project or in the Whole Project, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1,000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings. This is to clarify that at the time of handover of the Society, the Promoter shall earmark certain parking spaces for allotment to the future allottees of such unsold premises and the allottee /s hereby agrees not to raise any objection on the same.
- (ix) Within three months from the date on which 51% (fifty one percent) of the allottees of premises/units in the other phases of real estate projects/Whole Project to be developed having booked their respective premises/units, the Promoter shall submit an application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in those particular phases of the real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other phases of real estate projects to be developed as part of the Whole Project shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.
- (x) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s, as the case may be, and the Promoter shall not be liable toward the same in any manner whatsoever.

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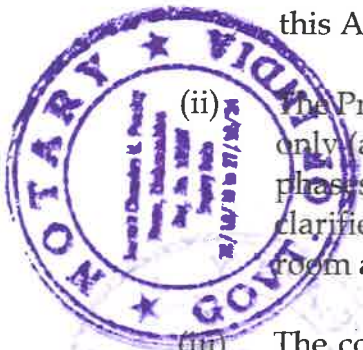
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The Promoter shall decide whether to form Separate Society for each wing for one society for the Whole Project, the decision of Promoter shall be binding on the Allotees.

13. **Transfer to the Society and Other Societies:**

- (i) Within 3 (three) months from the date of issuance of the Full Occupation Certificate, only the building (and not land) constructed (save and except recreational activity room and guest room in that building) in Real Estate Project shall be conveyed and transferred to the Society vide a registered indenture ("**Society Transfer**"). The Society shall be required to join in execution and registration of the Society Transfer. The costs, expenses, charges, levies and taxes on the Society Transfer and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, including any common areas facilities and amenities in the Real Estate Project Amenities and the Promoter shall not be responsible for the same, subject to the terms of this Agreement.



- (ii) The Promoter shall execute and register similar conveyances of buildings only (and not land) to the Other Societies with respect to their respective phases of real estate project or portions thereof i.e. Whole Project. It is clarified that the conveyance of the building shall not include activity room and guest room in that building.

- (iii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Society Transfer and the respective transfers to Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s; as the case may be, and the Promoter shall not be liable toward the same.

14. **Formation of an Apex Body:**

- (i) Within a period of 3 (three) months from obtaining the Occupation Certificate of the last phase of the real project in the layout of the Whole Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("**Apex Body**").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of an Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by an Apex Body and its

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members/intended members, and the Promoter shall not be liable toward the same.

15. **Title of the Whole Project Land to the Apex Body:**

- (i) Within a period of 3 months from obtaining occupation certificate of the last building of the whole project and Immediately upon registration of an Apex Body the Promoter and the Apex Body shall execute and register an Indenture whereby Promoter shall transfer all its right, title and interest in the Whole Project Land in favour of an Apex Body ("Apex Body Transfer").
- (ii) The Apex Body shall be required to join in execution and registration of the Apex Body Transfer.
- (iii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of an Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving the Apex Body Transfer document and all such documents, as may be required in this regard, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.
- (iv) The Promoter at its sole discretion shall decide one of the following options in respect of Retail Wing(s) and its Car Parking Spaces;
  - (a) The Retail wing(s) society will be part of federation of the Whole Project. The Promoter shall transfer the structure and land in respect of Retail wing(s) to the federation OR
  - (b) The Retail wing(s) society will not be part of the federation. The Promoter will execute separate conveyance of the structure, its car parking spaces and land (with or without sub-division) in favour of Retail wing/s society OR.
  - (c) The Retail wing(s) along with its car parking spaces will be retained by Promoter in full or in part. The Promoter shall deal with the same in whatsoever manner as it may deem fit and the Retail wing will not be part of any society or federation. The Promoter will retain the structure, its car parking spaces as well as the land (with or without subdivision) in respect of Retail wing(s) with itself and it will not be transferred to the society/federation in any case thereafter.



16. The Allottee/s shall, before delivery of possession of the said Premises, deposit and pay the other charges as detailed in **Annexure L** annexed herein. The Allottee/s has/have been informed that Sale Consideration is exclusive of the stamp duty, registration charges, applicable GST and/or any other taxes. The Allottee/s has/have been further informed that apart from Sale Consideration/Agreement Value and aforesaid charges, at the time of possession, the allottee/s will be required to pay such other charges as detailed

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in the Cost Sheet/Price Sheet annexed hereto as **Annexure K** which includes other charges *inter-alia* share money, Society Formation charges/Deed of Conveyance charges, legal Charges, water connection charge including deposit as applicable, Electricity connection charges including deposit as applicable, Pipe Gas connection charges, advance maintenance charges (Exclusive of applicable taxes), 12 months interest free Security Maintenance deposit (only FCAM, without any tax), if unused, then this security deposit to be refunded to the concerned society at the time of handover of the management/affairs of the Whole Project to the Apex Body and interest free fit out deposit (if applicable) as may be determined at the time of possession. In addition to charges as detailed in cost/sheet, at the time of Possession the Allottee/s may have to pay Land Under Construction (LUC) Tax and/or any other statutory charges which may become payable at the relevant time. This is further to clarify that amount mentioned against each heads of the **Annexure K** have been arrived at considering the current rate, which amount may vary and/or change at the time of actual payment.

The other charges as detailed in **Annexure L** are not refundable, save and except what is specifically mentioned and in the manner therein and no accounts and/or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter save and except amounts collected towards share money, entrance fees towards membership of the Society and Apex Body, proportionate share of taxes and other charges, levies in respect of the Society and Apex Body.

It is further to clarify that advance maintenance charges are taken on approximate basis exclusive of applicable taxes. Apportioned per month cost will be charged to the Allottee, based on actual expenses incurred for Facilities Management /Common area maintenance of the Real Estate Project/ Whole Project.

17. The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Whole Project Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other purchasers of flats/units/premises in the Real Estate Project, Whole Project, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises of the Real Estate Project, Whole Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the purchasers of flats/units/premises in the Real Estate Project and/or the Whole Project shall object to the Promoter laying through or under or over the said Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, other connections, etc., belonging to or meant for any of the other real estate projects / wings / buildings / phases which are to be developed and constructed on any portion of the Whole Project Land.

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18. Representations and Warranties of the Promoter:

- (i) The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexures, subject to what is stated in the said Title Certificate and subject to the RERA Certificate:
- (a) The Promoter has a clear and marketable title to the said Land, and has the requisite rights to carry out the development on the Larger Land and also has actual, physical and legal possession of the said Land for the implementation of the Real Estate Project and future and further development on the remaining portion of the Said Larger Land.
  - (b) The Promoter have lawful rights and the requisite approvals from the competent authorities to carry out the development and shall obtain the requisite approvals from time to time to complete the development of the Whole Project;
  - (c) There are no encumbrances, except those disclosed to the Allottee/s;
  - (d) There are no litigations pending before any Court of Law, except those disclosed to the Allottee/s;
  - (e) All the approvals, licenses and permits issued by the competent authorities are valid and subsisting and have been obtained by following the due process of law. Further, all the approvals, licenses and permits to be issued by the competent authorities shall be obtained by following the due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and the Whole Project;
  - (f) The Promoter have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein may prejudicially be affected;
  - (g) The Promoter have not entered into any agreement for sale and/or development agreement and/or any other agreement / arrangement with any person or party with respect to the said Premises which will, in any manner, adversely affect the rights of the Allottee/s under this Agreement;
  - (h) The Promoter confirm that the Promoter are not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;
  - (i) The Promoter have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with



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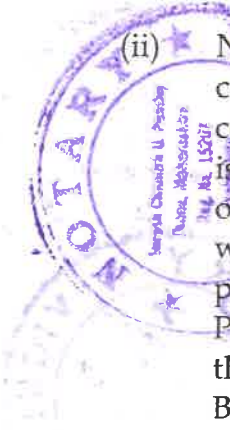


respect to the Real Estate Project and Whole Project to the competent authorities till the Society Transfer, as contemplated, and thereupon the same shall be proportionately borne by the Society; and

- (j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition) has been received or served upon the Promoter in respect of the said Whole Project / the said Land and/or the Real Estate Project except those disclosed to the Allottee/s.

19. The Allottee/s, with the intention to bring all the persons into whosoever's hands the said Premises and/or his/her/its/their rights, entitlements and obligations under this Agreement may come, hereby agree/s and covenant/s with the Promoter as follows:

- (i) To maintain the said Premises at the Allottee/s' own cost in good and tenantable repair and condition from the date the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project /Whole Project which may be against the rules, regulations or bye-laws or change / alter or make any additions in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.



- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction or structure of the said Building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the said Building in which the said Premises is situated and in case any damage is caused to the said Building in which the said Premises is situated or the said Premises on account of the negligence or default of the Allottee/s in this regard, the Allottee/s shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated or the said Premises, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part

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thereof, nor any alteration in the elevation and outside colour scheme of the said Building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the said Building in which the said Premises is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society.

- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Whole Project (if applicable) and/or Real Estate Project / the said Building in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) Pay to the Promoter, within 15 (fifteen) days of demand by the Promoter, his/her/its/their share of the security deposit demanded by the concerned local authority or Government or authority / body giving water, electricity or any other service connection to the said Building/Real Estate Project /Whole Project in which the said Premises is situated.
- (vii) Bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by any concerned local authority and/or government and/or other public authority on account of change of user of the Premises by the Allottees for any purposes other than for purpose for which it is sold.
- (viii) Not to change the user of the said Premises without the prior written permission of the Promoter, the Society and the concerned local authority.
- (ix) The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with the interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or his/her/its/their rights, entitlements and obligations under this Agreement until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement are fully and finally paid together with the applicable interest thereon, if any, at the Interest Rate and Possession of the Premises is handed over to the Allottee/s.
- (x) The Allottee/s shall observe and perform all the rules and regulations which the Society and the Apex Body may adopt at their inception and the additions, alterations or amendments thereof that may be made, from time to time, for the protection and maintenance of the Whole Project, Real Estate Project, said Building and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society



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/ the Apex Body regarding the occupancy and use of the said Premises and common area and amenities and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement and terms and conditions thereafter stipulated in the agreements / arrangements to be drafted by the Society / Apex body.

- (xi) The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the said Building, or any part thereof to view and examine the state and condition thereof.
- (xii) Till the execution of the Apex Body Transfer in favour of the Apex Body, the allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Whole Project Land, the said buildings / towers / units thereon, or any part thereof, to view and examine the state and condition thereof.
- (xiii) The said Building is currently known as **THE ADDRESS BY GS TOWER D** and the Promoter shall be entitled to formally re-name the said Building at a later date and which name shall not be changed by the Allottee/s and / or the Society and / or the Apex Body, as the case may be.

(xiv) The Promoter shall be entitled to formally name the Whole Project at a later date and which name shall not be changed by the Allottee/s and / or the Society and / or the Apex Body, as the case may be.

(xv) It is agreed that the said Premises shall be of RCC structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agree/s that the Promoter may, if required due to any structural reasons, convert any brick / block wall / dry wall in the said Premises into a load bearing RCC wall or vice versa and the Allottee/s hereby further agree/s and irrevocably consent/s not to dispute or object to the same. The Allottee/s, along with any and all allottees of the units / premises of the said Building of Real Estate Project, are strictly prohibited to make any structural changes internally in the concrete structure, i.e., walls, columns, beams and slabs, which may result in temporary and/or permanent changes and defects in the monolithic structure and may also have severe damaging consequences on the stability of the Real Estate Project. The said Premises shall contain the amenities, fittings and fixtures within it as set out separately in the Annexure H. The Promoter shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said Premises or in the said Building of Real Estate Project.

(xvi) The Allottee/s agree/s and covenant/s that the Allottee/s and/or any other person shall not load in the said Premises, either by way of fit-out or construction or in any other manner whatsoever, anything more than what is prescribed in the Fit-Out Guidelines as described hereinbelow. The Allottee/s shall be responsible to apply for and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out at

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his/her/its/their costs and expenses. The Allottee/s confirm/s that no structural changes and/or structural alterations of any nature whatsoever shall be made by the Allottee/s.

- (xvii) Not to affix any fixtures or grills on the exterior of the buildings for the purposes of drying clothes or for any other purpose and undertake/s not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from Promoter and the Allottee/s undertake/s not to fix any grill having a design other than the standard design approved by the Promoter. If found that the Allottee/s has / have affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or that the Allottee/s has / have affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein.
- (xviii) Not to affix air conditioner/s at any other place other than those earmarked for fixing such air conditioner/s in the said Premises so as not to affect the structure, façade and/or elevation of the Real Estate Project in any manner whatsoever. The Allottee/s shall not install a window air-conditioner within or outside the said Premises. If found that the Allottee/s has / have affixed a window air conditioner or an outdoor condensing unit which projects outside the said Premises, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein.
- (xix) To keep the sewers, drains and pipes in the said Premises and appurtenances thereto in good tenantable repair and condition and in particular support, shelter and protect the other parts of the said Building and the Allottee/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, RCC or pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or of the Society and the Apex Body.
- (xx) Not to make any alteration in the elevation and outside colour scheme of the paint and glass of the said Building and not to cover / enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the said Building or do any act to affect the FSI potential of the Real Estate Project , Whole Project .
- (xxi) Not to do or permit to be done any renovation / repair within the said Premises without the prior written permission of the Promoter. In the event of the Allottee/s carrying out any renovation / repair within the said Premises, without the prior written permission and/or in contravention of the terms of such prior written permission, as the case may be, then in such event the Promoter shall not be responsible for the

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Rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the said Building or any part thereof on account of such renovation / repair.

- (xxii) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Society and/or the Apex Body, as the case may be, and of the TMC and other concerned authorities.
- (xxiii) Not to shift or alter the position of the kitchen or the piped gas system or the toilets which would affect the drainage system of the said Premises / said Building in any manner whatsoever.
- (xxiv) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Building and shall segregate their every day dry and wet garbage separately to facilitate the recycling/treatment/disposal of the same by the Society.
- (xxv) To abide by, observe and perform all the rules and regulations which the Society and/or the Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the Real Estate Project / Whole Project, and the said Premises/said Building therein and for the observance and performance of the building rules and regulations for the time being in force of the concerned local authority and of the Government and other public bodies and authorities. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society and/or the Apex Body regarding the occupation and use of the said Premises in the Real Estate Project and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings.
- (xxvi) Not to violate and to abide by all the rules and regulations framed by the Promoter / their designated Facility Manager and/or by the said Society and/or the Apex Body, as the case may be, for the purpose of maintenance and up-keep of the Real Estate Project /Whole Project and/or any part thereof and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises (the "Fit-Out Guidelines").
- (xxvii) The Allottee/s shall never, in any manner, enclose any flower beds / planters / ledges / pocket terrace/s / deck areas / ornamental projects / dry yards / service yards and other areas. These areas should be kept open and should not be partly or wholly enclosed, including installing any temporary or part shed or enclosure, and the Allottee/s shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover the costs incurred for such demolition and reinstatement of the said Premises to its original state.

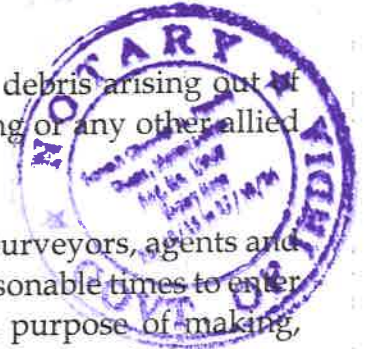
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- (xxviii) Shall not do, either by himself/herself/itself/themselves or any person claiming through the Allottee/s, anything which may be or is likely to endanger or damage the said Building and/or Real Estate Project and/or Whole Project and/or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities therein. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate or any other facility provided in the said Building and/or Real Estate Project and/or Whole Project and/or part thereof.
- (xxix) Shall not display at any place in the Real Estate Project and/or the Whole Project and/or any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project and/or the common areas therein or in any other place or on the window, doors and corridors of the Whole Project.
- (xxx) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever, save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by Promoter.
- (xxxii) Shall not park at any other place and shall park all vehicles only at the place allotted by the Promoter in the parking wing as may be permissible by the Promoter.
- (xxxiii) To make suitable arrangements for the removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises.
- (xxxiii) The Allottee/s shall permit the Promoter and their surveyors, agents and assigns, with or without workmen and others, at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project/ Whole Project. The Allottee/s is/are aware that the main water / drainage pipes of the said Building may pass through certain areas within the said Premises. The Allottee/s agree/s that he/she/it/they shall not undertake any civil works / fit out works in such areas within the said Premises and/or permanently cover / conceal such areas within the said Premises, nor shall they, in any manner, restrict the access to the water / drainage pipes and/or damage the water / drainage pipes, in any manner howsoever. The Promoter / the Facility Manager and/or their respective workmen, staff, employees, representatives and agents shall, at all times, be entitled to access such areas within the said Premises for the purpose of the maintenance, repair and upkeep of the water pipes and the Allottee/s



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hereby give/s his/her/its/their express consent for the same. It is clarified that if Allottee/s intends to carry out any fit-out activity he/she will be liable to pay such interest free refundable security deposit as may be decided by Promotor at the relevant time. If any damage is caused and/or done by the allottee/s while carrying out such fit-outs then such amount to the extent of the damaged caused will be forfeited and balance will be refunded to the Allottee/s. It is further clarified if amount to rectify the damage caused by the allottee/s exceeds the amount deposited by the allottee/s, then such excess amounts shall be recovered from the allottee/s. In case the allottee/s fails to pay the aforesaid excess amount, the same shall be adjusted from any other advances paid by the allottee/s.

(xxxiv) The Allottee/s is/are aware and acknowledge/s that the Promoter are entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the units / premises, garages or other premises as herein stated comprised in the Real Estate Project and Whole Project and the said Land and the Allottee/s undertake/s that he/she/it/they shall not be entitled to raise any objection with respect to the same.

(xxxv) The Allottee/s is/are aware that the Promoter or its agents or contractors etc., shall carry on the work / balance of the other Buildings with the Allottee/s occupying the said Premises. The Allottee/s shall not object to, protest or obstruct the execution of such work, on account of pollution or nuisance or on any other account, even though the same may cause any nuisance or disturbance to him/her/it/them. The Promoter shall endeavour to minimise the cause of the nuisance or disturbance. This is one of the principal, material and fundamental terms of this Agreement.

(xxxvi) The Promoter shall have the exclusive right to control the advertising and signage, hoarding and all other forms of signage whatsoever within the Whole Project.

(xxxvii) The Promoter shall be entitled to construct site offices / sales lounges in the Real Estate Project and/or Whole Project or any part thereof and shall have the right to access the same at any time, without any restriction whatsoever, irrespective of whether any building in the Real Estate Project or any portion thereof is transferred to the Society, until the entire development on the Whole Project Land is fully completed.

20. It is agreed that as and when the Promoter enters into agreements / arrangements with any person, or otherwise the Promoter are in a position to provide all the Utilities (as defined hereinafter) or any of them, then in that event the Allottee/s herein shall procure such Utilities only from the Promoter or any person as may be nominated by the Promoter in that behalf, as the case may be, and pay such amount as may be fixed by the Promoter or their nominee, to the Promoter or their nominee, as the case may be. This term is the essence of this Agreement. For the purposes of this Clause, "Utilities" refers to gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption as may be utilized by the Allottee/s on a day-to-day basis. It is further clarified that this Clause shall not be interpreted / construed to mean that the Promoter are obligated / liable to provide all or any of the Utilities, whether or not the Promoter have entered into agreements /

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arrangements with any person, or otherwise the Promoter are in a position to provide all the Utilities or any of them.

21. The Promoter and/or any professional agency appointed by them shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project, Whole Project and the costs and expenses together with the applicable taxes thereon for the same shall be borne and paid by the Allottee/s as may be determined by the Promoter and/or such professional agency.
22. It is agreed that the Allottee/s shall be entitled to avail a loan from a Bank and to mortgage the said Premises by way of security for the repayment of the said loan to such Bank only with the prior written consent of the Promoter. The Promoter will grant its no objection, whereby the Promoter will express their no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Premises with such Bank ("**said No Objection Letter**"), provided however, that the Promoter shall not incur any liability / obligation for the repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings, including the interest and costs, and provided that the mortgage created in favour of such Bank in respect of the said Premises of the Allottee/s shall not in any manner jeopardise the Promoter' right to receive the full Sale Consideration and other charges and to develop the balance of the said Land and such mortgage in favour of such Bank shall be subject to the Promoter' first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoter will issue the said No Objection Letter addressed to the Bank on the Bank and the Allottee/s undertaking to make the payment of the balance Sale Consideration of the said Premises directly to the Promoter as per the schedule of the payment of the Sale Consideration as set out hereinabove and such confirmation letter shall be mutually acceptable to the Parties hereto and to the said Bank.

The Allottees further agrees that in the event the Allottees avails any loan / loan facilitation services from any bank or financial institutions in that case the Allottee shall do so at its his/her own cost and expenses and they shall not hold the Promoter liable/responsible for any loss/defective and delayed services/claims/demand that the Allottees may have incurred due to the Services availed from the bank, financial institutions and/or any external third party.

23. The Allottee/s hereby represent/s and warrant/s to the Promoter that
- he/she/it/they is / are not prohibited from acquiring the said Premises under any applicable law or otherwise;
  - he/she/it/they has / have not been declared and/or adjudged to be an insolvent, bankrupt, etc., and/or ordered to be wound up or dissolved, as the case may be;
  - no receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its/their assets and/or properties;

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none of his/her/its/their assets / properties is/are attached and/or no notice of attachment has been received under any rule, law, regulation, statute, etc.;

- (v) no notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/its/their involvement in any money laundering or any illegal activity and/or is / are declared to be a proclaimed offender and/or a warrant is issued against him/her/it/them;
- (vi) no execution or other similar process is issued and/or levied against him/her/it/them and/or against any of his/her/its/their assets and properties;
- (vii) he/she/it/they has / have not compounded payment with his/her/its/their creditors;
- (viii) he/she/it/they is / are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- (ix) he/she/it/they is / are not an undesirable element and will not cause nuisance and/or cause hindrances in the completion of the Real Estate Project and/or Whole Project and/or the said Larger Land and/or at any time thereafter and will not default in making the payment of the amounts mentioned in this Agreement; and



The Allottee/s is/are in a good financial position to pay the Sale Consideration and the Installments in the manner as stated in this Agreement, without any delay or default and shall, as and when called upon by the Promoter, provide such security as may be required by the Promoter towards the payment of the Sale Consideration and the Installments.

- (xi) The Allottee/s declare that he/she/they and/or his/her/their spouse and/or his/her/their dependent children have not booked and/or have not been allotted any other Premises in any part of Whole Project.
- (xii) The Allottee/s confirm/s that all the information and documents provided by her/him/them are correct and genuine. If it is observed that information and/or documents provided by the Allottee/s are false and/or incorrect and/or fake, then this will be considered as an "Event of Default" and in that event the Promoter shall be entitled to terminate the Agreement/Allotment and on such termination, the process as mentioned in Clause 6(viii) shall follow.

24. It is abundantly made clear to the Allottee/s who is/are or may become a non-resident / foreign national of Indian Origin during the subsistence of this Agreement that, in respect of all remittances, acquisitions / transfer of the said Premises, it shall be his/her/its/their sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund

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required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable laws from time to time. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/its/their part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/it/they alone shall be liable for any action under the Foreign Exchange Management Act, 1999 or any other statutory modifications or re-enactments thereto. The Promoter accepts no responsibility in this regard and the Allottee/s agree/s to indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

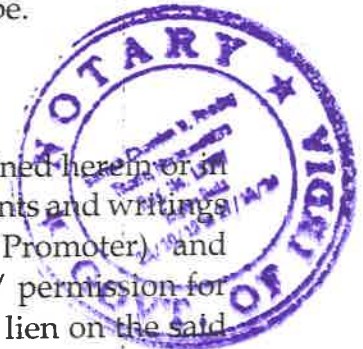
25. The Promoter shall maintain a separate account in respect of the sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings and legal charges and shall utilize the amounts only for the purposes for which they have been received.

26. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or the Real Estate Project or the Whole Project or the said Land and/or any buildings / towers as may be constructed thereon, or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the execution of the Society Transfer and the Apex Body Transfer, as the case may be.

27. **Mortgage or Creation of Charge:**

(i) Notwithstanding anything contrary to the clauses contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in the future by the Promoter) and notwithstanding the Promoter giving any no objection / permission for mortgaging the said Premises or creating any charge or lien on the said Premises and notwithstanding the mortgages / charges / liens of or on the said Premises, the Promoter shall have the first and exclusive charge on the said Premises and all the right, title and interest of the Allottee/s under this Agreement for the recovery of any amount due and payable by the Allottee/s to the Promoter under this Agreement or otherwise.

(ii) The Allottee/s agree/s, acknowledge/s, confirms and undertake/s that the Promoter are entitled to and have obtained / are in the process of obtaining loans from various banks and/or financial institutions and create such securities with respect to any and all of its right, title, benefits and interest in the Real Estate Project, Whole Project, or any part thereof, as may be solely decided by the Promoter, and the Allottee/s take/s notice that a no objection certificate may be required from such banks and financial institutions for the creation of any encumbrances on the said Premises. The Allottee/s agree/s and undertake/s to the same and further agree/s that the Allottee/s shall accord necessary no



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objection/consent to enable the Promoter to obtain such loans as may be required.

- (iii) After the Promoter execute this Agreement, they shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has / have taken or agreed to take the said Premises.

**28. Binding Effect:**

- (i) Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s sign/s and deliver/s this Agreement with all the Schedules and Annexures thereto along with the payments due as stipulated herein, within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for the registration of this Agreement before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee/s fail/s to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar of Assurances for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as cancelled and all the sums deposited by the Allottee/s in connection therewith, including the booking amount, shall be forfeited.

**29. Entire Agreement:**

- (i) This Agreement, along with its Recitals, Schedules and Annexures, constitutes the entire Agreement among the Parties hereto with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises.

**30. Right to Amend:**

- (i) This Agreement may only be amended through the written consent of the Parties and will be executed through applicable documents.

**31. Provisions of this Agreement Applicable to the Allottee/s Subsequent allottee/s:**

- (i) It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project /Whole Project shall equally be applicable to and enforceable against any subsequent allottee/s of the said Premises in case of a transfer as the said obligations go along with the said Premises, for all intents and purposes.

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32. **Severability:**

- (i) If any provision of this Agreement shall be determined to be void or unenforceable under RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed to be amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of the execution of this Agreement.

33. **Method of Calculation of Proportionate Share:**

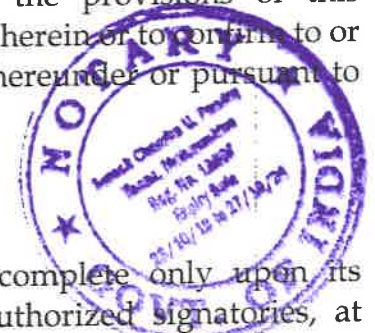
- (i) Wherever in this Agreement it is stipulated that the Allottee/s has / have to make any payment in common with the other allottees in the said Building and/or said Real Estate Project and/or Whole Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project,

34. **Further Assurances:**

- (i) All the Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm to or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

35. **Place of Execution:**

- (i) The execution of this Agreement shall be complete only upon its execution by the Promoter, through their authorized signatories, at Thane. After this Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution hereof, the said Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances.



36. **Notices:**

- (i) All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by courier or registered post A.D or notified email ID / under certificate of posting at their as mentioned in the Second Schedule therein respectively:
- (ii) It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by registered post, failing which all communications and letters posted at the above address shall be deemed

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to have been received by the Promoter or the Allottee/s, as the case may be.

**37. Joint Allottee/s:**

- (i) In case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her/it/them which shall, for all intents and purposes, be considered as properly served on all the Joint Allottees.

**38. Stamp Duty and Registration:**

- (i) The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all the documents for the sale and/or transfer of the said Premises including applicable stamp duty and registration charges on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.
- (ii) The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

**39. Dispute Resolution:**

- (i) Any dispute or difference between the Parties in relation to or arising out of or with regards to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference may be referred to the Authority as per the provisions of RERA and the Rules and Regulations thereunder and/or any other court and/or authority having jurisdiction to adjudicate the dispute and/or difference between the Parties.

**40. Governing Law:**

- (i) This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable and the Courts of Law in Mumbai or Thane, Maharashtra will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

**41. Interpretation:**

- (i) In this Agreement where the context admits:
- (a) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable

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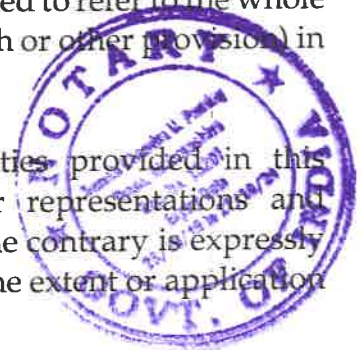
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of applying to any transactions entered into under this Agreement as applicable and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

- (b) any reference to the singular shall include the plural and vice-versa;
- (c) any references to the masculine, the feminine and the neuter shall include each other;
- (d) any references to a "company" shall include a body corporate; the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881.
- (e) the Schedules form part and Annexures of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any Schedules thereto. Any references to clauses, sections and schedules are to the clauses, sections and schedules of this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the clauses, sections and schedules in which the reference appears;
- (f) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (g) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
- (h) each of the representations and warranties provided in this Agreement is independent of the other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (i) in the determination of any period of days for the occurrence of an event or the performance of any act or thing, it shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;
- (j) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;



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(k) references to a person (or to a word importing a person) shall be construed so as to include:

- i. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality / separate legal entity);
  - ii. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
  - iii. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (l) where a wider construction is possible, the words "other" and "otherwise" shall not be construed *ejusdem generis* with any foregoing words.



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**THE FIRST SCHEDULE HEREIN ABOVE 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	<b>P51700053947</b>									
2	Real Estate Project/ Wing Name	<b>THE ADDRESS BY GS TOWER D</b>									
3	Apartment	No. 401 on 4 <sup>th</sup> Floor of type 3 BHK JOY 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>86.36</td> <td>930</td> </tr> <tr> <td>Exclusive Balcony Area</td> <td>5.68</td> <td>61</td> </tr> </tbody> </table>		Square Meters	Square Feet	RERA Carpet Area of Flat	86.36	930	Exclusive Balcony Area	5.68	61
		Square Meters	Square Feet								
	RERA Carpet Area of Flat	86.36	930								
Exclusive Balcony Area	5.68	61									
4	Parking Space	<b>2 (Two)</b>									
5	Agreement Value	Rs.20571904/- (Rupees Two Crores Five Lakhs Seventy One Thousand Nine Hundred Four Only)									
6	Amount Paid by Allottee	Rs.1018309/- (Rupees Ten Lakhs Eighteen Thousand Three Hundred Nine Only)									
7	Balance Amount to be paid by Allottee	Rs.19553595/- (Rupees One Crore Ninety Five Lakhs Fifty Three Thousand Five Hundred Ninety Five Only)									
8	Real Estate Project Completion Date	<b>31<sup>st</sup> March,2029</b>									
9	Communication Address of Allottee	Flat No-5, Swami Samarth CHS, Plot No-23, Near Kokandeeep Hotel, Sector-13, Khanda Colony, Near Panvel (West), Raigarh - 410206, Maharashtra									
10	Email ID of Allottee	<b><u>kapoorvak.chitnis@gmail.com</u></b>									
11	Communication Address of Promoter	Raymond Limited, The Mill, Experience Centre (Raymond Realty Office), Jekegram, Pokhran Road No.1, Thane - 400 606.									
12	Email ID of Promoter	<b><u>Theaddress.D@Raymond.in</u></b>									

*Approved*

*Signature*

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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. SAMEER SHELAR** )

in the presence of... )

1. *(Signature)*

2. *(Signature)*



*(Signature)*

Photograph/ Thumb Impression

SIGNED AND DELIVERED )  
 by the within named Allottee )

**MRS. APOORVA CHITNIS** )

in the presence of )

1. *(Signature)*

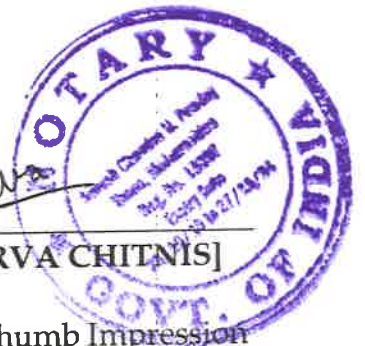
2. *(Signature)*



*(Signature)*

[MRS. APOORVA CHITNIS]

Photograph / Thumb Impression



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SIGNED AND DELIVERED  
by the within named Allottee

MR. KAPIL CHITNIS

in the presence of

1. *Shri...*

2. *Verbh...*

)  
)  
)



*Kpd.*

[MR. KAPIL CHITNIS]

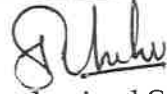
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RECEIPT

Received of and from the Allottee/s abovenamed the sum of **Rs.1018309/- (Rupees Ten Lakhs Eighteen Thousand Three Hundred Nine Only)** on the execution of this Agreement For Sale towards Part Sale Consideration.

WE SAY RECEIVED



Promoter / Authorised Signatory

*Kpn* . *Apposura*

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List of Annexures

Sr. No.	Annexure	Details of the Document
1	Annexure "A"	Copy of the Plan Depicting the said Land
2	Annexure B	Commencement Certificate dated 22nd November, 2023
3	Annexure C	List of Approval
4	Annexure D	Title Certificate
5	Annexure E	RERA Certificate
6	Annexure F	Details of specifications of internal fittings, fixtures and amenities in the said Premises.
7	Annexure G	Details of the common areas and amenities in the buildings/Real Estate Project.
8	Annexure H	common areas and amenities of the Whole Project
9	Annexure I	7/12 extracts
10	Annexure J	Copy of Floor Plan
11	Annexure K	Payment Schedule
12	Annexure L	Other Charges



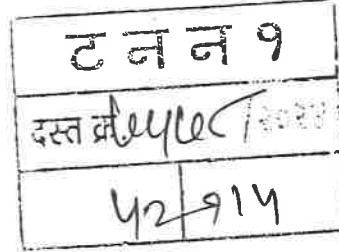
K. P. W. S. S. S.

SS

**Raymond**  
LIMITED

SECRETARIAL DEPARTMENT

Jekegram, Pokhran Road No.1, Thane (W)-400 606  
Maharashtra India  
CIN No.: L17117MH1925PLC001208  
Tel: (91-22) 4036 7000 / 6152 7000  
Fax: (91-22) 2541 2805  
www.raymond.in



**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF  
RAYMOND LIMITED (STAKEHOLDERS' RELATIONSHIP COMMITTEE) AS ON 13<sup>th</sup> 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)

**(“Authorized 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 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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**RESOLVED FURTHER THAT** the authority delegated under this Resolution shall be valid and effective unless revoked or so long as the Authorized Signatory(ies) is/are in the service of the Company, whichever is earlier;

**RESOLVED FURTHER THAT** any one of the Directors of the Company or Key Managerial Personnel be and is hereby severally authorized to issue a certified true copy of the foregoing resolution to the concerned authorities and they be requested to act thereon."

For Raymond Limited

Mr. HARMOHAN SAHNI

Designation: Chief Executive Officer

Date: 13<sup>th</sup> February 2024

Place: Thane



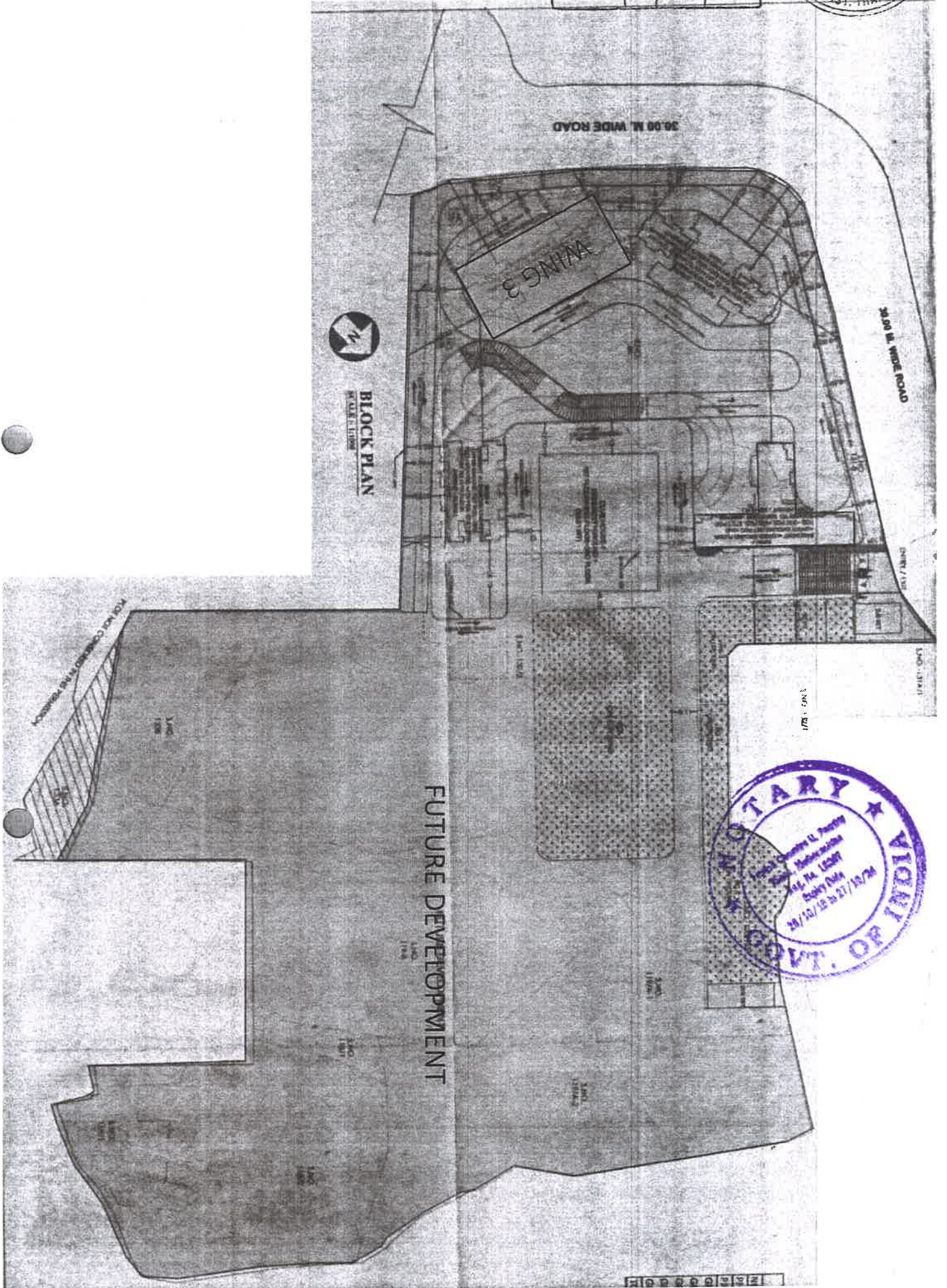
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ANNEXURE A

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*Approved by* [Signature] 35

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## ANNEXURE B



Certificate No. 5447

### THANE MUNICIPAL CORPORATION, THANE

U DCPR Regulation No. 20 & 21

(Registration No. 3 & 24)

#### Amended SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

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

Wing 4 - Basement + Lower Ground + Upper Ground / 1<sup>st</sup> Podium + 2<sup>nd</sup> to 4<sup>th</sup> Podium + Stilt / Podium Top Floor + 1<sup>st</sup> to 7<sup>th</sup> Floor

TMLB/TDD/0026/CPIC/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/शविवि/4437/23, दि.07/07/2023 मधील सर्व संबंधित अटी विकासाक याचेवर बंधनकारक राहिली.



**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 \_\_\_\_\_

Issued \_\_\_\_\_



Yours faithfully,

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

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## ANNEXURE C

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### LIST OF APPROVALS

Sr.	Particulars	Date
1	Labour No dues certificate issued by concerned Labour Commissioner	1.10.2016
2	DP Remark	3.1.2017
3	ULC clearance issued by District Collector and Competent Authority bearing No.ULC/TA/ATP/Sec 20/03/2018/155 No.ULC/TA/ATP/Sec 20/178	16.3.2018 25.04.2023
4	Building Permission / Commencement Certificate updated by the concerned authorities from time to time and amended/revised Building Permission/Commencement Certificate	22.11.2023
5	Fire NOC no. TMC/CFO/M/HR/97/76	05.07.2023
6	Environmental Clearance issued by State Level Environment Impact Assessment Committee	21.7.2023
7	RERA Registration for The Address By GS Tower D bearing registration No. P51700053947	11.12.2023



*W. M. T. R. S. A. / Anil* 55

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## ANNEXURE D



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## WADIA GHANDY &amp; Co.

ADVOCATES, SOLICITORS &amp; 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

SNJ/NL/10191/2151/2023

5<sup>th</sup> July, 2023

To,  
MaharERA  
6<sup>th</sup> and 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot No. C- 21, E Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

## LEGAL TITLE REPORT

Sub: All those pieces and parcels of lands admeasuring approximately 73,355.84 square meters, out of total area of 1,65,570.12 square meters, situated at Village Panchpakhadi, Thane and bearing Survey Nos.

Sr. No.	Survey No	Area as per 7/12 extract (In sq.m)	Proposed residential development to be sanctioned by TMC, as per the details provided by Raymond Ltd. (In sq.m)
1	65	3030.00	2998.28
2	66	7840.00	7840.00
3	118/1	4020.00	2008.63
4	118/2	6630.00	6153.87
5	119/A/1/A	1250.00	1250.00
6	119/A/1/B	2898.00	2898.00
7	119/A/2	7690.00	7350.63
8	119/B	11635.00	7779.53
9	120/1/3	2200.00	2200.00
10	131/A1	5911.00	270.21
11	131/B	69100.00	2034.19
12	132/2	28186.12	26534.54
13	133/B	9000.00	3549.49
14	138/1/A	6200.00	491.57
Total		165570.12	73355.84

(hereinafter collectively referred to as the "said Lands").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Lands 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, Pokhran Road No. 1, Thane 400 612, Maharashtra.

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

Ahmedabad | Jaipur | Mumbai | New Delhi | Pune

Approved  
[Signature]

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1. Description of the property:

All those pieces and parcels of land admeasuring approximately 73,355.84 square meters out of total area of 1,65,570.12 square meters, bearing Survey Nos. (i) 65, (ii) 66, (iii) 118/1, (iv) 118/2, (v) 119/A/1/A, (vi) 119/A/1/B, (vii) 119/A/2, (viii) 119/B, (ix) 120/1/3, (x) 131/A1, (xi) 131B, (xii) 132/2, (xiii) 133/B, (xiv) 138/1/A, situated at Village Panchpakhadi, Thane (hereinafter collectively referred to as the "said Lands").

2. Documents of Allotment of Plot:

Raymond Limited (formerly known as Raymond Woollen Mills Limited) has duly purchased the said Lands vide the following instruments:

- (i) an Indenture of Conveyance dated 10th October 1925 ("Indenture of Conveyance dated 10th October 1925") executed between Sir Sassoon David, Morarji Dharshi Kothari and Dossabhoy Maneckji Wadia, therein referred to as the trustees of the First Part, Framroz Edulji Dinshaw of the Second Part and 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 Nos. 65, 66, 119/A/1/A, 119B, 131/A/1, 131B and 132/2;
- (ii) Indenture of Conveyance dated 10th September, 1962 registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM//R/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. Survey No. 119/A/1/B, Survey No. 120/1/3, Survey No. 131/A/1, Survey No. 132/2;
- (iii) Government of Bombay, Revenue Department, vide Government Resolution No. 6887/24 dated 7th June, 1928 sanctioned exchange of its certain lands, against lands of Raymond Ltd., in pursuance of which Raymond Limited is seized and possessed of and entitled to Survey Nos. 131B and 133B.
- (iv) Indenture of Conveyance dated 21st September, 1960 executed between Sobharam Balamal and Khushiram Bhagmal by their Constituted Attorney Salya 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



*Handwritten signature*

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**WADIA GHANDY & CO.**

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;

- (v) Indenture dated 9<sup>th</sup> April, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964 on 9<sup>th</sup> 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;
- (vi) Indenture dated 25<sup>th</sup> September, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 1398 of 1964 on 23<sup>rd</sup> October 1964 and executed between J.K. (Bombay) Pvt. Ltd. (Managing Agent of The Raymond Woollen Mills Limited) 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 24<sup>th</sup> July, 1962 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 executed between 1. Jagannath Ramchandra Kharote, 2. Madhav Vinayak Kharote, 3. Laxmibal Balkrishna Kharote, 4. Sarasvatibal Vinayak. Kharote, 5. Prabhakar Jagannath Kharote and 6. Vilas Madhav Kharote, a minor by his father and natural guardian Madhav Vinyak Kharote therein collectively referred to as the Vendors of the One Part and J. K. Bombay Private Limited of the other part, for purchase of aforesaid reconstituted lands bearing Survey No.118/2.

(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 in electronic form) are duly mutated to record the name of Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 542, 2203, 2499, 2568, 4052 and 4584 respectively. Further there are Mutation Entry Nos. 4220 and 4622 which record change of name from Raymond Woollen Mills Ltd. to Raymond Limited. Further thereto, old Mutation Entry No. 170 as recorded in the 7/12 Extracts of the said Land is not available. In this regard, certificate dated 12<sup>th</sup> August, 2009 is issued by the Office of the Talathi, which records that this mutation book is not available in their office. In addition, thereto, as per the certificates dated 13<sup>th</sup> July, 2022 and 26<sup>th</sup> June, 2023 issued by the Office of the Talathi, the following Mutation Entry Nos.



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WADIA GHANDY & Co.

4510, 4512, 4520, 4504, 4536, 4538, 4545 as recorded in the 7/12 Extracts of the said Lands are computerization entry and cannot be provided by the office of the Talathi.

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 40 years, i.e., search report dated 28<sup>th</sup> June, 2023 from 1983 to 2023. Details of the search reports have been set out in the title report dated 28<sup>th</sup> June, 2023 ("said 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 Lands 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 Lands 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.

Partner

Encl:

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



*Apurva Kshir*

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WADIA GHANDY & CO.

**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 in electronic form) are duly mutated to record the name of Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 542, 2203, 2499, 2568, 4052 and 4584 respectively. Further there are Mutation Entry Nos. 4220 and 4622 which record change of name from Raymond Woollen Mills Ltd. to Raymond Limited. Further thereto, old Mutation Entry No. 170 as recorded in the 7/12 Extracts of the said Land is not available. In this regard, certificate dated 12<sup>th</sup> August, 2009 is issued by the Office of the Talathi, which records that this mutation book is not available in their office. In addition, thereto, as per the certificates dated 13<sup>th</sup> July, 2022 and 26<sup>th</sup> June, 2023 issued by the Office of the Talathi, the following Mutation Entry Nos. 4510, 4512, 4520, 4504, 4536, 4538, 4545 as recorded in the 7/12 Extracts of the said Lands are computerization entry and cannot be provided by the office of the Talathi. The details of the same are as set out in the Title Report (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 40 years. i.e., search report dated 28<sup>th</sup> June, 2023 from 1983 to 2023. Details of the search reports have 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 Nos. 158 of 2012, 13 of 2016, 57 of 2016 and 71 of 2017 are filed before the Hon'ble High Court of Bombay, seeking directions against the Government of Maharashtra from seeking any change of user / development of the lands which were exempted under the provisions of Urban Land (Ceiling & Regulation) Act, 1976. There are no adverse orders passed therein.

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*Wadia*

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WADIA GHANDY & Co.

b. With regards to Survey No.118/1 and Survey No.119/A/2, an application was filed by Shanti Ratan Kurhade & Asha Ratan Kurhade being the alleged heirs of Dhaklya Lakhma Khurada before the A.L.T & Tahasildar, Thane, being Adivasi case no.4 of 2013 for restoration of lands against Raymond Ltd., under the provisions of the Maharashtra Restoration of Lands to Scheduled Tribe Act, 1974 ("said Act"). The A.L.T & Tahasildar vide order dated 15-05-2015 rejected the said application. Thereafter, a delay application bearing lodging No. 562 of 2019 is filed in by Surekha Sandip Sunad and Kanchan Kashinath Vartha against Raymond Limited before Maharashtra Revenue Tribunal, Mumbai, for condoning the delay and thereafter to quash and set aside the order dated May 15, 2015, which is pending. The said applicants were not parties to the Adivasi Case No.4 of 2013 proceedings. No order is passed therein till date.

Details of these litigations have been set out in the Title Report (enclosed herewith as Annexure C).

Date: 5<sup>th</sup> July, 2023

For Wadia Ghandy & Co.

Partner



*Apurva*

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WADIA GHANDY & CO.

**ANNEXURE - B**

- (a) Litigations and other entries as mentioned in Annexure A above.
- (b) Due compliance with the terms of RERA;
- (c) Sales of units/flats by Raymond Limited in favour of allottees, if any; and
- (d) The above proposed residential development area of 73,355.84 square meters to be sanctioned by TMC as per the details provided by Raymond Ltd, is subject to the satisfaction of the terms and conditions set out in the orders, permissions, approvals obtained from competent and appropriate authorities and planning authorities, till date and to be obtained in future and satisfaction of all undertakings and indemnities given / to be given to the competent authorities and planning authorities and compliance with applicable laws as may be applicable. Further, non-agricultural permissions as may be applicable for development should be obtained and the terms therein should be complied with.
- (e) Raymond Limited has informed that on an area of 5620.75 square meters, out of the total area of 69100 square meters of Survey No.131B, an EWS i.e. Economically Weaker Scheme, is being undertaken which is registered on 06<sup>th</sup> June, 2022 at Serial no. P51700045709 with MAHRERA.
- (f) By and under the Indenture of Transfer dated 1st July, 2021 executed between Raymond Limited, therein referred to as the Transferor of the One Part and Thane Municipal Corporation, therein referred to as the Transferee of the Other Part and registered before the office of the Sub-Registrar of Assurances under Serial No. TNN-1/8781 of 2021, Raymond Limited has transferred, conveyed and assured unto the Transferee in pursuance of the 30 meter road for public amenity, *inter-alia* portion of land admeasuring 4346.17 square meters out of Survey No. 131/A1, alongwith other survey numbers, in the manner as more particularly stated therein and which is yet to be effected in the revenue records



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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

NL/SNJ/10191/ 2152/2023

## REPORT ON TITLE

**RAYMOND LIMITED,**  
Having registered office at,  
Plot No. 156/H, No. 2,  
Village Zadgaon,  
Ratnagiri - 415612,  
Maharashtra.

Kind Attn.: Ms. Rajrajeshwari Shukla / Mr. Ulhas Bhosale / Mr. Pragmesh Ved.

Dear Sir,

**Sub:** All those pieces and parcels of lands admeasuring approximately 73,356.84 square meters, out of total area of 1,65,570.12 square meters, situated at Village Panchpakhadi, Thane and bearing Survey Nos.

Sr. No.	Survey No	Area as per 7/12 extract (in sq.m)	Proposed residential development to be sanctioned by TMC, as per the details provided by Raymond Ltd. (In sq.m)
1	65	3030.00	2998.28
2	66	7840.00	7840.00
3	118/1	4020.00	2006.63
4	118/2	6630.00	6153.87
5	119/A/1/A	1250.00	1250.00
6	119/A/1/B	2898.00	2898.00
7	119/A/2	7690.00	7350.53
8	119/B	11635.00	7779.53
9	120/1/3	2200.00	2200.00
10	131/A1	5911.00	270.21
11	131/B	69100.00	2034.19
12	132/2	28166.12	26534.54
13	133/B	9000.00	3549.49
14	138/1/A	6200.00	491.57
<b>Total</b>		<b>165570.12</b>	<b>73356.84</b>

(hereinafter collectively referred to as the "said Lands").



- As requested by you, we have investigated the title of 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,

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Pokharan Road No.1, Thane, Maharashtra - 400 612, to the said Lands, to issue this Report on Title.

2. In this regard, we have undertaken the following steps:

(a) Caused search to be taken in the offices of Sub-Registrar of Assurances at Mumbai and Thane, for the last 40 years, vide search report dated 28<sup>th</sup> June, 2023 from 1983 to 2023. The search of the registers available at the office of the Sub-Registrar of Assurances for the year 2023 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. We have perused all the instruments mentioned in the search report.

(b) We have perused copies of the relevant title deeds and revenue records (maintained in electronic form), whereby Raymond Limited has acquisition title to the said Lands. We have not necessarily examined documents and revenue records, prior to the period of acquisition by Raymond Limited. The details of the documents examined are referred to in Annexure "A" hereto.

(c) Caused search to be taken in the office of the Registrar of Company in respect of "Raymond Limited", to ascertain charges, if any, created by the Company on the said Lands. No charges are reflected on the said Lands.

(d) Examined the original title deeds with respect to the said Lands at the office of Raymond Limited at Thane on 23<sup>rd</sup> June, 2023, the details of which are referred to in Annexure "B" hereto, except what is stated in the report.

(e) For the purpose of this Report, we have issued public notices on 2<sup>nd</sup> May, 2023 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 Lands and no claims have been received by us till the date of issue of this report.

(f) We have raised requisitions on title with respect to the said Lands on Raymond Limited and in response thereof have obtained a declaration, from Raymond Limited, in this regard.

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3.  
Raymond Limited has duly purchased the said Lands vide the following instruments:

- (i) Survey Nos. 65
- (ii) Survey Nos. 66

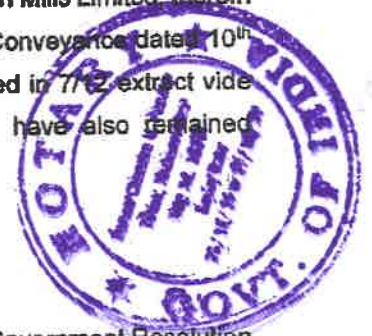
Indenture of Conveyance dated 10<sup>th</sup> October, 1925 executed between Sir Sassoon David Bart, Morarji Dharsi Kothari and Dossabhoy Maneckji Wadia therein referred to as the First Part, Framroz Edulji Dinshaw of the Second Part and The Raymond Woollen Mills Limited therein referred to as the Purchasers and registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM/5823 of 1925 ("Indenture of Conveyance dated 10<sup>th</sup> October, 1925"). It appears that pursuant thereto, the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.170 read with the reconstituted 7/12 extract vide Mutation Entry No.542 dated 22<sup>nd</sup> May 1935, which have remained unchanged in 7/12 extracts.

- (iii) Survey No. 119/A/1/A
- (iv) Survey No. 119/A/1/B

In pursuance of Indenture of Conveyance dated 10<sup>th</sup> October, 1925, it appears that the name of Raymond Limited got mutated in 7/12 extract of Survey No. 119/A/1/A vide Mutation Entry No.170 read with the reconstituted 7/12 extract vide Mutation Entry No.542 dated 22<sup>nd</sup> May 1935, which has remained unchanged. Further as regards Survey No. 119/A/1/B, in pursuance of Indenture of Conveyance dated 10<sup>th</sup> September, 1962 registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM R/ 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 ("Indenture of Conveyance dated 10<sup>th</sup> September, 1962"), the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.4052 dated 6<sup>th</sup> December, 2000, which have also remained unchanged in 7/12 extracts.

- (v) Survey No. 119/B

In pursuance of Indenture dated 10<sup>th</sup> October, 1925 read with Government Resolution No. 6887/24 dated 7<sup>th</sup> June, 1928 issued by Government of Bombay, Revenue Department, it appears that, the name of Raymond Limited got mutated in the reconstituted 7/12 extract vide Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935, which has remained unchanged in 7/12 extract.



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(vi) **Survey No. 120/1/3**

In pursuance of Indenture dated 10<sup>th</sup> September, 1962, the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.4052 dated 6<sup>th</sup> December, 2000 read with reconstitution under Mutation Entry 4584 dated 30<sup>th</sup> June, 2021, which have remained unchanged in 7/12 extract. This can be read with Indenture of Conveyance dated 10<sup>th</sup> October, 1925, read with Mutation Entry Nos.170 and Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935, which have also remained unchanged.

(vii) **Survey No. 131/A1**

In pursuance of Indenture of Conveyance dated 10<sup>th</sup> October, 1925, read with the Indenture of Conveyance dated 10<sup>th</sup> September, 1962, it appears that the name of Raymond Limited got mutated in 7/12 extracts vide Mutation Entry No.170, read with Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935, Mutation Entry No.4052 dated 6<sup>th</sup> December, 2000 and Mutation Entry 4584 dated 30<sup>th</sup> June, 2021, which have all remained unchanged in 7/12 extract.

(viii) **Survey Nos. 131B**

Indenture of Conveyance dated 10<sup>th</sup> October, 1925 and Government Resolution No. 6887/24 dated 7<sup>th</sup> June, 1928 issued by Government of Bombay, Revenue Department, in pursuance of which, the name of Raymond Limited got mutated in the reconstituted 7/12 extract vide Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935, which has remained unchanged in 7/12 extract.

(ix) **Survey No. 132/2**

In pursuance of Indenture of Conveyance dated 10<sup>th</sup> October, 1925, read with the Indenture of Conveyance dated 10<sup>th</sup> September, 1962, it appears that the name of Raymond Limited got mutated in 7/12 extracts vide Mutation Entry No.170, read with Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935, Mutation Entry No.4052 dated 6<sup>th</sup> December, 2000 and Mutation Entry 4584 dated 30<sup>th</sup> June, 2021, which have all remained unchanged in 7/12 extract.



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(x) **Survey Nos. 133B**

Government of Bombay, Revenue Department, vide Government Resolution No. 6887/24 dated 7<sup>th</sup> June, 1928 sanctioned exchange portion of its certain lands, against lands of Raymond Ltd., in pursuance of which Raymond Limited is seized and possessed of and entitled to *inter-alia* Survey No.133B and their name is also mutated in the 7/12 extract vide Mutation Entry No.542 dated 22<sup>nd</sup> May, 1935 which has remained unchanged in 7/12 extract.

(xi) **Survey No. 138/1/A**

Indenture of Conveyance dated 21<sup>st</sup> 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, in pursuance of which, the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.2203 dated 12<sup>th</sup> June, 1962, which has remained unchanged in 7/12 extract.

(xii) **Survey No. 118/1**

(xiii) **Survey No. 119/A/2**

Indenture dated 9<sup>th</sup> April, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964 on 9<sup>th</sup> 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, in pursuance of which, the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.2499 dated 27<sup>th</sup> August, 1964, which has remained unchanged in 7/12 extracts.

(xiv) **Survey No. 118/2**

Indenture dated 25<sup>th</sup> September, 1964 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 1398 of 1964 on 23<sup>rd</sup> October, 1964 and executed between J.K. (Bombay) Pvt. Ltd. (Managing Agent of The Raymond Woollen Mills Limited) therein referred to as the Transferor of the First Part and The Raymond Woollen Mills Limited therein referred to as the Transferee of the Other Part, to be read with Indenture dated 24<sup>th</sup> July, 1962 registered with the office of the Sub-



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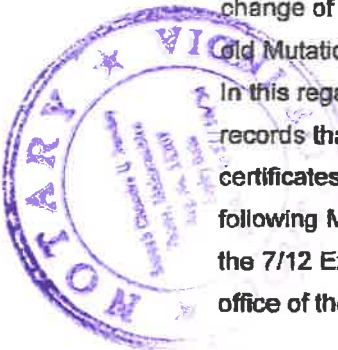
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Registrar of Assurances at Thana under Serial No. 636 at Pages 174 to 183 Volume 708 of Book No. I executed between 1. Jagannath Ramchandra Kharote, 2. Madhav Vinayak Kharote, 3. Laxmibai Balkrishna Kharote, 4. Sarasvatibai Vinayak Kharote, 5. Prabhakar Jagannath Kharote and 6. Vilas Madhav Kharote, a minor by his father and natural guardian Madhav Vinyak 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, whereby since the consideration was paid by The Raymond Woollen Mills Limited, upon the request of The Raymond Woollen Mills Limited, the above Indenture dated 25<sup>th</sup> September, 1964 was executed, in pursuance of which, the name of Raymond Limited got mutated in 7/12 extract vide Mutation Entry No.2568 dated 24<sup>th</sup> November, 1964, which has remained unchanged in 7/12 extract. The original of the aforesaid Indenture dated 25<sup>th</sup> September, 1964 was not available at the time of inspection.

- 4 The 7/12 Extracts (being the revenue records maintained in electronic form by the Office of the Collector) with respect to the said Lands are all duly mutated to record the name of Raymond Ltd. as holder thereof, which have remained unchanged.
- 5 The 7/12 Extracts record the name of Raymond Ltd., as holder thereof, vide Mutation Entry Nos. 170, 542, 2203, 2499, 2568, 4052 and 4584 respectively, which have remained unchanged and intact. Further there are Mutation Entry Nos. 4220 and 4822 which record change of name from The Raymond Woollen Mills Ltd. to Raymond Limited. Further thereto, old Mutation Entry No. 170 as recorded in the 7/12 Extracts of the said Land is not available. In this regard, certificate dated 12<sup>th</sup> August, 2009 is issued by the Office of the Talathi, which records that this mutation book is not available in their office. In addition, thereto, as per the certificates dated 13<sup>th</sup> July, 2022 and 26<sup>th</sup> June, 2023 issued by the Office of the Talathi, the following Mutation Entry Nos. 4510, 4512, 4520, 4504, 4536, 4538 and 4545 as recorded in the 7/12 Extracts of the said Lands are computerization entry and cannot be provided by the office of the Talathi.
- 6 There are no registered mortgages on the said Lands.
- 7 By and under an Order dated 30<sup>th</sup> June, 1983 bearing No. ULC/R/82/SC/IC-GAD read with Corrigendum dated 27<sup>th</sup> July, 1985 and Order dated 15<sup>th</sup> October, 1983 bearing No. LND/1082/(73)/D.XVII read with Corrigendum dated 7<sup>th</sup> December, 1983 and 19<sup>th</sup> May 1984 exempted the immovable property held by Raymond 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. Pursuant to the aforesaid, by and under an Order dated 10<sup>th</sup> January, 2018 addressed by the Government of Maharashtra to the Additional Collector & Competent Authority, Urban Agglomeration and Orders dated 2<sup>nd</sup> February 2018, 16<sup>th</sup> March,



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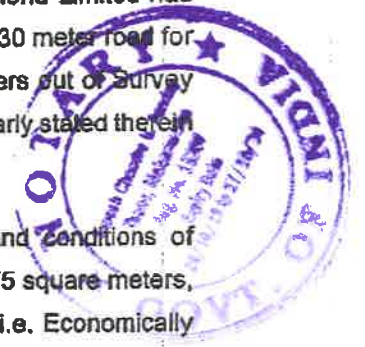
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2018 and 25<sup>th</sup> April 2023 addressed by the Office of the Collector and Competent Authority Thane, Urban Agglomeration to the company, the necessary permissions under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 for the non-Industrial development on payment of premium of the surplus vacant land (as computed therein) is accorded in the manner and on the terms and conditions as stated therein. Any development to be done shall have to be subject to the satisfaction and compliance of the terms and conditions as set out therein.

8. There is a Public Interest Litigation ("PIL") No. 158 of 2012 filed before the Hon'ble High Court of Bombay, seeking directions against the Government of Maharashtra from seeking any change of user / development of the lands which were exempted under the provisions of Urban Land (Ceiling & Regulation) Act, 1976. Similarly, PIL bearing Nos. 13 of 2016, 57 of 2016 and 71 of 2017 are also filed before the Hon'ble High Court of Judicature at Bombay for the same reasons. All the public interest litigations as stated above are pending since long and no interim stay or adverse orders is passed therein.
9. With regards to Survey No.118/1 and Survey No.119/A/2, an application was filed by Shanti Ratan Kurhade & Asha Ratan Kurhade being the alleged heirs of Dhakya Lakhma Khurada before the A.L.T & Tahasildar, Thane, being Adivasi case no.4 of 2013 for restoration of lands against Raymond Ltd., under the provisions of the Maharashtra Restoration of Lands to Scheduled Tribe Act, 1974 ("said Act"). The A.L.T & Tahasildar vide order dated 15-05-2015 rejected the said application. Thereafter, a delay application bearing lodging No. 562 of 2019 is filed in by Surekha Sandip Sunad and Kanchan Kashinath Vartha against Raymond Limited before Maharashtra Revenue Tribunal, Mumbai, for condoning the delay and thereafter to quash and set aside the order dated May 15, 2015, which is pending. The said applicants were not parties to the Adivasi Case No.4 of 2013 proceedings. No order is passed therein till date.
10. By and under the Indenture of Transfer dated 1st July, 2021 executed between Raymond Limited, therein referred to as the Transferor of the One Part and Thane Municipal Corporation, therein referred to as the Transferee of the Other Part and registered before the office of the Sub-Registrar of Assurances under Serial No. TNN-1/8781 of 2021, Raymond Limited has transferred, conveyed and assured unto the Transferee in pursuance of the 30 meter road for public amenity, *inter-alia* portion of land admeasuring 4346.17 square meters out of Survey No. 131/A1, alongwith other survey numbers, in the manner as more particularly stated therein and which is yet to be effected in the revenue records.
11. Further, we are informed by Raymond Limited that as per the terms and conditions of development permission by the Competent authorities on an area of 5620.75 square meters, out of the total area of 69100 square meters of Survey No.131B, a EWS i.e. Economically



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Weaker Scheme is being undertaken which is registered on 06<sup>th</sup> June, 2022 at Serial no. P51700045709 with MAHRERA.

12. The above proposed residential development area of 73,355.84 square meters to be sanctioned by the Thane Municipal Corporation as per the details provided by Raymond Ltd, is subject to the satisfaction of the terms and conditions set out in the orders, permissions, approvals obtained from competent and appropriate authorities and planning authorities, till date and to be obtained in future and satisfaction of all undertakings and indemnities given / to be given to the competent authorities and planning authorities and compliance with applicable laws as may be applicable and the development plan remarks. Further, non-agricultural permissions as may be applicable for development should be obtained and the terms therein should be complied with.
13. We are in this report not commenting on the permissions, layouts, developments, constructions and/or the sale of units and as the same do not form part of our investigation and/or expertise. The report is restricted only in respect of the said Lands and not the permissions or the structures thereon.
14. Subject to what is stated hereinabove, we are of the opinion that Raymond Limited has a clear and marketable title to the said Lands and subject to the aforesaid on obtainment of all due permissions for residential development and sanctions from the Thane Municipal Corporation and other competent and appropriate authorities, Raymond Limited is entitled to develop such portions of the said Lands as may be duly and legally permissible.

15. This Report is given subject to the following qualifications and assumptions:

- (i) We have presumed that true and correct information's have been provided to us by our client, on the basis of which report has been issued. All material information has been disclosed and there is no suppression. The documents as shown to us are genuine, final and have not been amended or modified in any manner and are within the capacity, powers and authority and are executed and delivered and are binding on the parties thereto;
- (ii) All information including documents that has been supplied to us by the client or client's representatives has been accepted as being correct. Hence, we do not take any liability for the incorrectness of the same or any opinion based on the same.
- (iii) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and Registrar of Companies and other public offices are subject to availability of records and also being properly and up to date. We therefore disclaim

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any responsibility for the consequences which may arise on account of such non-availability of records or on account of records not being updated.

- (iv) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary or any Instruments, documents, proceedings, information in respect of the said Premises, except for those which have been disclosed to us and in this report.
- (v) This opinion is solely for the benefit of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever.
- (vi) Physical verification of the said Lands as well as verification or examination of the approvals/permissions/plans, is outside our scope of work and expertise. We have not examined any plans, permissions, commencement certificate, as mentioned earlier.

Dated this 5<sup>th</sup> day of July, 2023

For Wadia Ghandy & Co.

Partner



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**ANNEXURE- "A"**

**The details of copies of relevant title deeds and revenue records that are examined.**

1. All the 7/12 extracts, the Mutation Entries mentioned therein
2. Certificates dated 12<sup>th</sup> August, 2009 and 13<sup>th</sup> July, 2022 and 26<sup>th</sup> June, 2023 issued by Talathi regarding the non-availability of mutation entries being Mutation Entry No. 170 and Mutation Entry Nos. 4510, 4512, 4520, 4504, 4536, 4538 and 4545.
3. Indenture of Conveyance dated 10<sup>th</sup> 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 and registered with the Office of the Sub-Registrar at Bombay under Serial No. BOM/5823 of 1925.
4. Indenture dated 17<sup>th</sup> May, 1956 executed between Raymond Woollen Mills Limited, therein referred to as the Vendor of the One Part and J. K. Chemicals Ltd., 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. 6213 of 1956.
5. Indenture dated 10<sup>th</sup> September, 1957 executed between Raymond Woollen Mills Limited, therein referred to as the Vendor of the One Part and J.K. Chemicals 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.8901 of 1957.
6. Indenture dated 10<sup>th</sup> 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.
7. Indenture dated 24<sup>th</sup> July, 1962 executed between Jagannath Ramchandra Kharote, Madhav Vinayak Kharote, Laxmilbai 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 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. I.
8. Indenture dated 25<sup>th</sup> September, 1964 executed between J.K. (Bombay) Pvt. Ltd. therein referred to as the Transferor of the First Part and Raymond Woollen Mills Ltd. therein referred to as the Transferee of the Other Part and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. 1398 of 1964.

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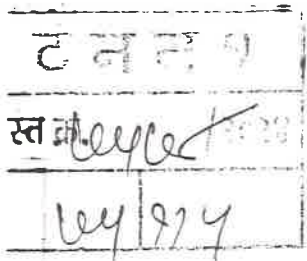
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9. Indenture of Conveyance dated 21<sup>st</sup> September 1960 executed between Sobharam Balamal and Khushiram Bhagmal by their Constituted Attorney Satya Paul Khushiram Mahajan therein referred to as the Vendors of the One Part and the Raymond Woollen 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.
10. Order dated 24<sup>th</sup> October 1963 bearing reference no. RB/VIII/LAG/1448 passed by the Learned Collector, read with Order dated 29<sup>th</sup> October 1963 bearing reference no. RB/VIII/LAG/1448 addressed by the Learned Collector to Dhaklya Lakhma Khurada.
11. Indenture dated 9<sup>th</sup> April, 1964 executed 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 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964.
12. Debenture Trust Deed dated 5<sup>th</sup> May 1959 executed between JK Chemicals Ltd. therein referred to as the Company of the One Part and Industrial Finance Corporation of India, therein referred to as the Trustees of Other Part and registered in the office of the Sub-Registrar of Assurances at Bombay under Serial No. BOM/5903 of 1959.
13. Supplementary Trust Deed dated 5<sup>th</sup> May 1959 executed between JK Chemicals Ltd. therein referred to as the Company of the One Part and IFCI, therein referred to as the Trustee of the Other Part and registered in the office of the Sub-Registrar of Assurances at Bombay under Serial No. BOM/5904 of 1959.
14. Indenture dated 18<sup>th</sup> July, 1961 executed between The Industrial Finance Corporation of India, therein referred to as the Corporation of the One Part and J.K. Chemicals Limited, therein referred to as the Company of the Other Part, and duly registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No.6024 of 1961.
15. Government Resolution No. 6887/24 dated 7<sup>th</sup> June 1928 Government of Bombay, Revenue Department
16. Debenture Trust Deed dated 17<sup>th</sup> March, 2003 executed between M/s. Raymond Ltd therein referred to as the Company of One Part and Western India Trustee and Executor Company Ltd. therein referred to as the Trustees of the Other Part and registered before the Office of the Sub-Registrar of Assurances at Thana under Serial No. 1653 of 2003.
17. Deed of Re-conveyance dated 4<sup>th</sup> December, 2009 executed between IDBI Trusteeship Services Ltd therein referred to as the Trustees in favour of Raymond Ltd. therein referred to as the Company registered before the Office of the Sub-Registrar of Assurances at Thana under Serial No. 10810 of 2009.



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18. Declaration Deed dated 21<sup>st</sup> April, 2012 executed by M/s Raymond Ltd. as the Deponent duly registered before the Office of the Sub-Registrar of Assurances at Thana under Serial No. 3618 of 2012.
19. Re-conveyance Deed dated 30<sup>th</sup> April, 2013 executed by ICICI Bank Ltd as Lender of One Part and Raymond Ltd. as Borrower/s of Other Part and duly registered before the Office of the Sub-Registrar of Assurances at Thana under Serial No. 4769 of 2013.
20. Transfer Deed dated 28<sup>th</sup> October, 2020 executed between M/s Raymond Ltd. as Transferor of the First Part and Thane Mahanagar Palika as Transferee/Corporation of the Other Part registered before the Office of the Sub-Registrar of Assurances at Thana under Serial No. 14731 of 2020.
21. Mortgage deed dated 4<sup>th</sup> February 2021 executed between M/s Raymond Ltd. therein referred to as Mortgagor of the First Part and Axis Trustee Services Ltd. therein referred to as Debenture Trustee of the Last Part and duly registered with the office of Sub-registrar, Thane under Serial No. 1928 of 2021.
22. Mortgage Deed dated 25<sup>th</sup> February 2021 duly registered under Serial No. 3518 of 2021 executed between Raymond Ltd. and Axis Trustee Services Ltd.
23. Transfer deed dated 1<sup>st</sup> July 2021 executed between Raymond Ltd. therein referred to as Company/Transferor of the First Part and Thane Municipal Corporation therein referred to as the Transferee/Corporation of the Second Part and registered with the office of Sub-registrar, Thane under Serial No. 8781 of 2021
24. Mortgage deed dated 1<sup>st</sup> June, 2022 executed between M/s Raymond Ltd. therein referred to as Company/ Mortgagor/ Borrower and Axis Trustee Services Ltd. therein referred to as Security Trustee/ Mortgagee duly registered with the office of Sub-registrar, Thane under Serial No. 12593 of 2022
25. Re-conveyance Deed dated 10<sup>th</sup> April 2023 executed between Axis Trustee Services Ltd. therein referred to as "Party of the First Part/Debenture Trustee/Trustee" and Raymond Ltd. therein referred to as "Mortgagor/Company/ Party of the Second Part" and duly registered with the office of Sub-registrar, Thane under Serial No. 8316 of 2023
26. Deed of Re-conveyance dated 30<sup>th</sup> May 2023 executed between Axis Trustees Services Limited therein referred to as "Party of the First Part/Security Trustee/ Mortgagee" and Raymond Ltd therein referred to as Party of the Second Part/Company/Mortgagor and duly registered with the office of Sub-registrar, Thane under Serial No. 12638 of 2023.
27. Deed of Re-conveyance dated 30<sup>th</sup> May 2023 executed between Axis Trustees Services Limited therein referred to as "Party of the First Part/Security Trustee/ Mortgagee" and Raymond Ltd



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therein referred to as Party of the Second Part/Company/Mortgagor and duly registered with the office of Sub-registrar, Thane under Serial No. 12636 of 2023.

28. Public Interest Litigation Nos. 158 of 2012, 13 of 2016, 57 of 2016 and 71 of 2017 are filed before the Hon'ble High Court of Bombay.
29. Delay Application Lodging No. 562 of 2019 is filed by Surekha Sandip Sunad and Kanchan Kashinath Vartha, against Raymond Limited before Maharashtra Revenue Tribunal, Mumbai, against order passed in Adivasi Case No.4 of 2013.
30. Such other old revenue records including Kami Jasta Patrak, Village Form No.2, as were provided from time to time.
31. All other documents as are mentioned in the Report.

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Apurva [Signature]

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**ANNEXURE "B"**

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

1. Indenture of Conveyance dated 10<sup>th</sup> 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 10<sup>th</sup> 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 21<sup>st</sup> 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 9<sup>th</sup> April, 1964 executed 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 and duly registered with the office of the Sub-Registrar of Assurances at Thana under Serial No. THN/456 of 1964.
5. Order dated 24<sup>th</sup> October 1963 bearing reference no. RB/VIII/LAG/1448 passed by the Learned Collector, read with Order dated 29<sup>th</sup> October 1963 bearing reference no. RB/VIII/LAG/1448 addressed by the Learned Collector to Dhaklya Lakhama Kurhada.
6. Indenture dated 24<sup>th</sup> 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. I.
7. Certified Copy of the Government Resolution No. 6887/24 dated 7<sup>th</sup> June 1928, Government of Bombay, Revenue Department.



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ANNEXURE E ट न न १



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**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 (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.



Signature valid



Dated: 11/12/2023  
Place: Mumbai

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

Apurva Singh

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## ANNEXURE F

PREMIUM PROJECT	
Sr.No	Internal Amenities
1	3 BHK Flooring - Laminated Wooden flooring in Master Bedroom, Vitrified tiles in other rooms
4	4 BHK Flooring - Marble in Living / Dining, Laminated Wooden flooring in Master Bedroom, Vitrified tiles in other rooms
2	CP / Sanitaryware
3	Video Door Phone
4	Acrylic Emulsion paint on internal walls
5	Intercom



Apurva

10/10/18



ANNEXURE ग ट न न 9

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**PREMIUM PROJECT**

Sr.No	Building Amenities - tower 3
1	Indoor Games
2	Creche
3	Entrance lobby
4	Elevators (passanger and Service)



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### ANNEXURE H

PREMIUM PROJECT	
Sr.No	Whole Project Amenities
1	Entrance lobbies
2	Car parking
3	Services
4	Clubhouse (badminton court,wellness lobby,swimming pool,squash court,Multi purpose hall with party lawn, Mini theatre, Lawn Tennis etc)
5	Landscape areas with outdoor amenities like Kids play area, jogging track,amphitheatre etc



अप्रसूता वर्मा

**ANNEXURE I**

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दस्त क्र. १५८/२०२५
२११५



महाराष्ट्र शासन

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही, सकार करण व सुविधित ठेवणे, नियम, १९७१ यातील नियम ३,५,६ आणि ७।  
 गाव नमुना सात ( अधिकार अभिलेख पत्रक )

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 16707257486

भूमापन क्रमांक व उपविभाग : 65

16707257486

अ-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्राचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार	पो.ख. फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्र एकक आर.चौ.गी अकारणी क्षेत्र शेती आकारणी	145	म. रमंड लिमिटेड	30.30.00	7.06 ( 1221 )	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 1512 व 1513 व 23/06/2019

जमीन फेरफार क्र. : ( 17/04/2019 व 25/12/21 )

शेतीचा वर्गीकरण क्रमांक

१. - या १९२२ मधील गाव नमुना - १२ मधील पिकांचा जलसिंचना साधने व जलसिंचनाची मात नमुना - ४ ज्या मध्ये शेतीच्या नावाचे नमुने आहेत ते जलसिंचना साधने व जलसिंचनाची मात नमुना - ४ मध्ये नमूद आहेत.

गाव नमुना सात ( पिकांची नोंदवही )

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 65

पिकांखालील क्षेत्राचा तपशील								लगावही नमुना	मना
वर्ष	इजाजत	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	नमुना
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी	हे.अ.अ. चौ.मी			हे.आर. चौ.मी
2019-20	संपूर्ण वर्ष							अकारणी क्षेत्र	30.30.00

: \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाली फी म्हणून १५/- रुपये मिळाले."  
 दिनांक : 03/02/2025  
 सांकेतिक क्रमांक : 27210009421310050022023129

( नाव :- उत्तमराव रामदेव रोडगे )  
 तालुका साक्षात :- पांचपाखाडीत :- ठाणे जि. ठाणे



*Signature* *Signature* 55

दस्तावेज क्र. 13/114



**महाराष्ट्र शासन**

गांव नसुला सात ( अधिकार अभिलेख पत्रक )  
 | महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९७१ ( अधिनियम क्र. १९७१ यातील नियम ३,५,६ आणि ७ )

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 15747590622

भूतिकावळ संश्लेषण क्र. ००

15747590622

भू-धारणा पध्दती - भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :-

शेत, एकक व आकारणी	खते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख	फे.फा.	कुळ, खड व इतर अधिकार
शेत एकक 145 अवकाश 78.40.00 सुरक्षा 9.56	145	श. रमेश शिंदे	78.40.00	9.56		( 4220 )	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेताचा फेरफार तक्रार क्र. 4812 व दिनांक 22/06/2019

गाव :- पांचपाखाडी ( 943884 ) तालुका :- ठाणे जिल्हा :- ठाणे  
 ( नोंदवही ) व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ |

वर्ष	हगाम	हगामाचा कर्ता	निकाशाचा प्रकार	निकाशाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	उपलब्ध नसलेली जमीन		टिप	
								स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
201-20	संपूर्ण हग				हे.आर. घोंगी	हे.आर. घोंगी			बिनशेती पड	78.4000	

\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या पत्रावर प्रतीपाटीची स्वतःची १५/- रुपये मिकाले."  
 दिनांक : 03/07/2023  
 प्रमाणित करणारा : 2721/03/07/23/00000022023131



( नाव :- उत्तमराव जलदेव भोसले )  
 सहाय्यी साक्षी :- पांचपाखाडी :- ठाणे जि :- ठाणे

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दस्त क्र. 109/2028  
10/11/2023 अहवाल दिनांक 21/03/2023



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,९,६ आणि ७ )

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 10229155425

भूमापन क्रमांक व उपविभाग : 118/1

10229155425

भू-धरणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. 145 अ) लागवड योग्य क्षेत्र जि.रा.ख.न. 0.36.20 साधारणतः एकक ला.सो. 0.36.20 क्षेत्रे ब) पोट खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.04.00 ए.सि. (घ) एकक पो.ख. 0.04.00 एकक क्षेत्र 0.40.20 अ-ब) भाषावर्णनी 6.14 सुद्धी किंमत वंशसभ अधिकारणी	145	मे. रेमंड लिमिटेड	0.36.20	6.44	0.04.00	(4220)	कुळचे नाव व खंड इतर अधिकार प्रत्यक्ष फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4624 व दिनांक 28/04/2022

जन्म फेरफार क्र. ( 1496 व 2437 व 2499 व 3078 व 4220 व 4621 व 4624 )

शेताचा अतीव मजामान किंमत

गाव नमुना बारा ( पिकांची नोंदवह्या )

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 118/1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाला क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(११)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2021-22	संपूर्ण वर्ष	145			हे.आर. चौ.मी.	हे.आर. चौ.मी.				
								चालू पडू	0.36.20	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 21/03/2023  
सांकेतिक क्रमांक :- 272100094213100500320231280

( नाव :- उपपारसे मोहंमद शेख )  
तलाठी साहा :- पांचपाखाडी तालुका जि. ठाणे



3/21/2023

Signature

Signature

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 20/03/2023  
 914



अहवाल दिनांक : 21/03/2023

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )  
 [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1968 यातील नियम 3, 9, 6 आणि 7 ]

गाव :- पांचपाखाडी तालुका :- ठाणे जिल्हा :- ठाणे  
 ULPIN : 26682580729 भूभाषण क्रमांक व उपविभाग : 118/2  
 भूधारणा पध्दती : भोगवटादार वर्ग - 1 शेताचे स्थानिक नाव : 26682580729

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र (एकक): हे.आर.चौ.गी 145 अ) लागवड योग्य क्षेत्र लागवड 0.62.00 ब) गीट लागवड क्षेत्र (लागवड अयोग्य) पो (अ) 0.04.30 पो (ब) - एकूण क्षेत्र 0.04.30 एकूण क्षेत्र 0.66.30	145	मं. रेमड लिमिटेड	0.62.00	7.00	0.04.30	(4220)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक --- व दिनांक : ---

गाव नमुना नारा ( पिकाची नोंदवही )  
 [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1968 यातील नियम 29 ]  
 गाव :- पांचपाखाडी ( 943884 ) तालुका :- ठाणे जिल्हा :- ठाणे  
 भूभाषण क्रमांक व उपविभाग : 118/2

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	क्षेत्रा क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेरा
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
2021-22	राण वर्ष	145			हे.आर. चौ.गी	हे.आर. चौ.गी		सासू पट	0.6200	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून 10/- रुपये मिळाले."  
 दिनांक :- 21/03/2023  
 सांकेतिक क्रमांक :- 272100694213100500320231278



( नाव :- उत्तमराव लक्ष्मण शेंडगे )  
 तालुकी साजरा :- पांचपाखाडी तालुका जि :- ठाणे

Apasruva  
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दस्त क्र. 145/2028  
14914



महाराष्ट्र शासन

भास जग्दा समत ( अधिकार अकिलेख पदक )  
[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम 1997 आणि नोंदवही, तयारी करणे व सुस्थितीत ठेवणे ] नियम, 1998 यातील नियम 3, 9, 6 आणि 6 ]

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 38775795482

अमापन क्रमांक व उपविभाग : 119/अ/1/अ

38775795482

अधारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे क्षेत्रफळ हे.आर.ची.मी. 12.50.00 अकालिका 0.83	145	श. रमेश लालदेव	12.50.00	0.83		( 4220 )	कुळचे नाव व खड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4512 व दिनांक 22/06/2019

नियम 3, 9, 6 व 6 ]

शेताचे स्थानिक नाव

नियम 3, 9, 6 व 6 ]

भास जग्दा समत ( पिकांची नोंदवही )

गाव - पांचपाखाडी ( 943884 )

तालुका - ठाणे

जिल्हा - ठाणे

तयारी करणे व सुस्थितीत ठेवणे ] नियम, 1998 यातील नियम 29 ]

अमापन क्रमांक व उपविभाग : 119/अ/1/अ

पिकांखालील क्षेत्राचा तपशील								उपलब्ध नसलेली		
क्र.	हगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. ची.मी	हे.आर. ची.मी			हे.आर. ची.मी	
2019-20	संपूर्ण वर्ष							अकालिका नोंद	12.5000	

\* सदरची नोंद मोबाइल ऑप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठीची म्हणून 197-रूपक मिळाले."  
दिनांक :- 03/02/2023  
संकेतिक क्रमांक :- 22210009424310050022023143

( नाव :- जलमाराज जानदेव शेंडगे )  
सहायी शाखा :- पांचपाखाडीस :- ठाणे

कलाठी सहाय  
ठाणे जिल्हा



2/3/2023

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दस्त क्र. ६५६६२०२४  
६६९१५



महाराष्ट्र शासन

[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९६१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 21828877100 भूमापन क्रमांक व उपविभाग : 119/अ/1/ब

21828877100

क्षेत्र एकक व आकार मी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.खं.	फे.फा.	कुळ, खंड व इतर अधिकार
अक्षर संख्या २५५ अक्षर क्र. २८५ अक्षर क्षेत्र २८.९८.०० अक्षर क्षेत्र २.०४	१६	श्री. वसुदेव शिंदे	३९.९८.००	२.०४		१९२०	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. भोगवटा फेरफार क्रमांक ४३५६/२०१९ १७/१६/२०१९ प्रीति आणि वसुदेव शिंदे

महसूल क्र. १९०२ व १९०३ व ३०२४ व ३०२५ व १९०४  
गाव :- पांचपाखाडी ( 943884 ) तालुका :- ठाणे जिल्हा :- ठाणे

गाव :- पांचपाखाडी ( 943884 )

क्र.	हगाम	क्षेत्रीय क्रमांक	विक्रय प्रकार	प्राप्त नाव	जल संचित	अजल संचित	जल सिंचनाचे साधन	उपलब्ध नसलेली जमीन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2019-20	संपूर्ण व				हे.आर. चौ.मी	हे.आर. चौ.मी				हे.आर. चौ.मी
								अकृषिक वापरा	२५.९५०००	

\* \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

या प्रमाणित प्रतिसादी फी म्हणून १% रुपये मिळाले.  
दिनांक :- ०३/०३/२०२३  
संश्लेषित क्रमांक :- २१२१०००९०२१३१००२५०२३२३१६५



( नाव :- उत्तमराव सानेदिवस शिंदे )  
तालुकी साखा :- पांचपाखाडी तालुका :- ठाणे जिल्हा :- ठाणे  
प्राप्ती रुपात पांचपाखाडी तालुका :- ठाणे

2/3/2023

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दस्त क्र. ५८८२०२४	
२८	११५



**महाराष्ट्र शासन**

भविष्यतः जमीन महसूल अधिकार अधिनियम १९६१ यातील नियम ३,५,६ आणि ७ ।  
 भविष्यतः जमीन महसूल अधिकार अधिनियम १९६१ आणि नोंदवही तयार करणे व सुस्थितीत ठेवणे । नियम १९६१ यातील नियम ३,५,६ आणि ७ ।

गाव :- पांचपाखाडी  
 (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 33922091857

भूमापन क्रमांक व उपविभाग : 119/अ/2

33922091857

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव

खेत, एकक व ओवरी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख	फे.फा.	कुळ, खंड व इतर अधिकार
शेताचे एकक हे.आर.वी.अ. (अ) लागवड योग्य क्षेत्र	145	म. रमेश विजयदत्त	0.74.90	0.13	0.02.00	(4622)	कुळाचे नाव व खंड
जिरागत	[200]	दिनेश्वर-वृद्ध-विनायक-विजयदत्त	0.74.90	0.13	0.02.00	(4622)	इतर अधिकार
लागवड योग्य क्षेत्र (लागवड अयोग्य)							प्रलंबित फेरफार : नाही.
वरी (अ)	0.02.00						शेताचा फेरफार क्रमांक 4622 व दिनांक 23/04/2023
जमीन पोखरी	0.02.00						
जमीन पोखरी	0.76.90						
जमीन पोखरी							
जमीन पोखरी							
जमीन पोखरी							

**पिकाचे नोंदवही**

भविष्यतः जमीन महसूल अधिकार अधिनियम १९६१ आणि नोंदवही तयार करणे व सुस्थितीत ठेवणे । नियम १९६१ यातील नियम २९ ।  
 तयार करणे व सुस्थितीत ठेवणे । नियम १९६१ यातील नियम २९ ।

गाव :- पांचपाखाडी (943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 119/अ/2

पिकाबाबतची माहिती								लागवडयोग्य उपलब्ध नसलेली जमीन		
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	वर्ष
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. वी.सी	हे.आर. वी.सी			हे.आर. वी.सी	
१-२१	संपूर्ण वर्ष	145						यज पद	0.1400	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
 दिनांक :- 03/02/2023  
 लॉकवॉक क्रमांक :- 27210009421410050022023139

(नाव :- उत्तमराव रामदेव शंभर)  
 तलाठी साक्षर :- पांचपाखाडी



2/3/2023

*Signature*

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CE 91Y



**महाराष्ट्र शासन**

गाव जमिनी सात ( अधिकार अधिलेख पत्रक )  
 [ महाराष्ट्र जमीन महसूल अधिकार अधिलेख अधिनियम, १९६१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी  
 ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 19909143376

भूमिपत्र क्रमांक व उपविभाग 119, व

19909143376

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : ठाणे, चौ.मी. उत्पत्ती : खण क्षेत्र : 116.35.00 आकारणी : 64.00	119	श्री. रमेश विठ्ठल	116.35.00 84.00 (4220)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. भोगवटा फेरफार क्रमांक : 1531 व दिनांक : 17/06/2019 जिल्हा शासक महाराष्ट्र शासन

या भोगवटादाराचे नाव जमिनी मालकी अधिनियम, १९६१ च्या तरतुदीनुसार नोंदवण्यात आले आहे. या भोगवटादाराचे नाव नोंदवण्यात आले आहे. या भोगवटादाराचे नाव नोंदवण्यात आले आहे.

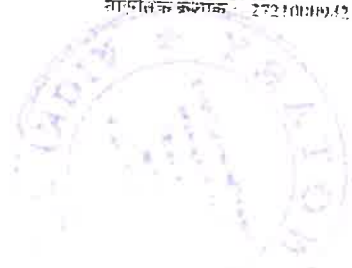
गाव :- पांचपाखाडी ( 943884 )  
 तालुका :- ठाणे  
 जिल्हा :- ठाणे

हंगाम	शुद्धता	प्रकार	नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	उपलब्ध नसलेली जमीन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				ह.आर. चौ.मी.		ह.आर. चौ.मी.			ह.आर. चौ.मी.
							अनुचित	गोप	116.3500

\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹१०० रुपये घ्यावे."  
 दिनांक : 03/02/2023  
 शासकीय क्रमांक : 27210009421310050022023111

( नाव :- उत्तमराजे सातारव शेतकरी )  
 मालकी साक्षात :- पांचपाखाडी :- ठाणे



2/3/2023

Approved  
 [Signature]

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दस्त क्र. 2022  
६० ११५



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN 24909408741

भूमापन क्रमांक व उपविभाग : 120/1/3

24909408741

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. अ) लागवड योग्य क्षेत्र जसाचेत 0.19.46 जसाचेत 0.19.46 ब) पौध रोपण क्षेत्र (लागवड अयोग्य) क्षेत्र (अ) 0.02.54 क्षेत्र (ब) - जसाचेत 0.02.54 जसाचेत 0.22.00	145	म. हेमड विमिष्ट	0.19.46	3.52	0.02.54	( 4584 )	कुळाचे नाव व खड इतर अधिकार प्रलंबित फेरफार : नाही. शेताचा फेरफार क्रमांक : 4584 व दिनांक 30/06/2021

भूमापन नमुना सात ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 120/1/3

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेता
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2021-22	संपूर्ण वर्ष	145			हे.आर. चौ.मी	हे.आर. चौ.मी		चालू पड	0.2200	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"बा प्रमाणित प्रतीसाठी फी म्हणून (५/- रुपये मिळाले.)  
दिनांक :- 03/02/2025  
संकेतिक क्रमांक :- 27210000421310050022023117

( नाव :- उत्तमराव गोविंदराव शंभर )  
तलाठी कार्यालय :- पांचपाखाडी :- ठाणे जि :- ठाणे

नसली अशा पांचपाखाडी  
म. वि. ठाणे



2/3/2023

Signature

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स्त क्र. २५/२०२४  
२१/११५



अहवाल दिनांक : 06/02/2023

महाराष्ट्र शासन

गाव नसुजा सार ( अधिकार अधिकृत पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहीचा व तयार करणे व सुस्थितीत ठेवणे ] नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 22350581625

अनुमोदन क्रमांक व उपविभाग : 131/अ

22350581625

अधारणा पत्रदली भोगवटादाराचे नाव :-

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक, आर.चौ.मी. भूभागाचे क्षेत्र ९९.११.०० आकारणी १०.८२	१४६	श्री. रमेश विठ्ठल	९९.११.००	१०.८२		( 4584 )	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेताचा भूभागाचा क्रमांक 4584 व दिनांक 06/02/2023

शेताचे स्थानिक नाव :-

गाव नसुजा सार ( धिकांची नोंदवही )

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

अधारणा पत्रदली भोगवटादाराचे नाव :-

शेताचे स्थानिक नाव :-

वर्ष	हगाम	खाता क्रमांक	धिकाऱ्याचे प्रकार	धिकाऱ्याचे नाव	जल सिंचनाचे	अजल सिंचनाचे	जल सिंचनाचे साधन	उपलब्ध नसलेली जमीन	
								स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी.				हे.आर. चौ.मी.

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या पत्राविलेले घटोत्तारेची मूल्य १% रुपये मिळाले."  
दिनांक :- 06/02/2023  
प्रमाणित क्रमांक :- 22100094213100500230231167

( गाव :- उत्तमराव जामटेकर शेड्डे )  
सहायी साक्षी :- पांचपाखाडीता :- ठाणे जि :- ठाणे

सहायी साक्षी (सहाय्यी)

क. वि. ठाणे



2/6/2023

Agarwal

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दस्त क्र. 1111/2028  
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**महाराष्ट्र शासन**

गाव नमुना सार ( अधिकार अधिकार पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहाता, त्याच फारणे व कुनियतोत वेवण ] दिनांक: १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी  
(943884)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 14443896370

भूमिपत्र क्रमांक व उपविभाग : 131/५

14443896370

अ-धारणा पध्दती : भोगवटादार वर्ग :-

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख. फे.फा.	कुळ, खड व इतर अधिकार
भोगवटादार वर्ग अनुषंगिक क्षेत्र विस्तार क्षेत्र आकारणी 3306.12	145	श्री. वेणुगड लिमिटेड	6.9100	3306.12 (4220)	कुळ, खड व इतर अधिकार इतर अधिकार परिवार फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4510 व दिनांक : 20/06/2019

न-या ७ १२ वरील गाव नमुना - १५ नोंदवहाता पिकाचे एकूण क्षेत्रह सहकारिताचे गाव नमुना - ७ च्या एकूण क्षेत्राचा १००% क्षेत्राचा जमीन मालकी पिकाच्या क्षेत्राची वस्तुस्थिती करून घ्यावी

गाव नमुना सार ( अधिकार अधिकार पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहाता, त्याच फारणे व कुनियतोत वेवण ] दिनांक: १९७१ यातील नियम ३,५,६ आणि ७ ]  
गाव :- पांचपाखाडी ( 943884 ) तालुका :- ठाणे जिल्हा :- ठाणे

वर्ष	हगाम	खाले क्रमांक	पिकाचा प्रकार	जि.स. नाव	जल सिंचन	अजल सिंचन	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
2019-20	संगणक वर्ग				ह.आ.प. वी.आ.	ह.आ.प. वी.आ.		अनुषंगिक वी.आ.	6.9100

: \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"आ प्रमाणित प्रतीसही को म्हणून (५/- रुपये मिळाले.)  
दिनांक :- 06/02/2023  
संकेतिक क्रमांक :- 272100094213100300220231165

( नाव :- अरुणशंकर रामदेव शेंडगे )  
तेजादी साहू :- पांचपाखाडी :- ठाणे जिल्हा



2/6/2023

*Arunwa Shinde*

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महाराष्ट्र शासन

गाव नमूना सारत अधिकार अभिलेख पत्रक ।  
 [ महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९६१ यातील नियम ३,५,६ आणि ७ ]

गाव :- पांचपाखाडी (943884) तालुका :- ठाणे जिल्हा :- ठाणे  
 ULPIN : 18310413849 उपविभाग : 132/2

क्षेत्र, एकक व आज्ञारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार	पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्र.नां० एकक आठव्या मी. 281.66.12 32.28	115	श्री. रमंड लिंगराव	281.66 12 32.28	( 4584 )	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 4584 व दिनांक 30/06/2021

गाव नमूना बारा (पिकांची नोंदवही)  
 गाव :- पांचपाखाडी (943884) तालुका :- ठाणे जिल्हा :- ठाणे  
 क्रमांक व उपविभाग 132/2

वर्षे	हगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचा नाव	जल सिंचन	अजल सिंचित	जल सिंचनाचे साधन	उपलब्ध नसलेली जमीन
			(४)	(५)	(६) हे.आर. चौ.मी	(७) हे.आर. चौ.मी	(८)	(९) हे.आर. चौ.मी

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाली फी म्हणून १% रुपये मिळाले."  
 दिनांक :- 31/03/2023  
 सांकेतिक क्रमांक :- 272100094213100500320231240

( नाव :- सत्यनारायण गोविंदराव शेंडगे ।  
 तलाठी कार्यालय :- पांचपाखाडी तालुका :- ठाणे जि :- ठाणे



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महाराष्ट्र शासन

गाव जमना सारत ( अधिकार अभिलेख प्रकृत )  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवदना ( तयार करणे व सुविभाजित ठेवणे ) नियम, 1968 यातील नियम 3, 4, 5 आणि 6 ]

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 20403728601

अप्रतिपन्न इतरांचा व उपविभाग : 133/अ

20403728601

अ-धारणा पध्दती : भोगवटादारा वगै - 2

शासनेचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	यातले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुठ, खड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. अ) लागवड योग्य क्षेत्र जिराभत ब) पोट-खराब क्षेत्र (लागवड अयोग्य) क्षेत्र (अ) 1.05.00 एकक (पो.ख.) 1.05.00 एकक (फे.फा.) 1.05.00 ब) 0.00 जमीन मालक जिल्हा आकारणी	145	म. देगड लिमिटेड			1.05.00	( 4229 )	कुठ, खड व इतर अधिकार इतर अधिकार शासनाचे पूर्व परवानगीशिवाय हस्तांतरणास बंदी ( 4291 ) [इन्स] ( 4623 ) [कड] ( 4623 ) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4623 दि. 27/04/2023

गाव जमना सारत ( भिद्योगी नोंदवदनी )  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवदना ( तयार करणे व सुविभाजित ठेवणे ) नियम, 1968 यातील नियम 3, 4, 5 आणि 6 ]  
गाव :- पांचपाखाडी ( 943884 ) तालुका :- ठाणे जिल्हा :- ठाणे  
अप्रतिपन्न इतरांचा व उपविभाग : 133/अ

पिकायोजीत क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		वर्ग
वर्ष	हगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
1-22	शरण वग	145			हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
								हे.आर. चौ.मी	1.0500	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०/- रुपये मिळाले."  
दिनांक :- 03/02/2023  
संकेतिक क्रमांक :- 29210009421310050022023307

( नाव :- जलमय्ये जगदगु शेठम )  
तालुका सहाय्य :- पांचपाखाडी तालुका :- ठाणे जिल्हा :- ठाणे



2/3/2023

Apoorva [Signature]

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)  
( महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९७१ यातील नियम ३,५,६ आणि ७ )

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 13456710226

भूमापन क्रमांक व उपविभाग : 133/ब

शे-धारणा पध्दती भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	कुळ, खड व इतर अधिकार
भूमापन क्र. 133 आर.नं. 884 क्षेत्र 90.00.00 आकार 4.00	45	श. रमण निमिसे	90.00.00	4.00		( 4220 )	कुळी नाव नसून इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4512 व दिनांक 22/06/2019

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील भागाचे पिका क्षेत्र हे सकृतदर्शनी गाव नमुना याबाबत संबंधितांनी पिकांच्या क्षेत्राची दुरुस्ती

( गाव नमुना नोंदवही )  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९७१ यातील नियम ३,५,६ आणि ७ व सुस्थितीत ठेवणे ( क्रमांक ८८४ )

वर्ष	पिकांचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	एकरी	एकरी
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)
2019-20	भाजप वन		हे.आर. चौ.मी	हे.आर. चौ.मी			०.8100

टीप : \* सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतिसादी फी म्हणून १% रुपये मिळाले."  
दिनांक : 20/06/2023  
सांकेतिक क्रमांक :- 272100094213100500320231242

( नाव : सुलभाबाई दामोदर मोठे )  
उत्तरी साह्या : पांचपाखाडी तालुका :- ठाणे जि :- ठाणे



3/21/2023

*Signature*

३९



ट न न १  
दस्त क्र. १५५६/२०२४  
०६/११५



महाराष्ट्र शासन

गाव नमुना सोद ( अधिकार अभिलेख पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहीचा तयार करणे व सुस्थितीत ठेवणे ] नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- पांचपाखाडी  
( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 27525320159

संस्थापक इलाका व उपविभाग :- 138/1/अ

अधारणा पध्दती :- भोगवटादारा वर्ग - 1

शेताचे स्थानिक नाव

क्षेत्र, एकक व आकारणी	खाने क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	कुळ, खंड व इतर अधिकार
क्षेत्र एकक ह.आर.चौ.मी. अ) लागवड योग्य क्षेत्र जिरायत योग्यत अकृण लागू ०.56.90	145	म. रमेश विनोद	0.56.90	11.07	0.05.10	( 4220 )	कुळचे नाव व खंड इतर अधिकार [इसम]( 4623 ) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4623 व दिनांक 27/04/2022
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) क्षेत्र (अ) चौ.मी. ०.05.10							
ग) पोट-खराब क्षेत्र (लागवड अयोग्य) क्षेत्र (अ) चौ.मी. ०.05.10							
द) पोट-खराब क्षेत्र (लागवड अयोग्य) क्षेत्र (अ) चौ.मी. ०.05.10							

गाव नमुना सोद ( विक्रीची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहीचा तयार करणे व सुस्थितीत ठेवणे ] नियम, १९७१ यातील नियम २९ ]

गाव :- पांचपाखाडी ( 943884 )

तालुका :- ठाणे

जिल्हा :- ठाणे

संस्थापक इलाका व उपविभाग :- 138/1/अ

विक्रीखालील शेताचा तपशील								उपलब्ध नसलेली जमीन		शेता
वध	हगाम	खाता क्रमांक	विक्रीचा प्रकार	विक्रीचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	
2021-22	संपूर्ण वर्ष	145						चालू पत्र	0.5690	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

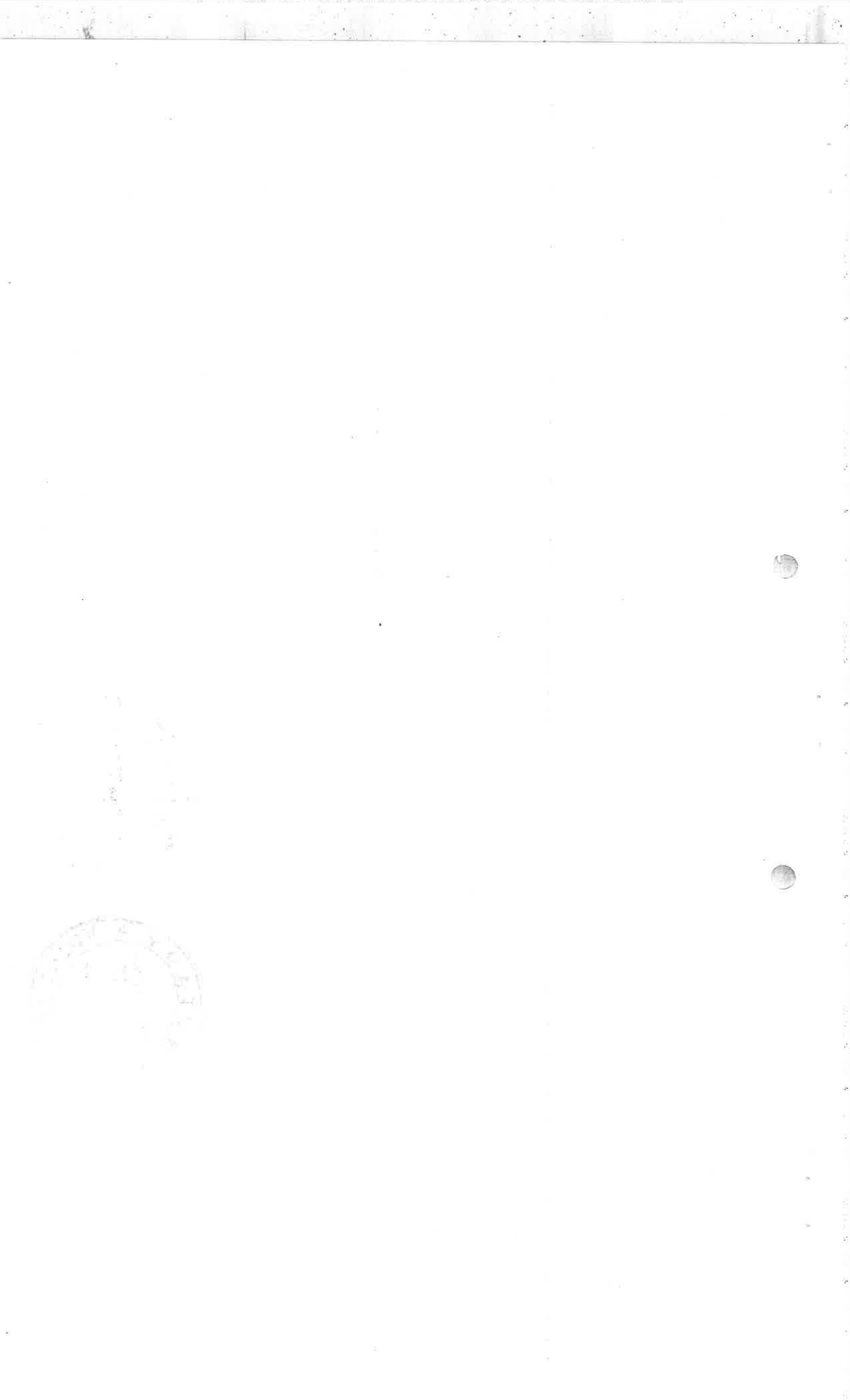
"या प्रमाणित प्रतीसाठी फी म्हणून १% रुपये मिळाले."  
दिनांक :- 05/02/2023  
सांकेतिक क्रमांक :- 27210009421310050022023177

( गाव :- उल्लेखित गाव व शेताचे )  
तलाठी साक्षात :- पांचपाखाडीत :- ठाणे जि. ठाणे

तलाठी साक्षात पांचपाखाडी  
त. जि. ठाणे



*Handwritten signature*



ANNEXURE - ज न न १

FLOOR PLAN

दस्तावेज क्र. १५०८/२०२४

ए ११५



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

Not to scale

Apartment no. 0401 on 4th habitable floor of 'D' wing (i.e. Wing "D" as per approvals)

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दस्तावेज क्र. 1028

२६/११/१५



Annexure "K"

Payment schedule

ट न न १
दस्त क्र १०५८/२०२४
२२ ११५



The Purchase Price of Rs.20571904/- (Rupees Two Crores Five Lakhs Seventy One Thousand Nine Hundred Four Only) payable by the Allote/s in instalments against the following Milestones.

Milestone	Amount ( IN Rs. )
Booking Amount (Part 1) with the Application Form	1,01,000
Booking Amount (Part II) - (within 7 days from the Application)	9,27,595
Final Booking Amount (Part III) - within 20 days from the Registration of Agreement For Sale	20,57,190
Completion of Excavation	10,28,595
Completion of Plinth	30,85,786
On Completion top Podium Slab	20,57,190
On Completion of 7th Slab	12,34,314
On Completion of 14th Slab	12,34,314
On Completion of 21st Slab	12,34,314
On Completion of 28th Slab	12,34,314
On Completion of 35th Slab	12,34,314
On Completion of Terrace	12,34,314
On Completion of Lift Installation	12,34,314
On Completion of Plumbing Work	16,45,752
On Possession	10,28,598
<b>Total</b>	<b>2,05,71,904</b>

Approved by

SS

१०० ११५



## Annexure L

### 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	75000
Water Connection charges	
Pipe Gas Connection Charges*	10000
Advance Common Area Maintenance (CAM)	267719
Interest free Security Maintenance Deposit (only FCAM Charges) for 12 months (no GST)	45000
<b>Total</b>	<b>413719</b>

**Advance Maintenance Charges and Interest Free Security Maintenance deposit as mentioned above to be paid on offer of possession on the following rate:**

CAM charges @ Rs. 12 per sq. ft. RERA Carpet Area per month excluding GST & 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 CAM 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 CAM charge, CAM charge and Property Tax, if applicable from the Allottees/Members and pass the CAM charges to the Promoter so that the Promoter can manage the Common areas and Amenities smoothly.

\* \*In case, any Society fails to pay the CAM 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.



*Apurva Singh*

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दस्त क्र 10470/2025  
909/114



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAYMOND LIMITED

10/09/1925  
Permanent Account Number  
AAAGR4893A

20012005

*Signature*



ट. ज. नं. ७	
वस्तु	७५०८/२०१४
१०२	११५





ट न न १  
दस्त क लेक्ट २०२४  
१०३ ११५



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1057/11117/34695  
To,  
कपिल चिटणीस  
Kapil Chitnis  
Room no-05 , Swami Samarth CHS, Plot-23  
Near Kokandip Hotel Sector-13, Khanda Colony  
Panvel  
Panvel Panvel Raigarh  
Maharashtra 410206  
9920416197

Ref: 33 / 26H / 65259 / 65835 / P



SH189445139FT



आपला आधार क्रमांक / Your Aadhaar No. :  
**8804 4140 9280**  
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



कपिल चिटणीस  
Kapil Chitnis  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male



8804.4140 9280

आधार - सामान्य माणसाचा अधिकार

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स. ८५८  
१०४/११५



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAPIL CHITNIS

KIRAN KUMAR CHITNIS

28/10/1980  
Permanent Account Number  
AHMPC6738N

*Kapil*  
Signature

भारत सरकार  
10022007



*Kapil*



ट न न 9  
दस्त क्र. 494/2028  
904/494



  
भारत सरकार

  
आधार


**भारतीय विशिष्ट ओळख प्राधिकरण**  
**भारत सरकार**  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1057/11105/11378

To,  
अपूर्वा चिटणीस  
Apoorva Chitnis  
W/O: Kapil Chitnis  
Flat No-5, Swami ,Samarth CHS, Plot No -23  
Near kokandeeep Hotel Sector-13,Khanda Colony, New  
Panvel west  
Panvel  
Panvel Panvel Raigarh  
Maharashtra 410206  
9930005110

13/05/2013

Ref: 79 / 02H / 157072 / 157605 / P



SH110974809FT



आपला आधार क्रमांक / Your Aadhaar No. :

## 4382 4477 4913

आधार - सामान्य माणसाचा अधिकार

---

  
भारत सरकार  
Government of India



अपूर्वा चिटणीस  
Apoorva Chitnis  
जन्म वर्ष / Year of Birth : 1982  
स्त्री / Female



4382 4477 4913

आधार - सामान्य माणसाचा अधिकार



Apoorva

दस्तावेज १

दस्तावेज क्रमांक १०९९

१०९ ११५



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

APOORVA CHITNIS

SUBHASH DAUDKHANE

27/04/1982  
Permanent Account Number  
AQMPC2663H

*Apoorva*  
Signature

भारत सरकार

09022011

*Apoorva*



ट न न 9  
दस्त क्र 92CE/2024  
900 914



शुक्रवार, 22 फरवरी 2024  
4:38 PM

पत्राची क्र. 1027 दिनांक: 22/02/2024

भावाचे बाप: राजेशभाई  
दणुदुबाबा मजुबंदी; वारस 1-1288-2024  
व्यवसायाचा वया: पुनव्यवसाय  
माता कन्याबाई बाप: देवा विठ्ठल वई अणोराव विठ्ठल वरु वरु -  
पारपी वी Y 100.00  
राज दुरावकी वी Y 300.00  
पारपी वया: 16  
एकूण: ₹. 400.00

मरणातून वारस घेण्यात येत असून, एवढी रक्कम  
६:17 PM या दिवशी मिळाली.

घाबर वरु: B.D.  
वैद्यका व. 12  
वयसचे वरु व. 1. 200-

1) वरु वरु: DHC वरु: १.300-  
वैद्यका वरु: 22/02/2024  
वैद्यका वरु: 22/02/2024  
2) वरु वरु: १.100-  
वैद्यका वरु: 22/02/2024  
वैद्यका वरु: 22/02/2024

Department	Inspector General Of Registration	Payor Details
Stamp Duty	Registration Fee	PAN NO / PAN IN Any?
Stamp Duty	Registration Fee	PAN No. of Applicant
Office Name: THE T. J. SUB REGISTRAR THANE WEST	Part Name	Assessed Land
Location: Thane	Plot No.	
Year: 2023-2024	Chq Post	Plot/Block No.
Assessed Area Details	Amount in Rs.	Plot/Block No.
0020046491 Stamp Duty	600.00	Land/Plot No.
0040001281 Registration Fee	100.00	Area/Category
		Tax/Chq/Chq/Chq
		Pay
		A B C D E
		Amount in Rs. Financial Figures Only
Total	700.00	
Payment Mode: CBS BANK		PAN NO IN CBS/POST BANK
Chq/OD Details	Bank Code	Branch Code
	18	18
Chq/OD No.	Bank Date	Post Date
	07/02/2024	07/02/2024
Type of Bank	Bank Branch	CBS BANK
Name of Branch	Branch No., Dist.	Just Verified with Bank

*[Handwritten Signature]*



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दस्त क्र 92CE/2024  
3 94



**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT We (1) Mr. Mayur Parle, Indian Inhabitant, aged about 31 years, Pan No. - CKZPM41F, (2) Mr. Swapnil Galkwad Indian Inhabitant, aged about 37 years, Pan No. - AKVFG1769F, (3) Mr. Tushar Tambe Indian Inhabitant, aged about 35 years, Pan No. - AHHPT014D, (4) Mr. Vijay Jadhav, Indian Inhabitant, aged about 34 years, Pan No. - BLFP1229P, (5) Ms. Bhavika Nimalkar, Indian Inhabitant, aged about 30 years, Pan No. - ASGPN6632H, and (6) Mr. Sameer Shelar, Indian Inhabitant, aged about 32 years, Pan No. - F1DPS5300C Office address - Raymond Realty, The Mill, Experience Center, Jekgram, Panaji Road No. 1, Thane West - 400606 send greetings:-

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दस्त क्र 92CE/2024  
2 94

**WHEREAS**

- a) Raymond Limited ("Company"), having its office address C/o Raymond Limited, Pokharan Road, Jekgram, Thane-400606, Maharashtra, India, is engaged in the business of real estate development in Maharashtra, India.
- b) The Company vide its Board Resolution dated 13<sup>th</sup> February 2024 authorized us for signing and executing the Agreement for Sale (AFS) / Rectification Deeds / Supplementary Deeds / Declarations / Undertakings / Cancellation Deeds and such other related documents (herein after referred as "Documents") to be entered into/ executed for units/flats/office/shops/ premises 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 land situated at Village Panchajhadi, Thane, Maharashtra.
- c) We are executing the said Documents however for diverse reasons, we are unable to admit and lodge the necessary Documents with the prospective buyers, for concluding the sale transaction and therefore, we are desirous of appointing some fit and proper person as our Constituted Attorney to do the needful in this regard for the purposes hereinafter mentioned.
- d) As we will be unavailable for attending at the registration of the Documents of said units/flats/office/shops/premises, we are desirous of irrevocably appointing, (1) Adv. Vivek Ambure, Pan No - AGMPA5564F, (2) Mr. Jitenra Kadam, Pan No. - DFMPK4729A, (3) Mr. Karan Dudhane, Pan No. -

Deepak Patil, Pan No. - DNYPT2321D, (5) Mr. Roshan Talli, Pan No. - 2020PT7833P, (6) Mr. Tejas Gadekar, Pan No. - CNDIC2157E, (7) Mr. Pradeep Patil, Pan No. - ARUPPT336Q, (8) Mr. Mahesh Waghmare, Pan No. - AATPW1499B, (9) Mr. Mangesh Mohite, Pan No. - AYFPM6846K, (10) Mr. Karan Kukare, Pan No. - HYCPK0160E as our duly constituted attorneys to appear jointly or severally before the Sub-Registrar of Assurances, for lodging and presenting the necessary Documents for registration in the Office of the Sub-Registrar of Assurances, for admitting the execution thereof on our behalf, and for attending to and completing all such deeds, matters and things related and incidental to the registration of the necessary Documents for said units/flats/office/shops/premises, which we had agreed to do.

Now Know Ye All And By These Presents Witnesseth that, we (1) Mr. Mayur Parle (2) Mr. Swapnil Galkwad, (3) Mr. Tushar Tambe, (4) Mr. Vijay Jadhav (5) Ms. Bhavika Nimalkar, and (6) Mr. Sameer Shelar do hereby appoint, nominate, constitute, and authorize (1) Adv. Vivek Ambure, (2) Mr. Jitenra Kadam, (3) Mr. Karan Dudhane, (4) Mr. Deepak Patil, (5) Mr. Roshan Patil, (6) Mr. Tejas Gadekar, (7) Mr. Pradeep Patil, (8) Mr. Mahesh Waghmare, (9) Mr. Mangesh Mohite, (10) Mr. Karan Kukare office address A/202, Devadarshan CHS, Tembhi Naka, Thane West as our true, legal and lawful ATTORNEYS, for us, in our name and on our behalf, to do and execute jointly or severally all or any of the following acts, deeds and things in respect of the said units/flats/office/shops/premises:-

- 1. To present, admit and lodge all Agreement for Sale (AFS) / Rectification Deeds / Supplementary Deeds / Declarations / Undertakings / Cancellation Deeds / and such other related documents (herein after referred as "Documents") executed by ourselves for and on behalf of the Company, with the Purchasers, and such other persons as may be required, in respect of the sale of the said units/flats/office/shops/premises.

To appear, present and lodge the said Documents in the office of the concerned Sub Registrar of Assurances or such other concerned authorities and to admit execution of the same, and to do all other acts, deeds, matters and things necessary for efficiently registering the said Documents under the Indian Registration Act, 1908 or regulations relating thereto for the time being in force, or any statutory modifications or amendments thereof for the time being in force relating to the registration of Documents, and to apply for and collect the originals of the said Documents back from the office of the concerned Sub-Registrar of Assurances or such other concerned authorities,

*[Handwritten signatures and notes at the bottom left of the page, including names like 'Blasius' and 'V.S.']*

*[Handwritten signatures and notes at the bottom right of the page, including names like 'Pradeep', 'Roshan', 'Tejas', 'Mahesh', 'Karan', 'Mangesh', 'Karan']*

ट न न १  
 दस्त क्र. ११५५  
 To present for registration in the office of the SUB-Registrar of Assurances concerned, all or any of the Documents and writings executed in pursuance of these presents and to admit execution thereof.



4. GENERALLY, to do execute and perform or cause to be done, executed and performed, all other acts, deeds, matters and things as may be deemed necessary by the Attorney for the purposes of these presents.

And we hereby declare that all acts, deeds and things lawfully done by our said Attorneys shall be construed as acts, deeds and things done by us and we hereby ratify and confirm all and whatsoever that our Attorneys shall lawfully do or cause to be done for by virtue of the POWER conferred hereby.

IN WITNESS WHEREOF We, 1) Mr. Mayur Parie (2) Mr. Swapnil Galkwad, (3) Mr. Tushar Tambe, (4) Mr. Vijay Jadhav and (5) Ms. Bhavika Nimbalkar, (6) Mr. Sameer Shelar have set and subscribed our hands to these presents at THANE this 29<sup>th</sup> day of Feb in the Year Two Thousand and Twenty Four.

Signed And Delivered by the withinnamed "Executants"

- (1) Mr. Mayur Parie
- (2) Mr. Swapnil Galkwad,
- (3) Mr. Tushar Tambe



*Vijay Jadhav*  
 (4) Mr. Vijay Jadhav and,

(5) Ms. Bhavika Nimbalkar

*Bhavika*

(6) Mr. Sameer Shelar

*Shelar*



In the presence of Witnesses:

- 1 *Singh*
- 2 *Bhawan*

I accept: (1) Adv. Vivek Ambure - *Vivek*

(2) Mr. Jhendra Kalam *Jhendra*



ट न न १  
 दस्त क्र. ११५५/२०२४  
 ५ १५

*Karan Dudhane*  
 (3) Mr. Karan Dudhane

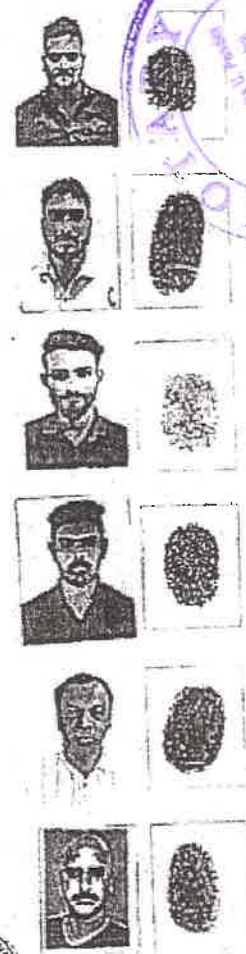
*Deepak Patil*  
 (4) Mr. Deepak Patil

*Roshan Patil*  
 (5) Mr. Roshan Patil

*Vijay Gadekar*  
 (6) Mr. Vijay Gadekar

*Pradeep Patil*  
 (7) Mr. Pradeep Patil

*Mahesh Waghmare*  
 (8) Mr. Mahesh Waghmare



(9) Mr. Mahesh Mohite *Mohite*

(10) Mr. Karan Kokare *Kokare*



Attorney Holder in the presence of Witnesses:

- 1 *Singh*
- 2 *Bhawan*

ट न न १  
 दस्त क्र. १२६६/२०२४  
 ७ १५

ट न न १  
 दस्त क्र. १२६६/२०२४  
 ८ १५

**raymond**  
LIMITED

Raymond Limited, 10th Floor, 100, Park Road,  
Chennai - 600 005, India.  
Tel: 044-2423 1100  
Fax: 044-2423 1101  
www.raymond.com

टन न 9  
दस्तावेज क्र. 92CE/2024  
C 94



**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**

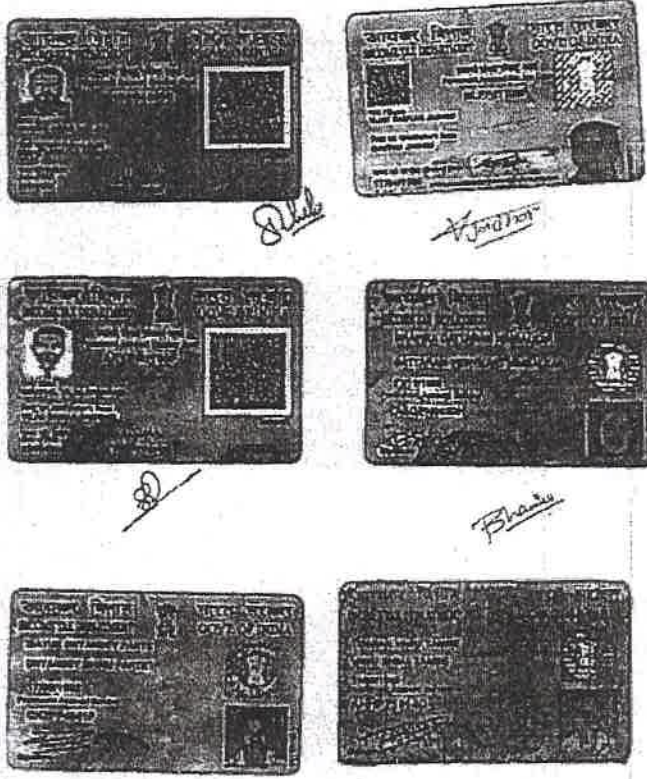
\*RESOLVED THAT in pursuance of all the Resolutions passed earlier in this regard, any of the following persons of the Company be and is hereby severally authorized for signing and executing the Agreement for Sale (AFS) / Sale Deeds / Rectification Deeds / Supplementary Deeds / Declarations / Undertakings / Concessions Deeds / Power of Attorney and such other related documents (herein after referred as "Documents") to be entered into/entered 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 - Panchaikhal, Taluk - Thane, District - Thane and within local limits of Municipal Corporation Thane.

1. Manish Malik (Head CRM)
  2. Rajal Desai (Senior Associate CRM)
  3. Swapnil Gokhale (Senior Associate CRM)
  4. Poonam Harivakar (Senior Associate CRM)
  5. Rahul Singh (Associate CRM)
  6. Mayur Parthi (Associate CRM)
  7. Skyam Ramkumar (Senior Associate CRM)
  8. Shweta Mishra (Associate CRM)
  9. Kiran David (Senior Associate CRM)
  10. Tushar Tumbare (Associate CRM)
  11. Vijay Jadhav (Associate CRM)
  12. Pooja Chakraborty (Senior Associate CRM)
  13. Karan Pradhan (Associate CRM)
  14. Anshu Shrivastava (Associate CRM)
- ("Authorized 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 lodging Application form, Letter of Allotment, Receipts, Demand letters, Handovers, Notices, Offer possession, handing over possession, Application for stamp duty related 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 lease and license lease for Realty Division and to perform all the activities in respect of formation and registration of Association of the allottees;

*Manish Malik* *Rahul Singh* *Mayur Parthi* *Skyam Ramkumar* *Shweta Mishra* *Kiran David* *Tushar Tumbare* *Vijay Jadhav* *Pooja Chakraborty* *Karan Pradhan* *Anshu Shrivastava*



(IV) टन न 9  
दस्तावेज क्र. 92CE/2024  
90 94



टन न 9  
दस्तावेज क्र. 92CE/2024  
90 94



RESOLVED FURTHER THAT the authority delegated under this Resolution shall be valid and effective unless revoked or amended by the Authorized Signatory (ies) in the service of the Company, whichever is earlier.

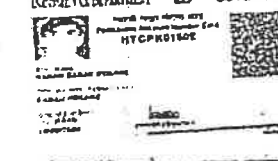
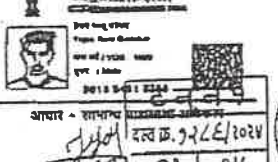
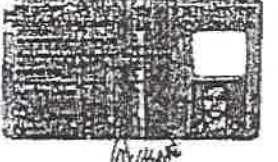
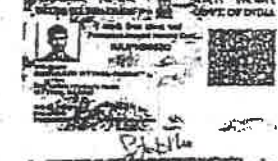
RESOLVED FURTHER THAT any one of the Directors of the Company or Key Managerial Personnel be and is hereby severally authorized to issue a certified true copy of the foregoing resolution to the concerned authorities and they be requested to act thereon.

For Raymond Limited  
*Harshman Babin*  
Mr. HARSHMAN BABIN  
Designation: Chief Executive Officer

Date: 13<sup>th</sup> February 2024  
Place: Thane

*Manish Malik* *Rahul Singh* *Mayur Parthi* *Skyam Ramkumar* *Shweta Mishra* *Kiran David* *Tushar Tumbare* *Vijay Jadhav* *Pooja Chakraborty* *Karan Pradhan* *Anshu Shrivastava*

टन न 9  
दस्तावेज क्र. 92CE/2024  
90 94



**टन नं 9**

दस्तावेज़ संख्या: 98/94/2024

आवक संख्या: 98/94

संकेत संख्या: 22/02/2024

कार्यक्रम संख्या: 16

प्राची संख्या: 16

शुल्क: 400.00

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94



22/02/2024 14:20 PM

संकेत संख्या: 98/94

क्र.सं.	कार्यक्रम संख्या	कार्यक्रम का विवरण	प्राची संख्या	संकेत संख्या
1	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
2	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
3	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
4	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
5	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
6	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
7	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
8	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94

22/24 9:44 PM

क्र.सं.	कार्यक्रम संख्या	कार्यक्रम का विवरण	प्राची संख्या	संकेत संख्या
9	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
10	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
11	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
12	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
13	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
14	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
15	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
16	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94

दिनांक 22/02/2024 05:48:04 PM

क्र.सं.	कार्यक्रम संख्या	कार्यक्रम का विवरण	प्राची संख्या	संकेत संख्या
1	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94
2	कार्यक्रम संख्या: 98/94	कार्यक्रम का विवरण	98/94	98/94

दिनांक 22/02/2024 05:46:55 PM

संकेत संख्या: 98/94

V.	Purchaser	Type	Vendor	Value	Amount	Used	Debit Number	Debit Date
1	Raymond Limited	eChallan	GD10333024020711772	600.00	50	RF	000848240202374	22/02/2024
2		DI/C	022420611111	300	RF	RF	02242M117714D	22/02/2024
3	Raymond Limited	eChallan	AA00191920202324E	100	RF	RF	000848240202374	22/02/2024

**टन नं 9**

दस्तावेज़ संख्या: 98/94/2024

आवक संख्या: 98/94

**टन नं 9**

दस्तावेज़ संख्या: 98/94/2024

आवक संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94

संकेत संख्या: 98/94



ट न न १

घोषणापत्र क्र. १११/१९५

मी नेजस गार्डर.

१११/१९५

याद्वारे घोषित करतो की.



मा. दुययम निबंधक, ठाणे यांचे कार्यालयात करारनामा या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. रेमंड लिमिटेड

यांनी दिनांक २२-०२-२०२१ 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 अधि.नेयम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारधारकाचे नाव व सही



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

लिहून घेणार

1.

Apurva

2.

13/11/21

ट न न १	
दस्त	२०२४
११२	११५



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पृष्ठ  
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आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card BBUPY5901L

नाम / Name VAIBHAV DAJI YADAV

पिता का नाम / Father's Name DAJI YADAV

जन्म की तारीख / Date of Birth 11/01/1996

हस्ताक्षर / Signature

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card CMRPC7723F

नाम / Name KALPESH PRAKASH CHAVAN

पिता का नाम / Father's Name PRAKASH CHAVAN

जन्म की तारीख / Date of Birth 13/06/2002

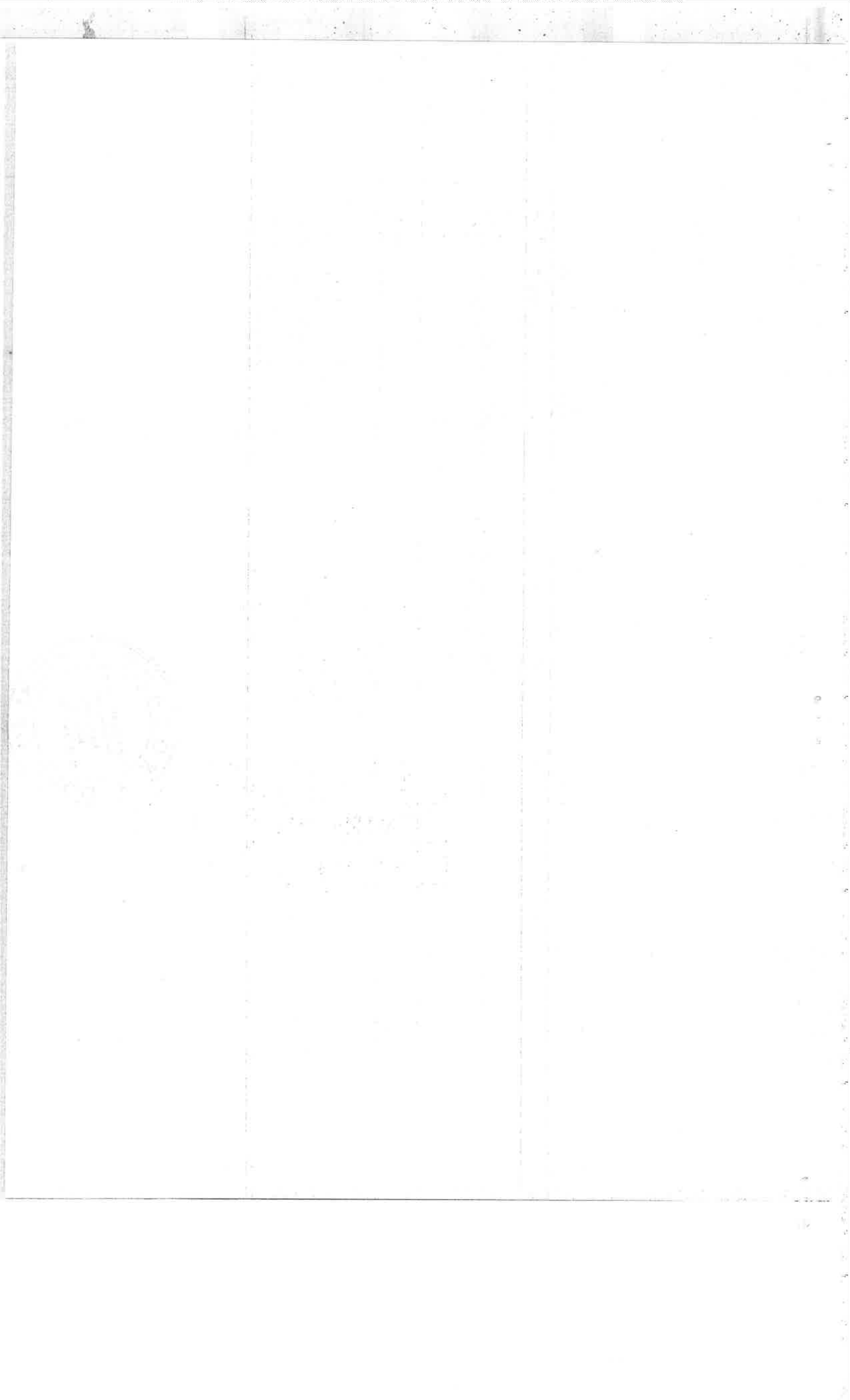
हस्ताक्षर / Signature Kalpesh

04072021



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दस्त क्र. 10405/2024	
११३	११५





11/10/2024, 16:28

Summary 1 (Dastgoshwara bhag 1)

73/7578

शुक्रवार, 11 ऑक्टोबर 2024 4:28 म.नं.

दस्त गोषवारा भाग-1

टनन1

992/114

दस्त क्रमांक: 7578/2024

दस्त क्रमांक: टनन1 /7578/2024

बाजार मुल्य: रु. 1,26,53,981/-

मोबदला: रु. 2,05,71,904/-

भरलेले मुद्रांक शुल्क: रु.14,40,100/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

अ. क्रं. 7578 वर दि.11-10-2024

रोजी 4:25 म.नं. वा. हजर केला.

पावती:11280

पावती दिनांक: 11/10/2024

सादरकरणाचे नाव: **अपूर्वा चिटणीस**

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

दस्त हजर करणाऱ्याची सही:

एकुण: 32300.00

Sub Registrar Thane 1

Sub Registrar Thane 1

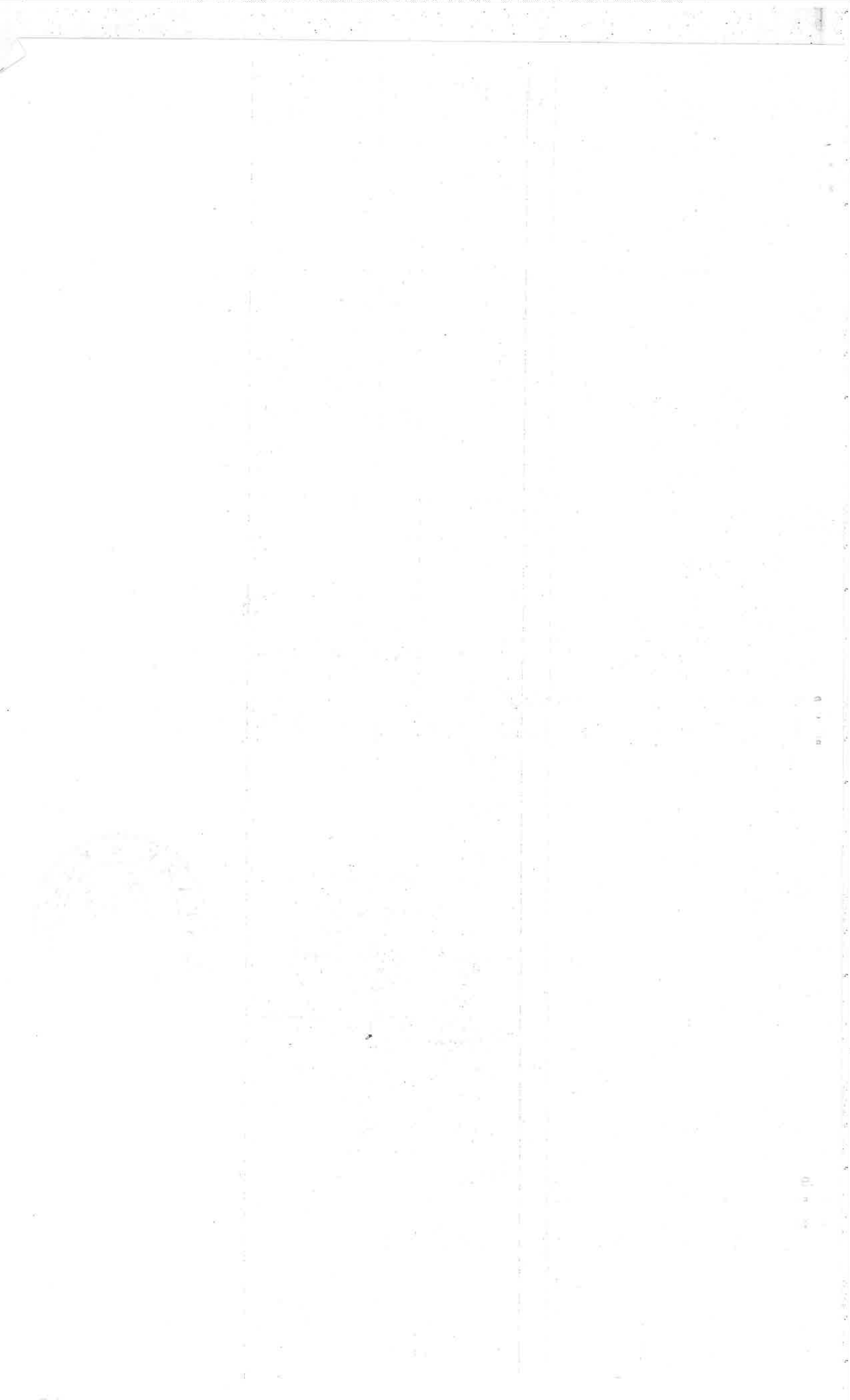
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 11 / 10 / 2024 04 : 25 : 53 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 11 / 10 / 2024 04 : 27 : 04 PM ची वेळ: (फी)







11/10/2024 4 34:32 PM

दस्त गोपवारा भाग-2

टनन1

दस्त क्रमांक:7578/2024

दस्त क्रमांक :टनन1/7578/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रेमंड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी समीर शेलार यांच्यातर्फे कबुली जबाबाकारिता कु. मू. म्हणून तेजस गाडेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दि भिल, एक्सपीरीयन्स सेंटर, रेमंड रियल्टी ऑफिस, जेके ग्राम, पोखरण रोड नं. 1, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AAACR4896A	लिहून देणार वय:-25 स्वाक्षरी:-		
2	नाव:अपूर्वा चिटणीस पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं-5, स्वामी समर्थ सीएचएस, प्लॉट नं-23, कोकणदीप हॉटेल जवळ, सेक्टर-13, खांदा कॉलनी, नियर पनवेल (पश्चिम), महाराष्ट्र, राईगार:(०:). पॅन नंबर:AQMPC2663H	लिहून देणार वय :-42 स्वाक्षरी:-		
3	नाव:कपिल चिटणीस पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं-5, स्वामी समर्थ सीएचएस, प्लॉट नं-23, कोकणदीप हॉटेल जवळ, सेक्टर-13, खांदा कॉलनी, नियर पनवेल (पश्चिम), महाराष्ट्र, राईगार:(०:). पॅन नंबर:AHMPC6738N	लिहून देणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:11 / 10 / 2024 04 : 33 : 20 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात; व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:वैभव यादव --  
वय:28  
पत्ता:ए-विंग, देवी दर्शन अपार्टमेंट, टेबीनाका, ठाणे प.  
पिन कोड:400607

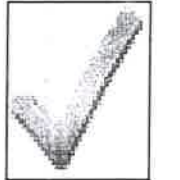
स्वाक्षरी

छायाचित्र



2 नाव:कल्पेश चव्हाण --  
वय:22  
पत्ता:ए-विंग, देवी दर्शन अपार्टमेंट, टेबीनाका, ठाणे प.  
पिन कोड:400601

स्वाक्षरी



शिकका क्र.4 ची वेळ:11 / 10 / 2024 04 : 34 : 04 PM

Sub/Registration Fee 1

दस्तऐवज निबंधक वर्ग-२  
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	Apoorva Chitnis	eChallan	00040572024101094270	3440100.00	SD	0005321626202425	11/10/2024
2		DHC	1024114408354	3000	RF	1024114408354D	11/10/2024
3		DHC	1024111308231	2000	RF	1024111308231D	11/10/2024
4	Apoorva Chitnis	eChallan	0009564354202425M	30000	RF	0005321626202425	11/10/2024

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

7578 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



*[Faint, illegible handwritten text, possibly a signature or address]*

