

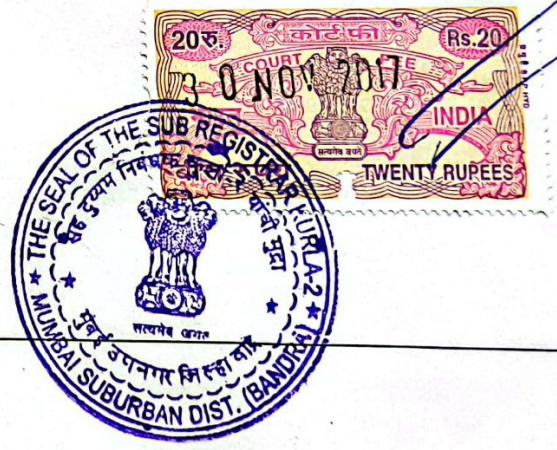
## गावाचे नाव : 1) कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15794857
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14954093.2825
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: टी-7-2801, माळा नं: 28 फ्लोर, इमारतीचे नाव: वॉलनट,रूणवाल फॉरेस्टस, ब्लॉक नं: भांडुप पश्चिम मुंबई 400078, रोड नं: एल. वी. एस. मार्ग, इतर माहिती: एक कार पार्किंग सहित(( C.T.S. Number : 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605, 605/1 to 17, 606, 606/1 to 83, 607A, 607A/1 to 31 and 607D ;))
(5) क्षेत्रफळ	1) 85.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स विलाब्रेटर अलॉय कास्टिंग्स लिमिटेड चे प्राधिकृत व्यक्ति- सोहित बाजपई तर्फे मुखत्यार -गणेश शेटी वय:-57; पत्ता:-, 4था मजला, रूणवाल एंड ओमकार ईस्केअर, सायन चुनाभट्टी सिगनलच्या समोर, सायन ईस्ट, ऑफ. ईस्टर्न एक्सप्रेस हायवे, राओळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400022 पॅन नं:- AAACW0462F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेखा अजय सातपुते वय:-39; पत्ता:-एनएल-6, फ्लॅट नं.10, वील्डींग नं.2, - , अरुणोदय अपार्टमेंट, सेक्टर -8, नेरुल वेस्ट, नवी मुंबई, - , गेरूळ णॉडे-ईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:- CFTPS8640Q
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2017
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2017
(11) अनुक्रमांक,खंड व पृष्ठ	13182/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	790000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा



करल2

करल - २

मूल्यांकनाचे वर्ष  
जिल्हा  
मूल्य विभाग  
उप मूल्य विभाग

2017  
मुंबई(उपनगर)  
120-कांजूर - कुर्ला

120/551 रस्ता: लाल बहादुर शास्त्री मार्ग (मौजे हरियाली गावाच्या हद्दीपासून ते भांडुप गावाच्या हद्दी पर्यंत)

सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#601

93962	9	8CC
2019		

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
	80500	138500	152400	189700	138500	
<b>बांधीव क्षेत्राची माहिती</b>						
मिळकतीचे क्षेत्र-	85.98चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका		मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष		मूल्यदर/बांधकामाचा दर -	Rs.138500/-
उदववाहन सुविधा-	आहे	मजला -	21st floor To 30th floor			
प्रकल्पाचे क्षेत्र-	2 to 10 hectore					
<b>(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 % )</b>						
प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करिता प्रती चौ. मीटर दर = Rs.145425/-						
मजला निहाय घट/वाढ = 115% apply to rate= Rs.167239/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर )+ खुल्या जमिनीचा दर ) = (( (167239-80500) * (100 / 100 ) )+80500 ) = Rs.167239/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 167239 * 85.98 = Rs.14379209.22/-						
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.75 * ( 167239 * 25/100 ) = Rs.574884.0625/-						
<b>एकत्रित अंतिम मूल्य</b> = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 14379209.22 + 0 + 0 + 0 + 574884.0625 + 0 + 0 + 0 =Rs.14954093.2825/-						

Home

Print



एम. आर. जाधव  
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 15th day of December 2017

BETWEEN

WHEELABRATOR ALLOY CASTINGS LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp Sion Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory MR. SOHIT. BARTPAI authorized under Board Resolution/ POA dated 01/07/2017 hereinafter referred to as the "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 ONE PART;

AND

SUREKHA AJAY SATPUTE, having his/her/their address at NL-6, FLAT 10, BLDG 2, ARUNODAYA APARTMENTS, SECTOR-8, NERUL (WEST), NAVI MUMBAI-400705 hereinafter referred to as "the Aliottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual 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 co-parcenary 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 survivor/s of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART

WHEREAS:

A. By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as The Indian Smelting and Refining Co. Ltd.), ("Neosym") was seized, possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of land admeasuring about 61,665.60 square meters, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-91, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Kuria within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078 and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Larger Land") and delineated in Blue colour boundary line on plan annexed hereto and marked as Annexure "A".

B. By and under a Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012 ("the DTU") executed between Neosym of the One Part and the Promoter of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kuria under Serial No.

2922 Y 8CL  
2026

15th  
Sohit Bartpai



Sohit Bartpai



BDR-3/7504 of 2012, the Promoter purchased and acquired from Neosym the Larger Land for the consideration and on the terms and conditions set out therein.

C. By virtue of the D.U., the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Larger Land.		
23912	E	YLL
२०१७	D. On an application made by the Promoter, the Government of Maharashtra vide its orders dated 11 <sup>th</sup> July, 2013 and 4 <sup>th</sup> March 2014, permitted the Promoter to close down the factory and also vide order dated 20 <sup>th</sup> August, 2013, the Commissioner of Labour, Govt of Maharashtra has issued a no-objection certificate (NOC) in respect of the development of the Larger Land.	

E. The Municipal Corporation of Greater Mumbai ("MCGM") has changed the user of the Larger Land from Industrial to Residential / Commercial purposes by its letter bearing reference No. CHE/31275/DPES dated 15<sup>th</sup> January 2014.

F. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as **Annexure "B"** and the encumbrances affecting the Larger Land are annexed hereto and marked as **Annexure "C"**



G. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.

H. The Promoter is now developing/redeveloping 4 (Four) towers/wings of a building known as Tower No. 5 (HAZEL) Tower No.6 (WILLOW), Tower No.7 (WALNUT) and Tower No. 8 (MAGNOLIA) on a portion of the Larger Land admeasuring 1848.86 square metres (plinth area) ("the said Land") (the said Land is more particularly described in the **Second Schedule** hereunder written and delineated by a yellow colour boundary line and the 4 (four ) Towers/Wings are washed in Yellow colour boundary line on the plan annexed hereto and marked as **Annexure "A"**) as a phase of the Whole Project (as defined below) and proposed as a "real estate project" by the Promoter and has been registered as a 'Real Estate Project' ("the Real Estate Project") 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 a Certificate of Registration bearing No. P51800001838 dated 29<sup>th</sup> July 2017 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.

I. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

J. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below:

*Signature*

*Signature*



THE FOURTH SCHEDULE ABOVE REFERRED TO  
(Details of the common area facilities in the Real Estate Project)

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**Building Amenities**

- Entrance lobby in each tower at drop off level
- DG back up for emergency services only
- 2 staircase per tower for emergency exit
- Multiple level Parking
- High-speed Elevators in each tower Brand: Schindler, Otis or equivalent

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area facilities in the Whole Project)

**External Amenities**

- Common Parking
- Common Basement
- Recreational Open Space
- RG Area
- Central landscaped areas
- Modern clubhouse with
  - State-of-the-art gymnasium
  - Party hall
  - Café
  - Mini-theatre
  - Basketball / Badminton court
  - Squash court
  - Tennis court
  - Games room
  - Baby Creche
  - Music/art room
  - Steam / massage room
  - Convenience Store
  - Bakery outlet
- Two Swimming pools and one Kids pool
- Jogging / running track / Cycling Track
- Zen garden
- Water bodies
- Dedicated children play area
- Open air Gymnasium
- Skating rink
- Cricket pitch
- Putting green
- Yoga Zone
- Senior citizen area

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Description of the Flat/Premises)

All that piece and parcel of the Flat/ Unit being No. 2801 on 28th floor admeasuring 771 sq.ft. carpet area and (equivalent to 71.63 sq. mtrs.) in Tower No. T7 (WALNUT) plus 1 square metres balcony area and also 1 Car parking constructed or to be constructed on the larger property as described in the First Schedule hereunder.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Details of the internal fittings and fixtures in the said Premises)

**Internal amenities for 1.5 BHK /2 BHK**

- Vitrified flooring in Living, Dining, Bedrooms and Kitchen – Kajaria/Nitco/RAK/Simplo or equivalent
- Branded CP fittings and sanitary ware – American Std/Kohler/Grohe or equivalent
- Polished granite kitchen platforms with stainless steel sink – Nirali/Franke/Futura or equivalent



*Pravin*

*Shruti*



(vi) Each of the representations and warranties provided in this Agreement is independent of 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.

(vii) पुस्तक-२

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

1981232

8/6/2

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); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of witnesses, signing as such on the day first above written.



All that pieces and parcels of land admeasuring about 61,665.60 square meters bearing CTS Nos. 56, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Auria within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.  
On or towards North: Nalla adjoining Jai Hind Oil Mills  
On or towards South: Part of property developed by Gundecha Builders  
On or towards East: Central Railway Line  
On or towards West: LBS Marg

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(Description of the Larger Land)

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(Description of the said Land)

All those pieces and parcels of land admeasuring 1818.86 mtrs (Plinth area) forming part of the larger land as mentioned in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(Details of the number of floors/units etc. in the Real Estate Project- Tower wise)

Tower No.	Total No. of Flats/Units	Nos of floors
5 (HAZEL)	145	40 No's of slabs of Super Structures (38 Habitable floors)
6 (WILLOW)	145	40 Nos of slabs of Super Structures (38 Habitable floors)
7 (WALNUT)	145	40 Nos of slabs of Super Structures (38 Habitable floors)
8 (MAGNOLIA)	191	53 Nos of slabs of Super Structures (50 Habitable floors)
Grand Total	626	

*Shripin*

*Shri...*





फॉर्म-२		
११९८२	४३	४८८
२०१७		

## 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 :

P51800001838  
Project: **Runwal Forest Tower 5 - 8, Plot Bearing / CTS / Survey / Final Plot No.: P4596-598, 599A, 601-606, 607A, 607D, 596/1-6, 597/1-7, 598/1-3, 599A/1-81, 602/1-9, 605/1-17, 606/1-83, 607/1-31 a 1 Kurla, Kurla, Mumbai Suburban, 400022.**

1. Wheelabrator Alloy Castings Limited having its registered office / principal office for business at **Kurla, District: Mumbai Suburban, Pin: 400078.**
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 of the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (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 29/07/2017 and ending with 30/04/2021 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  
Digitally Signed by  
Dr. Vasantrao Ramnand Prabh  
(Secretary, Maharashtra RERA)  
Date: 7/29/2017 5:57:46 PM


Dated: 29/07/2017  
Place: Mumbai

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



करल-२		
१३१८२	५५	४८८
२०१७		

C - 3

  
**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/1458/S/337(NEW)  
**COMMENCEMENT CERTIFICATE**

To,  
 Shri. Subhodh S. Runwal, Director of Wheelbrator  
 Alloy Casting.  
 Omkar and Runwal Esquare, Opp. Sion-Chunabhatti  
 signal, Sion(E), Mumbai-400022

Sir,

With reference to your application No. CHE/ES/1458/S/337(NEW) Dated. 29/7/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 (b) 337 (New) dated 29/7/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-8, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D Division / Village / Town Planning Scheme No. KANJUR-W situated at LBS Marg Road / Street in S Ward Ward.



The Commencement Certificate / Building Permit is granted on the following conditions

1. The land vacated on consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



करत-२		
१३९८२	४६	१८८
२०१७		

This CC is valid upto 6/1/2016

Issue On : 7/1/2015

Valid Upto : 6/1/2016

Remark :

C.C. Upto basement top for Tower 6 part and Tower 7 as per phase programme and as per approved plans dt. 06/09/2014.

Approved By

A.C.Wade

Executive Engineer



Valid Upto : 6/1/2016

C.C. Upto basement top for Tower 1 to 5, 6 part & 8 to 10 as per approved plans dt. 06/09/2014.

Approved By

S. Tatekar

Executive Engineer

Issue On : 31/1/2015

Valid Upto : 6/1/2016

Remark :

C.C. Upto 2nd floor for Tower 7 as per approved IOD plans dt. 06/09/2014.

Approved By

A. G. Tambewagh

Executive Engineer

Issue On : 22/4/2016

Valid Upto : 6/1/2017



फरक-२		
१३९८२	१०	४८८
१९७		

Remark : Grant C.C. Upto 10th floor for tower 7 & re-endorsed the plinth C.C. For Tower no. 1, 3, 4, 5, 6, 8, 9, 10 & 11 as per approved plans dt 13/04/2016.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)

Issue On : 27/4/2016 Valid Upto : 6/1/2017

Remark : Full C.C. i.e. Upto 11th floor for tower 1 & 3 and full C.C. i.e. Upto 10th floor for tower 2 & 6 as per approved amended plans dt. 13/04/2016.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)



Issue On : 27/6/2016 Valid Upto : 6/1/2017

Remark : Further C.C. Upto 2nd floor for Tower 9 as per approved amended plans dt. 08/04/2015 & as per the approved revised phase programme.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)

Issue On : 12/8/2016 Valid Upto : 6/1/2017

Remark : C.C. Upto 1st floor for Tower 4 & 8 as per approved plans dt. 13/04/2016.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)



13962	8C	8CC
20216		

Issue On: 7/4/2016

Remark:

Valid Upto: 6/1/2017

Further C.C. For tower no. 01 (full C.C. i.e. Upto 15th floor), Tower No. 3 upto 11th floor, Tower No. 04 upto 7th floor, Tower No. 5, 6 & 7 ( full C.C. i.e. Upto 17th floor), Tower No. 8 upto 6th floor & Tower No. 09 upto 4th floor as per approved plans dt. 08/09/2016.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)

Issue On: 12/4/2017

Valid Upto: 6/1/2018



Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)

Issue On: 15/6/2017

Valid Upto: 6/1/2018

Remark:  
Further C.C. up to 19th floor for Tower No. 3, C.C. up to 14th floor for Tower No. 4, upto 23rd floor for Tower No. 5 & 6, up to 22nd floor for Tower No. 7, up to 14th floor for Tower No. 8, upto 4th floor for Tower No. 9 & re-endorsement of C.C. up to 21st floor for Tower No. 1 and up to plinth for Tower No. 10 & 11 as per amended plans dated 13/06/2017.

Approved By  
J.C.SIDDHPURA  
Assistant Engineer (BP)

Issue On: 21/7/2017

Valid Upto: 6/1/2018

Remark:  
The C.C. up to 26th floor for Tower no. 1, C.C. up to 23rd floor for Tower no. 3, C.C. up to 24th floor for Tower no.



करल-२		
२१८२	२५	४८८
२०१७		

5, C.C. up to 25th floor for Tower no. 6 & 7, C.C. up to 5th floor for Tower no. 9 & re-endorsement of C.C. up to 14th floor for Tower no. 4 & 8 and up to plinth for Tower no. 10 & 11 as per amended plans dated 19.07.2017

Approved By

J.C.SIDDHPURA

Assistant Engineer (BP)

Issue On : 23/10/2017

Valid Upto :

6/1/2018

Remark :

The C.C. up to 29th floor for Tower no. 1, 27th floor for Tower no. 3, 19th floor for Tower no. 4, 24th floor for Tower no. 5, 6 & 7, 18th floor for Tower no. 8 & 6th floor for Tower no. 9 and re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per approved amended plans dated 18/10/2017.

Document certified by

Name : Jitendra C. Sankar  
 Designation : Assistant Engineer  
 Organization : Municipal Corporation of Greater Mumbai  
 Date : 23/10/2017 20:59:05



For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

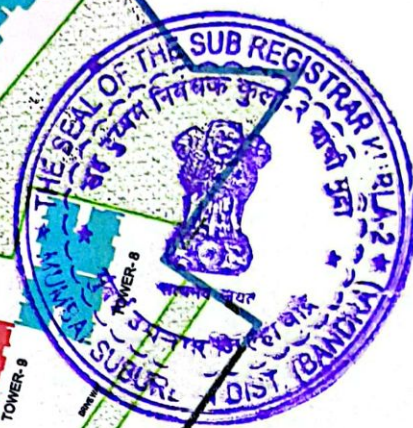
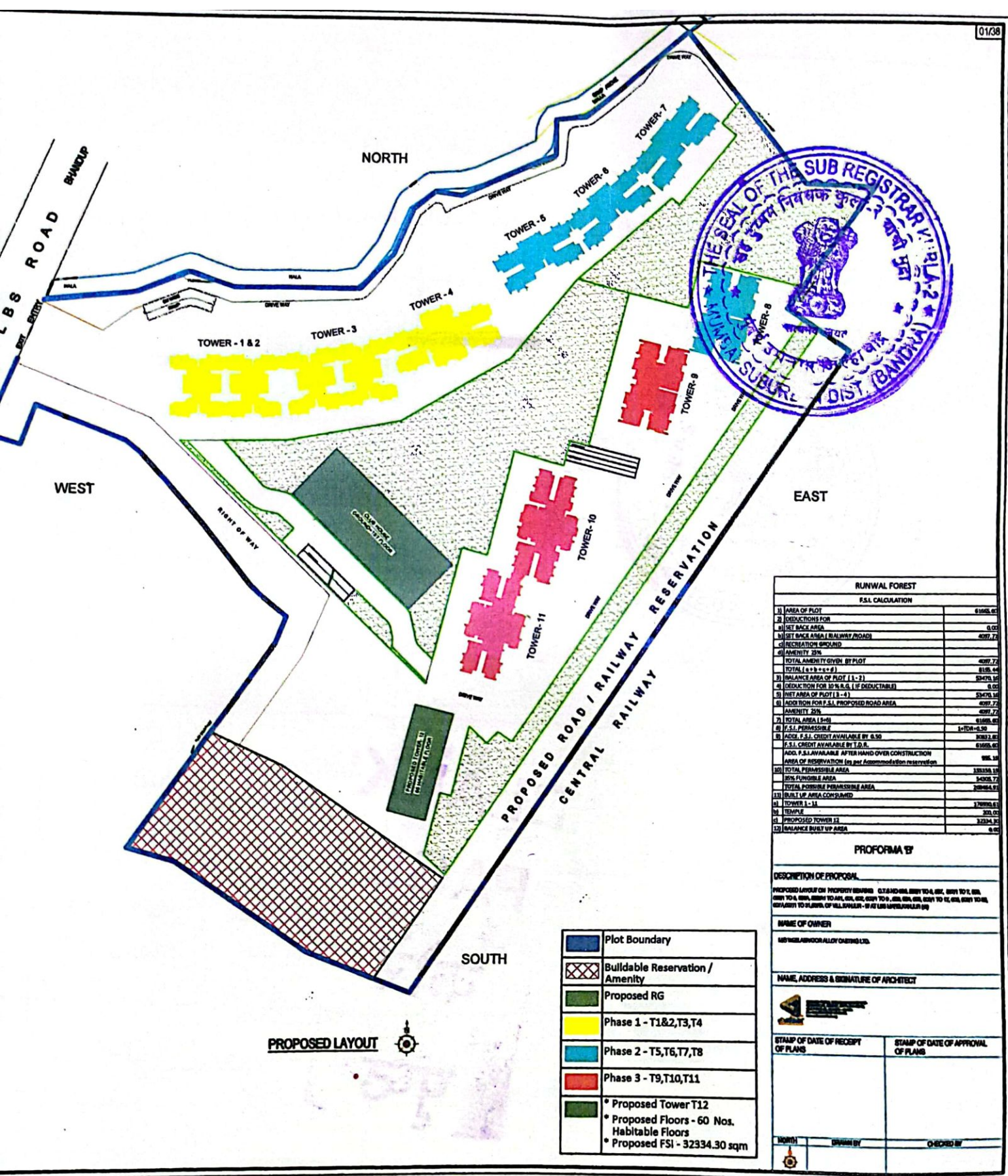
Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.





RUNWAL FOREST	
F.S.I. CALCULATION	
1) AREA OF PLOT	61665.61
2) DEDUCTIONS FOR	
a) SET BACK AREA	0.00
b) SET BACK AREA (RAILWAY/ROAD)	4097.73
c) RECREATION SPOND	
d) AMENITY 25%	
TOTAL AMENITY GIVEN BY PLOT	4097.73
TOTAL (a+b+c+d)	4097.73
3) BALANCE AREA OF PLOT (1-2)	57567.88
4) DEDUCTION FOR 10% R.G. (IF DEDUCTIBLE)	0.00
5) NET AREA OF PLOT (3-4)	57567.88
6) FACTOR FOR F.S.I. PROPOSED ROAD AREA	4097.73
AMENITY 25%	4097.73
7) TOTAL AREA (5+6)	61665.61
8) F.S.I. PERMISSIBLE	1+TDH+0.50
9) ADDL. F.S.I. CREDIT AVAILABLE BY 0.50	30832.81
IF F.S.I. CREDIT AVAILABLE BY T.D.H.	61665.61
ADDL. P.S.I. AVAILABLE AFTER HAND OVER CONSTRUCTION	
AREA OF RESERVATION (as per Accommodation reservation)	966.14
10) TOTAL PERMISSIBLE AREA	123331.12
11) 25% PLUNGER AREA	14416.77
12) TOTAL PERMISSIBLE PERMISSIBLE AREA	108914.35
13) BUILT UP AREA CONSUMED	
a) TOWER 1 - 14	17099.61
b) TEMPLE	201.00
c) PROPOSED TOWER 12	32334.30
d) BALANCE BUILT UP AREA	0.00

**PROFORMA 'B'**

**DESCRIPTION OF PROPOSAL**

PROPOSED LAYOUT ON PROPERTY BEING STAND NO. 1234 TO A SEC. 40(1) OF THE M. ACT 1947, MUMBAI TO BE USED FOR RESIDENTIAL PURPOSES. THE PROPOSED LAYOUT IS AS SHOWN IN THE ATTACHED DRAWING AND IS SUBJECT TO THE APPROVAL OF THE SUB-REGISTRAR, DISTRICT BANDRA, MUMBAI.

**NAME OF OWNER**

M/S. THE ANDHRA ALOYSIUS LTD.

**NAME, ADDRESS & SIGNATURE OF ARCHITECT**

**STAMP OF DATE OF RECEIPT OF PLANS**

**STAMP OF DATE OF APPROVAL OF PLANS**

**APPROVAL:** NORTH, DRAWN BY, CHECKED BY

*Handwritten signature*



nakhijon  
24/8

1542

# Proposals upto Above ₹ 50 Lacs Please Tick

No.	PAL
Accounting SBI A/C No.	Tie up no (if applicable)
Reference No. <u>13035933</u>	Take Over <input checked="" type="checkbox"/> Under card

Form file

Applicant Name : SUREKHA & AJAY SATPUTE

Applicant Name : 86555104678  
85049707657

Contract (Resi.) Mobile :

✓

Loan Amount : <u>1.1 Crores</u>	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Loan _____ Maxgain _____	
_____ Home Top up _____	

Property Location : RUNWAL FOREST

Property Cost :- 1.57 Crores

Name of Developer / Vendor :

ZONE - Branch : PALASPE (Code No) 16067

31/08/18  
18 min

Name of S. S. I. Co-ordinator along with Mob No.: 9702115888

Name of RACPC Co-ordinator along with Mob No.: 9120576576

Name of HLST / MPST / BM / FS / along

CH - 1	DATE	to be read to
<u>24/8</u>	<u>V.S. Legal.</u>	
CH - 2		
STATION - 124/8	<u>ashukalav</u>	
STATION - 224/8	<u>adon</u>	

CIBIL

LOS ID : 13035932 Q93

AC : 37912805361 Q905 - 24/8

COLL : 77760125547

SBI Life : \_\_\_\_\_

Amount : \_\_\_\_\_

NAME : \_\_\_\_\_

CERSAI NO. : 400031682757

ASSET NO. : 200031631071

COMPECTOR NO. : \_\_\_\_\_

S. C. NO. : T.D no 185

# STATE BANK

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