

391/1840

पावती

Original/Duplicate

Wednesday, January 24, 2024

नोंदणी क्र.: 39M

2:46 PM

Regn.: 39M

पावती क्र.: 1986

दिनांक: 24/01/2024

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल4-1840-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सचिन सत्यवान महाडीक.

मुळ दस्त परत मिळाला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

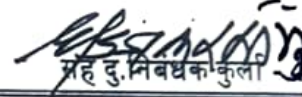
पृष्ठांची संख्या: 135

एकूण:

रु. 32700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

३:०६ PM ह्या वेळेस मिळेल.

  
सह दु. निबंधक कुला

बाजार मूल्य: रु. 6325679.25 /-

मोबदला रु. 7639640/-

भरलेले मुद्रांक शुल्क : रु. 458400/-

सह तुय्यम निबंधक वर्ग-१  
कुर्ला-४, मंगई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124247000270 दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124249200266 दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014341023202324E दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



24/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 1840/2024

नोटणी :

Regn 63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7639640
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6325679.25
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 406.4 था मजला, अॅशफोर्ड रिगल फेस 1 ए विंग, मुंबई गोरगाव तिक रोड, नाहूर पश्चिम इंडस्ट्रियल एरिया, भांडुप पश्चिम मुंबई, सदनिकेचे क्षेत्र (401 चौ. फूट रेशा कार्पेट) व सोबत 1 कव्हर्ड कार पार्किंग स्पेस सहित ( C.T.S. Number : 358/11,358/25 ; )
(5) क्षेत्रफळ	1) 40.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या विलेखन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- डब्लू एम आय रियल इस्टेट डेव्हलपर्स एल एल पी चे 'ऑंधोराइज सिग्नेटरी प्रविण गुरुनाथ नावर' तर्फे मुखत्यार विवेक तांबे वय:-39; पत्ता:- प्लॉट नं. .., माळा नं. .. इमारतीचे नाव: 10 अॅशफोर्ड सेंटर शंकरराव नरम पथ पेनिन्सुला कॉर्पोरेट पार्क समोर लोवर परेल, मुंबई, ब्लॉक नं. .., रोड नं. .., महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AACFW2534P 2): नाव:- याउड होल्डिंग बिल्डकॉन प्रा लि चे ऑंधोराइज सिग्नेटरी वरुण अयवाल तर्फे मुखत्यार विवेक तांबे, वय:-39; पत्ता:- प्लॉट नं. .., माळा नं. .. इमारतीचे नाव: 603 सी विंग वन बीकेसी सी-66 बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा पूर्व मुंबई, ब्लॉक नं. .., रोड नं. .., महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAJCG0443M
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सचिन सत्यवान महाडीक, वय:-38; पत्ता:- प्लॉट नं. .., माळा नं. .. इमारतीचे नाव: सदनिका क्र.303, गणेश प्रभात विल्डिंग, बेलवली, फातिमा हाय स्कूल जवळ, सुभाष नगर, बदलापुर, ठाणे बदलापुर इंड्री, ब्लॉक नं. .., रोड नं. .., महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ARQPM6643N 2): नाव:- सीमा सचिन महाडीक, वय:-29; पत्ता:- प्लॉट नं. .., माळा नं. .. इमारतीचे नाव: सदनिका क्र.303, गणेश प्रभात विल्डिंग, बेलवली, फातिमा हाय स्कूल जवळ, सुभाष नगर, बदलापुर, ठाणे बदलापुर इंड्री, ब्लॉक नं. .., रोड नं. .., महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-EPAPM9829A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024
(10) दस्त नोटणी केल्याचा दिनांक	24/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1840/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	458400
(13) बाजारभावप्रमाणे नोटणी शुल्क	30000
(14) शेरा	

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: 202401244693 24 January 2024 01:35:18 PM

करल

मूल्यांकनाचे वर्ष: 2023  
 जिल्हा: मुंबई (उपनगर)  
 मूल्य विभाग: 121-भांडुप - कुर्ला  
 उप मूल्य विभाग: भूभाग उत्तरेस गाव सीमा, पूर्वेस रेल्वे, दक्षिणेस गाव सीमा व पश्चिमेस एल वी एस मार्ग  
 सर्व्हे नंबर न भू क्रमांक: सि टी एस नंबर#358

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन 58050	निवासी सदनिका 142230	कार्यालय 163560	दुकाने 177790	औद्योगिक 142230	मोजमापनाचे एकक चौरस मीटर
--------------------	-------------------------	--------------------	------------------	--------------------	-----------------------------

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	40.99 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण. उद्वाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय. मजला -	0 + 0 + 0 + 0 1st floor to 4th floor	बांधकामाचा दर -	Rs. 30250/-

रस्ता सन्मुख -

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02.01.2018

मजला निहाय घट वाढ = 100% apply to rate = Rs.142230 -

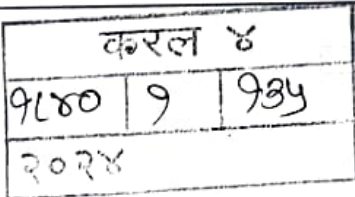
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
 = ( ( (142230-58050) \* (100 / 100) ) + 58050 )  
 = Rs.142230 -

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 142230 \* 40.99  
 = Rs.5830007.7 -  
 बंदिस्त वाहन तळाचे क्षेत्र 13.94 चौरस मीटर  
 बंदिस्त वाहन तळाचे मूल्य = 13.94 \* ( 142230 \* 25 / 100 )  
 = Rs.495671.55 -

Applicable Rules = 10,4,16

एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाळकनी - नॅकनिकल वाहनतळ  
 = A - B - C - D - E + F - G + H - I - J  
 = 5830007.7 + 0 - 0 - 0 - 495671.55 - 0 - 0 + 0 + 0 + 0  
 = Rs.6325679.25/-



Home Print

*(Signature)*  
 सह दुय्यम निबंधक वर्ग-२  
 कुर्ला-४, मुंबई उपनगर जिल्हा





**CHALLAN**  
MTR Form Number-6



GRN	MH014341023202324E	BARCODE	[Barcode]		Date	22/01/2024-12:17:03	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KRL4_JT SUB REGISTRAR KURLA NO 4					
Location				MUMBAI					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				458400.00					
0030063301 Registration Fee				30000.00					
Total				4,88,400.00					
Payment Details				IDBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332024012210904 2849787784	
Name of Bank				Bank Date		RBI Date		22/01/2024-12:17:55 Not Verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK			
				Scroll No. , Date		Not Verified with Scroll			

**करल ४**

Flat No 406, Wing A, Ashford Regal Phase 1  
Wing A Project  
Mulund Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West



Department ID : Mobile No. : 0000000000  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दृश्यन निवाशक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*S. Mahadik*

*S.S. Mahadik*

**AGREEMENT FOR SALE**



*S.S. Mahadik*  
S.S. Mahadik

This Agreement for Sale ("Agreement") executed at Mumbai on this 24<sup>th</sup> day of January in the Christian Year 2024

By and Between

करल ४		
१८०	३	९३५
२०२४		

WMI REAL ESTATE DEVELOPERS LLP (LLPIN AAT-9934), a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 10, Ashford Centre, Shankarrao Naram Path, Opposite Peninsula Corporate Park, Lower Parel, Mumbai 400013, , hereinafter referred to as "Promoter 1" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and assigns) of the **FIRST PART**;

AND

GROUND HOLDING BUILDCON PRIVATE LIMITED (CIN - U70109MH2023PTC000001) (formerly, GROUND HOLDING BUILDCOM PRIVATE LIMITED) (CIN - U70109MH2023PTC000001) company incorporated under the Companies Act, 2013, having its registered office at Plot No. 10, Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 represented by its Authorized Signatory, hereinafter referred to as "Promoter 2" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in interest and assigns) of the **SECOND PART**;



AND

(1) Mr. Sachin Satyawan Mahadik (Aadhar no. 5989 7509 5014) (PAN - ARQPM6643N) son of Mr. Satyawan Babaji Mahadik aged about 38 years, and (2) Mrs. Seema Sachin Mahadik (Aadhar no. 4376 5943 6378) (PAN - EPAPM9829A) daughter of Mr. Ganesh Dhanawade, aged about 29 years residing at Flat No 303, Ganesh Prabhat Building, Belavali, Near Fatima High School, Subhash Nagar, Badlapur, Thane, Badlapur E.D, Maharashtra India-421503. hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

Promoter 1 and Promoter 2 are hereinafter collectively referred to as "the Promoters".

The Promoters and Allottee/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party".



*S.S. Mahadik*

S.S. Mahadik

करल ४		
१८००	४	९३५
२०२४		

**WHEREAS**

A. The Promoter hereby represents that:

- (i) By a Notification dated 7 May, 1959 bearing No. LBS 15-58 /59649-H published by the Revenue Department of the Government of Bombay in the Official Gazette of 1959, land admeasuring in the aggregate 4 Acre 35 Gunthas i.e. 19,727.3 square meters (approximately), bearing Survey No.79 (Part), Survey No. 80 (Part), Survey No. 81 (Part) and Survey No. 82 (Part) situated at Village Bandra in Greater Bombay in the Registration District of Bandra (Acquired Land), was acquired by the Government of Bombay under the provisions of the Land Acquisition Act, 1894 ("LA Act") for Western Mechanical Industries Private Limited ("WMIPL") for industrial purpose.
- (ii) As required under the provisions of Section 42 of the LA Act, the Revenue Department of the Government of Bombay published, in the Official Gazette on 14 May, 1959 vide a Notification dated 7 May 1959, the Agreement dated 18 April, 1959 (required to be executed under Section 41 of the LA Act) for the Acquired Land, for WMIPL, on the terms and conditions mentioned therein.
- (iii) At the request of the erstwhile original owners of the Acquired Land, the Special Land Acquisition Officer had filed 22 References before the Hon'ble High Court at Bombay for the determination of compensation to be awarded to the erstwhile original owners under the provisions of the LA Act for such acquisition ("References").
- (iv) The References in respect of the Acquired Land were ultimately settled by Consent Orders dated 26 August, 1965 passed by the Hon'ble High Court at Bombay whereby the Special Land Acquisition Officer was directed to pay additional compensation to the original owners inclusive of solatium and interest as detailed in the Consent Orders, which was fully paid to the original owners through the Government appointed Solicitors.
- (v) By and under an Indenture dated April 30, 1966 registered under Serial No. 1396 of 1966, with the Sub Registrar of Assurances at Bandra, between (i) Tarachand Rijhumal Thadani; (ii) Bhagwan Rijhumal Thadani; (iii) Moti Rijhumal Thadani; and (iv) Sunder Lekhraj Advani (in their capacity as partners of the Western Manufacturing Company) along with the confirmation of (i) Tarachand Rijhumal Thadani; (ii) Bhagwan Rijhumal Thadani; (iii) Moti Rijhumal Thadani; (iv) Sunder Lekhraj Advani and (v) Leela Jodhasingh Lalwani (in their capacity as partners of the M/s Western Manufacturing Company) therein referred to as the Vendors of the First Part, and the Vendors along with Leela Jodhasingh Lalwani in their capacity as Confirming Parties of the Second Part and WMIPL therein referred to as Purchasers of the Third Part, WMIPL purchased and acquired from the Vendors therein all those pieces and parcels of lands bearing (i) Survey No. 73 Hissa No. 3; (ii) Survey No. 73 Hissa No. 5; (iii) Survey No. 74 Hissa No. 1; (iv)



2  
S. S. Mahadik  
S. S. Mahadik

करल ४		
१८००	५	१३५
२०२४		

- Survey No. 74 Hissa No. 3; (v) Survey No. 74 Hissa No. 4; (vi) Survey No. 74 Hissa No. 5; (vii) Survey No. 74 Hissa No. 6; (viii) Survey No. 74 Hissa No. 7 admeasuring in aggregate 14,175 square yards equivalent to 11,852 square meters situated in Village Bandup, Taluka South Salsette and District Bombay Suburban ("Freehold Land") of the consideration and upon the terms and conditions contained therein.
- (vi) Thus, the Acquired land and the Freehold land, as aforesaid, referred to as the ("Larger Land") and the Larger Land was admeasuring in the aggregate 31,853.20 square meters as per Property Register Card and 29,277.75 square meters as per physical measurement, which is more particularly described in the First Schedule hereunder written and is shown delineated in a red colour boundary line on the plan annexed and marked as **Annexure "A"** hereto.
- (vii) By and under order dated 23 December, 1976, passed by the Hon'ble High Court at Bombay in the Company Application No.62 of 1976, the scheme of Amalgamation came to be sanctioned wherein WMIPL and WMI West Private Limited came to be amalgamated into WMI Cranes Limited ("WMICL") upon the terms and conditions mentioned therein. Pursuant to this Order dated 23 December, 1976, the name of WMIPL was changed to WMICL on the Property Register Cards of the Larger Land vide Mutation Entry No. 407 dated 31 October, 2006.
- (viii) By its order dated 28 February, 1978 ("ULC Exemption Order"), the Joint Director of Industries and Ex-officio Deputy Secretary to the government granted an exemption of an area admeasuring 6880.29 square meters out of the Larger Land to WMIPL under Section 20 (1) of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") on the terms and conditions stated therein.
- (ix) By its letter dated 19 June, 2003 issued by the Metropolitan Transport Project Railways ("MTPR") to WMIPL/WMICL recorded that an area admeasuring 300 square meters out of land bearing CTS No. 358/11 was required for construction activities. By its letter dated 25 June, 2003, MTPR clarified that there is no proposal for further acquisition of the land except the area of about 300 square meters which is already acquired by the railway authorities. MTPR by its letter dated 30 July, 2003 set out the dimensions of the boundary wall being constructed in the Larger Land as 3.5 meters wide and 37.5 meters long, which amounts to 131.25 square meters and MTPR by its letter dated 3 November, 2003 recorded that the railway land in possession of WMICL has been taken over by railways for construction of Nahur railway station.
- (x) By an Agreement dated 7 June, 2005 ("Agreement"), M/s. Ashford Estates agreed to purchase the Larger Land from WMICL on the terms and conditions more particularly stated therein.



*S. S. Mahadik*

S.S. Mahadik

४२४४		
१८००	E	१३५
२०२४		

- (xi) Pursuant to the execution of the Agreement, disputes and differences arose between WMICL and M/s. Ashford Estates, pursuant to which M/s. Ashford Estates filed Suit No.1247 of 2006 in the Hon'ble High Court at Bombay against WMICL for specific performance of the Agreement dated 7 June, 2005 and for other reliefs as prayed for in the said High Court Suit".
- (xviii) During the pendency of the said High Court Suit, WMICL approved a Scheme of Arrangement to De-merge the undertaking of WMICL including the Larger Land in favour of WMI Real Estate Developers Private Limited ("WMIREDP") and accordingly filed Company Scheme Petition No. 665 of 2010 and 666 of 2010 before the Hon'ble High Court at Bombay.
- (xiii) WMICL, M/s. Ashford Estates, WMIREDP and its Shareholders entered into Consent Terms dated 9 October, 2010, pursuant to which the Hon'ble High Court at Bombay passed a Decree in terms of the Consent Terms in the said High Court Suit on 19 October, 2010 modified vide Order dated 28 September, 2015 ("said Consent Terms/ Consent Decree").
- (xiv) Pursuant to the said Consent Terms / Consent Decree, the Hon'ble High Court at Bombay approved the Scheme of Arrangement of De-merger inter alia, of the Larger Land in favour of WMIREDP vide an Order dated 21 January, 2011 passed by the Hon'ble High Court at Bombay in Company Scheme Petition No. 665 of 2010 and 666 of 2010 (read with Orders dated 3 July 2015 and 16 July 2016 both passed by the Bombay High Court in Company Application No. 496 of 2015 and 497 of 2015 filed in the aforesaid Company Scheme Petition No. 665 of 2010 and 666 of 2010) and as a result thereof, WMIREDP became entitled to the Larger Land.
- (xv) Pursuant to the change of name of WMICL to WMI Konecranes India Limited, on 28 September, 2011 the Property Register Cards of the Larger Land was updated to reflect the name of WMI Konecranes India Limited as the owner of the Larger Land vide Mutation Entry No. 855 dated 9 March, 2015.
- (xvi) In compliance of the said Consent Terms / Consent Decree, WMICL and WMIREDP executed a rent free Leave and License Agreement dated 11 February, 2011 for a period of three years from the date of execution thereof in respect of the Larger Land. The said Leave and License was subsequently terminated by the Licensee i.e. WMICL (then WMI Konecranes India Limited) vide its letter dated 11 July, 2013. Subsequently WMICL (then WMI Konecranes India Limited) vacated the Larger Land and handed over occupation of the same to WMIREDP.
- (xvii) On 4 September, 2013, M/s. Ashford Estates converted itself into a company under Chapter IX of the Companies Act, 1956 and Certificate of Incorporation was issued by the Registrar of Companies to Ashford Estates Private Limited.



Handwritten initials 'AA' in a circular stamp.



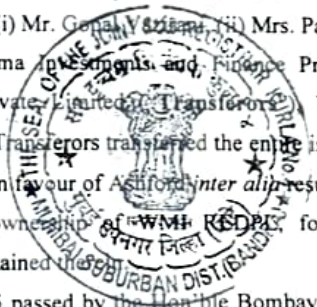
Handwritten signature 'S.S. Mehrotra' and 'S.S. Mehrotra' written below it.

Handwritten initials 'AA' at the bottom right corner.



करल ४		
9800	U	939
२०२४		

- (xviii) In compliance of the said Consent Terms / Consent Decree, by and under a Deed of Transfer dated 9 August, 2014, executed between (i) Mr. Gopal Vazirani, (ii) Mrs. Padma Vazirani, (iii) Mr. Dinesh Vazirani, (iv) Grandma Investments and Finance Private Limited, (v) Dynamic Designs & Systems Private Limited, (vi) Transfers WMI REDPL and Ashford Estates Private Limited, the Transfers transferred the entire issued and paid up equity share capital in WMI REDPL in favour of Ashford *inter alia* resulting in transfer of the control, management and ownership of WMI REDPL, for the consideration and on the terms and conditions contained therein.
- (xix) By and under an Order dated 28 September, 2015 passed by the Hon'ble Bombay High Court, the parties to the aforesaid Civil Suit bearing No.1247 of 2006 were allowed to modify the Consent Terms. As per the modified consent terms, *inter alia* the area of the Larger Land was rectified to 31,853.2 square meters and all the other terms and conditions of the Consent Terms stood binding on the parties thereto. However, as per the official survey conducted at the time of submitting the plans for approval and the total area of the Larger Land is 29,277.75 square meters. The development of the Larger Land is undertaken on the basis of the said area which is concluded by such official survey.
- (xx) WMI Konecranes India Limited ceased its manufacturing activities at the Larger Land from 1 July, 2013 and shifted the same to another location in Pune. Pursuant thereto, the Commissioner of Labour, State of Maharashtra, addressed a letter dated 24 July, 2015 to Municipal Corporation of Greater Mumbai ("MCGM") giving its no-objection for the transfer / sale / development of the Larger Land as far as the Labour Department is concerned, subject to the terms and conditions stated therein.
- (xxi) By an order dated 31 July, 2015, the Hon'ble High Court of Bombay sanctioned the Scheme of Amalgamation of Ashford Estates Private Limited with WMIREDPL. WMIREDPL paid the stamp duty under Article 25 of the Schedule in the Maharashtra Stamp Act, 1958 on the order dated 31 July, 2015 and the said order was registered with the Joint Sub-Registrar, Mumbai City-1 bearing Registration No. BBE-1/11718/2015.
- (xxii) WMIREDPL was converted into a Limited Liability Partnership vide Certificate of Registration of Conversion in Form 19 dated 18 March, 2016 as per the provisions of Section 56 and Schedule III of the Limited Liability Partnership Act, 2008 known as the "WMI Real Estate Developers LLP", being Promoter 1 herein. Thus, Promoter 1 became entitled to the Larger Land and accordingly, Mutation Entry No. 964 dated 25 January, 2017 was effected and the name of Promoter 1 was updated in the Property Register Cards of the Larger Land.
- (xxiii) Promoter 1 was desirous of developing the Larger Land and required a fit and proper person who had the requisite, substantial skill and expertise to aid and assist the Promoter 1 in developing the Larger Land. In furtherance of such intention the Promoter 1



*[Handwritten signature]*



*[Handwritten signature]*

*[Handwritten signature]*

करल ४		
१८४०	<	१३५
२०२४		

Development Management Agreement dated 29 July, 2022 ("Development Management Agreement") appointing Promoter 2 as its Development Manager to provide the services and carry out roles and responsibilities for the consideration and in terms of the Development Management Agreement.

(xxiv) By an Indenture of Mortgage dated 29 July, 2022 and registered with Joint Sub-Registrar of Assurance at Kurla-4 under Serial no. KRL4-16128-2022 executed between Promoter 1 as the Mortgagor of the One Part in favour of Housing Development Finance Corporation Limited ("HDFC") as the Mortgagee of Other Part ("Lender"), the Promoter 1 has executed first charge/Mortgage in favour of HDFC on the Freehold Land and on the terms and conditions mentioned therein.

(xxv) The Suburban Order bearing No Desk 2A/D.Ext-114/22 dated 11<sup>th</sup> August 2022 issued by the Office of the District Collector, Mumbai Suburban District, in regards to the LAQ Land for the area admeasuring 19424.88 square meters, Promoter 1 is entitled to develop the Larger Land under the provisions of the Development Control and Promotion Regulations, 2034, as amended from time to time and the approvals issued from time to time by the MCGM and other statutory bodies and applicable law and on the terms and conditions contained therein.

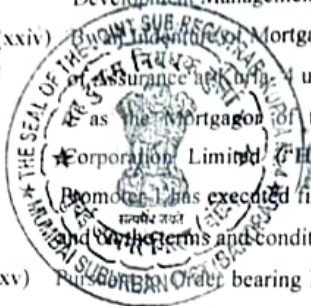
(xxvi) By an Indenture of Mortgage dated 14 September, 2022 and registered with Joint Sub-Registrar of Assurance at Kurla- 4 under Serial no. KRL4-18963-2022 executed between Promoter 1 as the Mortgagor of the One Part in favour of the Lender, the Promoter No. 1 has executed first charge/Mortgage in favour of HDFC on the Acquired Land as an additional security and on the terms and conditions mentioned therein.

(xxvii) M/s JPS Legal, Advocate of Promoter 1 have given their Report on Title certifying the title of the Promoter 1 as set out in the said Report on Title dated 29 September 2022 and the Allottee/s have accepted the said Report on Title issued by JPS Legal, Advocate dated 29 September 2022, an authenticated copy of which is annexed as "Annexure B".

(xxviii) The Promoters are in possession of the Larger Land.

(xxix) The Promoters have obtained Intimation of Disapproval ("IOD") and Commencement Certificate ("Approvals"), an authenticated copies of which is annexed as "Annexure C" and "C-1" respectively.

(xxx) As per the Approvals, the Promoter 1 is (i) to hand over to MCGM an area admeasuring 7445.31 square meters towards road Set-back ("Road Set-back Area"),(ii) to hand over an area admeasuring 1683.24 square meter towards amenity open space ("Amenity Open Space Area") and (iii) to develop and handover to the MCGM, the BEST Bus facility reservation to the extent of 1635.02 square meters situated on a portion of the Larger Land admeasuring 1308.02 square meters delineated in cyan colour on the layout plan hereto annexed and marked as Annexure "A" (as per the approval issued by



*Methodic*  
*Methodic*

Brihanm  
Ward/Bh  
**Reserva**  
approx  
approva  
MCGM  
having  
Section  
216.94  
marked  
plan he  
(xxxi) Exclud  
Reserv  
17849  
shown  
(xxxii) Thus  
Land  
B. The Promoter  
"Ashford R  
one resident  
housing as  
phase wise  
constructed  
Project Lar  
entire Proj  
out the co  
identified/e  
meters or  
written an  
for the dev  
on ground  
34 (Thirty  
Agreement  
C. The Prom  
make ne  
designs t

करल ४		
१८००	e	१३५
२०२४		

Brihanmumbai Municipal Corporation/MCGM under number P-9981/2022/(358/11)/S Ward/Bhandup W/302/1/New dated 5<sup>th</sup> September 2022 (for the BEST Bus Facility Reservation") (iv) to develop and handover and area to the extent of 1000 square meters approximately for receiving station (which area is tentative and subject to planning and approvals of statutory authority) ("Receiving Station") (v) to construct and handover to MCGM the EWS Wing comprising of part basement, ground floor plus 21 upper floors having built-up area admeasuring 3397.12 square meters for the Economically Weaker Section ("EWS Wing") on a portion of the Larger Land admeasuring approximately 216.94 square meters and delineated in red colour on the layout plan hereto annexed and marked as Annexure "A". The EWS Wing shall have a separate access as shown on the plan hereto annexed and marked as Annexure "A".

- (xxxii) Excluding the Road Set-back Area, the Amenity Open Space Area, BEST Bus facility Reservation, Receiving Station and EWS Wing, the Promoters shall develop an area of 17849.09 square meters of the Larger Property ("**Project Land**") more particularly shown in blue colour dash dot line on the Plan annexed hereto as Annexure "A".
- (xxxiii) Thus the Promoters are entitled to construct various buildings/structures on the Project Land in accordance with the recitals herein above;

B. The Promoters are proposing to construct on a portion of the Project Land a building/s known as "**Ashford Regal**" having various wings for residential and commercial purposes and including one residential EWS Wing for the Economic Weaker Section i.e., EWS Wing for inclusive housing as per Regulation 15 of Development Control and Promotion Regulations, 2034 in a phase wise manner. The Promoters have informed the Allottee/s that the Project Land shall be constructed/developed by utilizing the entire Development Potential (defined hereinafter) on the Project Land from time to time. Though the Promoters herein have the right to develop the entire Project Land, the Promoters have informed the Allottee/s that the Promoters shall carry out the construction/development of the Project Land in various phases. The Promoters have identified/earmarked portion out of the Project Land admeasuring approximately 642.12 square meters or thereabouts more particularly described Secondly in the First Schedule hereunder written and shown in magenta colour on the plan annexed hereto and marked as Annexure "A" for the development of Ashford Regal - Phase I - Wing A comprising of part shops and part stilt on ground floor plus 5 (five) part podiums and part floors (part office and part residential) plus 34 (Thirty Four) upper residential floors in phase-I, which is the only subject matter of this Agreement ("**Ashford Regal - Phase I - Wing A Project**").

C. The Promoters shall while developing the Project Land in a phased manner will be required to make necessary amendments or substitution of the sanctioned plans, layouts, elevations and designs from time to time as may be required by the Government, MCGM or any other local



*Signature*

करणा ४		
१८००	१०	१३५
२०२४		

authority and/ or as the Promoters may consider necessary in respect of the Project Land including adding/varying floors, further buildings, wings, height to enable the Promoters to fully and entirely claim, avail, utilize and consume the entire present and future development potential of the Project Land including but not limited to Floor Space Index ("FSI"), Transferable Development Rights ("TDR"), Premium FSI, Fungible FSI, Increase FSI, Increased TDR, additional FSI and any other the development rights or potential of howsoever nature and by howsoever name. All the rights generated from the Project Land and/or capable of being claimed, availed, utilized and consumed on the Project Land ("**Development Potential**"). The Allottee/s has/have entered into this Agreement knowing fully well that the scheme of phased development proposed to be carried out by the Promoters on the Project Land and the Allottee/s has/have no objection to the Promoters making such amendments or substitution as may be required by the Government, MCGM or any other local authority and/ or as the Promoters may consider necessary in respect of the Project Land as aforesaid and accords his/ her/their irrevocable consent to the same.

- D. The Allottee/s is/are offered residential units viz. unit bearing number 406 on the 04th floor ("**Unit**") in the Ashford Regal- Phase 1- Wing A Project being constructed by the Promoters.
- E. The Promoters have entered into a standard agreement with its Architects, Architect Hafeez Contractor being its design architect and Space Age Associates being its municipal architect ("**the Architect**"), who are registered with the Council of Architecture, and such agreement is as per the agreement prepared by the Council of Architecture.
- F. The Promoters have registered the Ashford Regal- Phase 1- Wing A-Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("**the Act**") with the Maharashtra Real Estate Regulatory Authority, situated at Mumbai under Registration No. P51800047421. An authenticated copy of the RERA Certificate dated 27<sup>th</sup> October, 2022 is attached at Annexure "D".
- G. The Promoters have appointed a structural engineer for the preparation of the structural design and drawings of the Ashford Regal- Phase 1-Wing A Project, and the Promoters accept the professional supervision of the Architect and structural engineer till the completion of the Ashford Regal- Phase 1- Wing A Project.
- H. The Promoters herein have the sole and exclusive right to sell the units in the Ashford Regal- Phase 1- Wing A Project to be constructed by the Promoters on the Project Land and is fully competent to enter into agreement/s with the Allottee/s, of the units and to receive the sale consideration in respect thereof.

Handwritten initials.



Handwritten signature: S.S. Mahadik

Handwritten signature: S.S. Mahadik

करल ४		
१७०	११	१३५
२०२४		

- I. The Allottee/s herein has demanded from the Promoters and the Promoters have given inspection to the Allottee/s, of all the documents of title relating to the Ashford Regal- Phase 1- Wing A Project described in the Third Schedule hereunder written and also the plans, designs and specifications of the Ashford Regal- Phase 1- Wing A Project prepared by the Architect and of such other documents as are specified under the Act and rules and regulations made thereunder. After the Allottee/s enquiry, the Promoters herein have requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter 1. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of Promoter 1 herein.
- J. The authenticated copies of Certificate of Title issued by M/s JPS Legal, of the Promoter 1 ("Advocate"), authenticated copies of Property card showing the nature of the title of the Promoter 1 to the Larger Land on which the Units are to be constructed have been annexed hereto and marked as **Annexure "B"** respectively.
- K. The authenticated copies of the plans of the Layout of the Ashford Regal- Phase 1- Wing A Project have been annexed hereto and marked as **Annexure "A"**.
- L. The authenticated copies of the plans of the Layout of the Ashford Regal- Phase 1- Wing A Project as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said phase have been annexed hereto and marked as **Annexure "A"**.
- M. The copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated have been annexed hereto and marked as **Annexure "A"**.
- N. The authenticated copies of the plans and specifications of the Unit agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure "E"**.
- O. The Promoters have obtained some of the sanctions/approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of Ashford Regal- Phase 1- Wing A Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate (either in full or part) of the Building.



*S.S. Mahadik*

S.S. Mahadik

करल ४		
१८०	१२	१३५
२०२०४		

sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Larger Land and upon due observance and performance of which only the completion or occupancy certificate (part or full) in respect of the Ashford Regal- Phase 1- Wing A Project shall be granted by the concerned local authority.

The Promoters have duly commenced construction of the Ashford Regal- Phase 1- Wing A Project in accordance with the said proposed plans.

The Allottee/s has/have applied to the Promoters for allotment of Unit No. 406 on 04th floor in Regal- Phase 1- Wing A Project.

S. The carpet area of the Unit is 37.25 square meters equivalent to 401 square feet and "Carpet Area" means the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Unit for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the Unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Unit.

T. The Parties, relying on the confirmations, representations and assurances of each 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.

U. The Allottee/s prior to execution of these presents has/have paid to the Promoter 1 an amount of Rs 7,56,325/- (Rupees Seven Lakhs Fifty Six Thousand Three Hundred Twenty Five Only) being part payment of the Sale Consideration (defined hereinafter) of the Unit agreed to be sold by the Promoters to the Allottee/s as advance payment or deposit (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has agreed to pay the remaining/balance consideration of the Unit as prescribed in the payment plan as may be demanded by the Promoters within the time and the manner hereinafter appearing.

V. Under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the Unit with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908

W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree to purchase the Unit for the consideration and on the terms and conditions hereinafter appearing.

AA



*Smahachit*

*S.S. Mahadik*

करल ४		
१८००	१३	१३५
२०२४		

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

1. The Recitals shall be deemed to form an integral and operative part of this Agreement as if incorporated *verbatim*.

2. **CONSTRUCTION OF THE ASHFORD REGAL- PHASE 1- WING A PROJECT**

The Promoters shall construct multistoried Ashford Regal- Phase 1- Wing A Project in accordance with the plans, designs and specifications as approved by the concerned Government Authorities from time to time.



Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations and modifications which may adversely affect the Unit of the Allottee/s except any alterations or additions or modifications required by any Government Authorities or due to change in law.

3. **SALE CONSIDERATION OF THE UNIT**

3.1.1 The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s, a residential unit viz. Unit No. 406 of the type 1 BHK of carpet area admeasuring 37.25 square metres along with right to exclusively use Nil sq. mtrs. of deck area appurtenant to the Unit on 4th floor ("Unit") in the Ashford Regal- Phase 1 - Wing A Project as shown in the Floor plan thereof hereto annexed and marked Annexures "E" for the sale consideration of Rs 76,39,640/- (Rupees Seventy Six Lakhs Thirty Nine Thousand Six Hundred Forty Only) including proportionate price of the common areas and facilities appurtenant to the said Unit, which are more particularly described in the Second Schedule annexed herewith save and except club house, infrastructure and other charges as set out in clause 14 (ix) ("Sale Consideration") The Promoters have also agreed to permit the Allottee/s to use (1) covered car parking spaces (hereinafter referred to as the "Parking space/s").

3.1.2 The Allottee/s agree and understand that timely payment towards purchase of the Unit as per payment plan/schedule hereto is the essence of the Agreement.

3.1.3 The Allottee/s has/have paid on or before execution of this Agreement an amount of Rs 7,56,325/- (Rupees Seven Lakhs Fifty Six Thousand Three Hundred Twenty Five Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. 68,83,315/- (Rupees Sixty Eight Lakhs Eighty Three Thousand Three Hundred Fifteen Only) in the following manner:-



*S. S. Mahadik*

S.S. mahadik

करल ४		
१६००	१४	१३५
२०२४		

Sr. No.	Payment Milestone	Percentage	Rupees
i.	On Booking	10%	7,63,964
	Days from Date of Booking	10%	7,63,964
	Plinth	15%	11,45,946
	Completion of 5 <sup>th</sup> Slab	5%	3,81,982
	Completion of 10 <sup>th</sup> Slab	5%	3,81,982
	Completion of 15 <sup>th</sup> Slab	5%	3,81,982
	Completion of 20 <sup>th</sup> Slab	5%	3,81,982
viii	Completion of 25 <sup>th</sup> Slab	5%	3,81,982
ix	Completion of 30 <sup>th</sup> Slab	5%	3,81,982
x	Completion of Top Slab	5%	3,81,982
xi	Initiation of Plaster	10%	7,63,964
xii	Installation of Lift	10%	7,63,964
xiii	OC	10%	7,63,964
	<b>Total</b>	<b>100%</b>	<b>76,39,640</b>

- 3.1.4 The price overall has been arrived and agreed upon keeping in mind the promise of the Allottee/s to make the payments as mentioned above irrespective of the existing work progress and proposed stage of construction .
- 3.1.5 The Sale Consideration above excludes Taxes (consisting of tax paid or payable by the Promoter 1 by way of Value Added Tax, Service Tax, Cess, GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Ashford Regal- Phase 1- Wing A Project payable by the Promoters up to the date of handing over the possession of the Unit.
- 3.1.6 The Allottees agree that they shall deduct and deposit the tax deposit at source ("TDS") in the TDS account of Promoter 1 only
- 3.1.7 The Sale Consideration is escalation-free, save and except increases which the Allottee/s hereby agree to pay, 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 from time to time. The Promoters undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost/charges/taxes (prospective/retrospective) imposed by the competent authorities, the Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

*[Handwritten Signature]*



*[Handwritten Signature]*

*[Handwritten Signature]*  
S.S. methadik



करल ४		
१५००	१५	१३५
२०२४		

- 3.1.8 The Promoters may charge the Allottee/s separately for any upgradation/ changes specifically requested or approved by the Allottee/s in fittings, fixtures and specifications and any other facility which have been done on the Allottee/s request or approval but which have not been agreed upon herein or as shown in the website of the registered authority. The Allottee/s herein specifically agrees that he/she/they shall pay for such upgradation/ change along with the service tax, VAT, GST and such other taxes, cesses, charges etc. without any delay.
- 3.1.9 The Promoters may allow, in its sole discretion, a rebate for early payments payable by the Allottee/s by discounting such early payments @ 6 % (six per cent) for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoters.
- 3.1.10 The Promoters shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Ashford Regal- Phase 1- Wing A-Project is complete and the 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 Sale Consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter 1. If there is any reduction in the carpet area within the defined limit then the Promoters shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rates 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 Promoters shall demand additional amount from the Allottee/s as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meters as agreed in clause 3.1.1 of this Agreement.
- 3.1.11 The Allottee/s authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.
- 3.1.12 The Promoters herein on due date and/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by digital E-mail to the Allottee/s and the Allottee/s shall make payment of such due amount to the Promoters within seven days from date of receiving such intimation. The Allottee/s herein specifically agrees that he/she/they shall pay the aforesaid amount along with the service tax, VAT, GST and such other taxes, cesses, charges etc. without any delay along with each instalment.

*S. S. Mahadik*

S.S. Mahadik



११२८१ ४		
१८४०	३२	१३५
२०२४		

Name of the Allottee : Mr. Sachin Satyawan Mahadik &  
Mrs. Seema Sachin Mahadik  
Allottee's address : Flat No 303, Ganesh Prabhat Building, Belavali, Near Fatima High  
School, Subhash Nagar, Badlapur, Thane, Badlapur E.D,  
Maharashtra India-421503.  
Mobile : 9057979021  
Notified email id : sachinmahadik905@gmail.com  
Promoter's name : AASHFORD REAL ESTATE DEVELOPERS LLP  
Notified email : ashfordregal.crm@ashford.co.in  
Promoter 2 name : GROUND HOLDING BUILDCON PRIVATE LIMITED  
Notified email : ashfordregal.crm@ashford.co.in

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this agreement in the about address by registered post. If the Allottee fails to inform of his/her/their such change of address, then the correspondence posted by the Promoters to the Allottee/s shall be deemed to have been received by the Allottee/s.

### 31. JOINT ALLOTTEES

That in case there are joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

### 32. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee/s.

### 33. DISPUTE RESOLUTION

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Adjudicating Authority as per the provisions of the Act. Rules and Regulations, thereunder.

### 34. GOVERNING LAW

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.



*Sachin Mahadik*  
*S.S. Mahadik*

करल ४		
१८०	३३	१३५
२०२४		

35. The PAN of the Parties are :

Promoter1 : AACFW2534P  
 Promoter2 : AAJCG0443M  
 Allottee (1) : ARQPM6643N  
 Allottee (2) : EPAPM9829A



IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this agreement for sale at Mumbai in presence of the attesting witness, signing on the day and year herein above written.

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO**

**FIRSTLY**

**DESCRIPTION OF THE LARGER LAND**

All those pieces and parcels of freehold and Class II land or ground situated and lying at Village Bhandup, Taluka Kurla, in the Registration District of Mumbai City and Mumbai Suburban admeasuring in the aggregate 31,853.2 square meters or thereabouts as per Property Register Cards, and 29,277.75 square meters or thereabouts as per actual measurement, bearing City Survey Nos. 358/11 to 358/25 and the land is bounded as follows:

On or towards the North by : CTS Nos. 358A/1/A/2, 358A/1/A/3, 358A/1/A/4, 358A/1/A/5, 358A/1/A/6, 358A/1/A/8, 358A/1/A/1 and 358A/2 ;  
 On or towards the South by : Some Portion of CEAT Tyre road and some part of Railway Property/facilities  
 On or towards the East by : Railway facilities (including Railway tracks);and  
 On or towards the West by : CEAT Tyre road;

**SECONDLY**

**DESCRIPTION OF THE PROJECT LAND**

All those pieces and parcels of freehold and Class II land or ground n situated and lying at Village Bhandup, Taluka Kurla, in the Registration District of Mumbai City and Mumbai Suburban admeasuring/approximately in the aggregate 17849.09 square meters bearing City Survey Nos. 358/11 to 358/25 and the land is bounded as follows:

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

**FIRSTLY**

**(COMMON AREAS AND FACILITIES OF THE WING)**

4 Lifts or as per plan – Otis /Kone/ Thyssenkrupp/Schindler or Equivalent

*Handwritten initials*



*Handwritten signature*

S.S.mahadik

१८०० २४ १३५		
२०२४		

Designed Entrance Lobby

**SECONDLY**

**(COMMON AREAS AND FACILITIES OF THE UNIT)**

THIRDLY **(LIMITED COMMON AREAS AND FACILITIES OF THE PROJECT LAND)**



- 1. Staircase as per plan;
- 2. Direct access to road;
- 3. Family Pool and Kid's Pool,
- 4. Jacuzzi Steam Whimsium
- 4. Yoga room and dance hall
- 5. Indoor games room with carrom, Table Tennis.
- 6. Multipurpose Hall
- 7. Indoor Kids' Play Area
- 8. Children's play area
- 9. Senior Citizen Area
- 10. Open Amphitheater
- 11. Open Lawn
- 12. Rock Climbing Wall
- 13. Reflexology Area
- 14. Multipurpose Play Area open to sky
- 15. Jogging Track

**THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO**

**(List of Title Documents of which inspection was provided)**

- (1) Notification bearing No. LBS.15-58/59649-H dated 7<sup>th</sup> May 1959 issued by the Government in the Bombay Government Gazettee for acquiring the land for Western Mechanical Industries Private Limited.
- (2) Indenture dated April 30, 1966 executed between Partners of the Western Manufacturing Company and Western Mechanical Industries Pvt. Ltd., in respect of free hold land.
- (3) Collector Order bearing No Desk 2A/D.Ext-114/22 dated 11<sup>th</sup> August 2022 granting permission for development of the acquired land.
- (4) Indenture of Mortgage dated 29<sup>th</sup> July, 2022 executed between Promoter 1 and Housing Development Finance Corporation Limited creating first charge on the Freehold Land.
- (5) Indenture of Mortgage dated 14<sup>th</sup> September, 2022 executed between Promoter 1 and Housing Development Finance Corporation Limited creating first charge on the acquired Land.

AM



*S.S. Methawlik*  
S.S. Methawlik

करल ४		
१८००	३५	१३५
२०२४		

(6) Title Report dated 29th September 2022 issued by M/s JPS Legal, Advocates in respect of the Larger Land.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(LIST OF AMENITIES IN THE UNIT)

- (1) Vitrified Tile flooring in living, dining, passage, Kitchen and all bedrooms in the price range of Rs 35 to Rs 40/- per square foot
- (2) Vitrified / Ceramic tile dado in Kitchen – in the price range of Rs 30/- to Rs 35/- per square foot
- (3) Vitrified / Ceramic tile flooring & Dado in all Toilets in the price range of Rs. 30/- to 35/- per square foot
- (4) Granite kitchen/Alcove platform & additional service platform in the price range of Rs 80 to Rs 100/- per square foot
- (5) Aluminum glass window in the price range of @Rs 300 per square foot
- (6) Laminated finished Main, Bedroom & Toilet doors.
- (7) Gypsum Finished internal walls with paint.
- (8) Video door phone and intercom facility in all units.
- (9) Stainless steel single bowl with sink spout – either Nirali /Frankie or equivalent
- (10) Premium sanitary and CP fittings in all Toilets – Jaquar/ Kohler or equivalent
- (11) Light points with branded switches, sockets & wiring.
- (12) Provision for 15A points for Air-conditioning in Living & Bedrooms.
- (13) Sprinkler system in all Apartments
- (14) Kitchen equipped with pipe gas
- (15) Provision for Exhaust fan in Kitchen & All Toilets



*S. S. Mahadik*



S.S. Mahadik

9800 3E 939  
 2028



**SIGNED SEALED & DELIVERED**

by the within named "PROMOTER 1"  
**WMI REAL ESTATE DEVELOPERS LLP**

through its Authorized Signatory  
**Mr. Pravin Gurunath Natar**

in the presence of.....

- 1.
- 2.

**SIGNED SEALED & DELIVERED**

by the within named "PROMOTER 2"  
**GROUND HOLDING BUILDCON PVT. LTD.**

through its Authorized Signatory  
**Mr. Varun Agarwal.**

in the presence of.....

- 1.
- 2.

**SIGNED SEALED AND DELIVERED**

by the within named "ALLOTTEE/S"

(1) **Mr. Sachin Satyawan Mahadik**

(2) **Mrs. Seema Sachin Mahadik**

in the presence of...

- 1.
- 2.

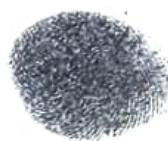
WMI REAL ESTATE DEVELOPER

AUTHORISED SIGNATORY  
 (Authorized Signatory)



For Ground Holding Buildcon Private Limited

Director / Authorized Signatory  
 (Authorized Signatory)



S.s.mahadik

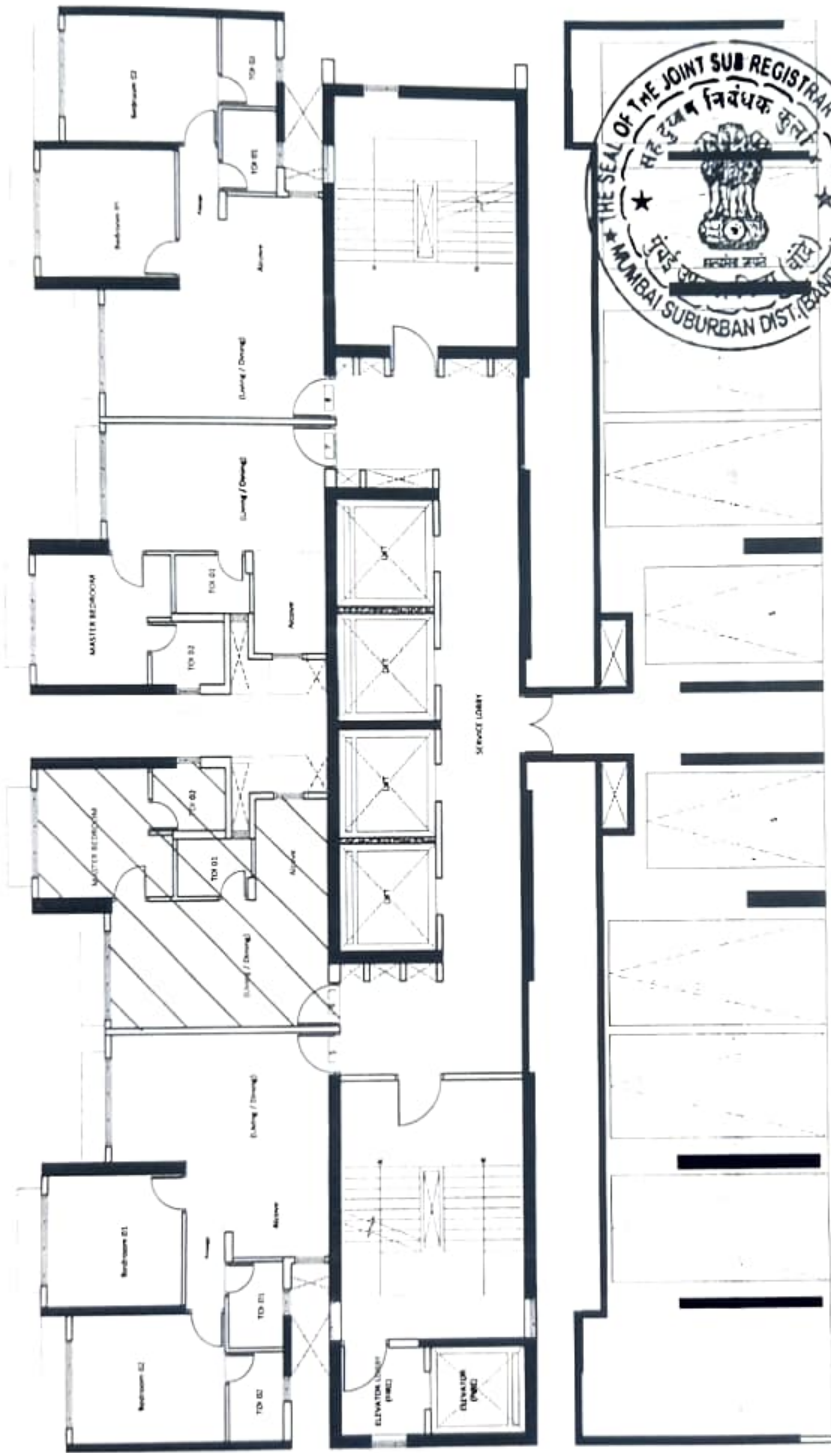


Annexure - E

करल ४

9670 3e 939

२०२४



WING	✓ A
FLAT NO.	✓ 406
AREA	✓ 401 Sq.Ft



4TH FLOOR PLAN "TOWER - A"  
SCALE : NOT TO SCALE

For Grand Building Builders Private Limited

Director / Authorized Signatory

WVI REAL ESTATE DEVELOPERS LLP

AUTHORIZED SIGNATORY

*S. S. Mahadik*

S. S. Mahadik

करल ४		
9180	100	934
२०२४		



## MUNICIPAL CORPORATION OF GREATER MUMBAI

## Amended Plan Approval Letter

File No. P-9962/2022/(358/11)S Ward/BHANDUP-W/3372/2022 dated 16.01.2023



To,  
SHASHIKANT LAXMAN JADHAV  
B-106, NATRAJ BLDG., MULUND (W)

CC (Owner),  
M/s. WMI Real Estate Developers  
LLP  
10, Ashford Centre, Shankarrao  
Naram Path, Opp. Peninsula Park,  
Lower Parel Mumbai-400013

Subject : Proposed development on property bearing C. S. T. No. 358/11 to 358/25, Village Bhandup, L.B.S. Marg, Bhandup (W), S-Ward, Mumbai 400080..

Reference : Online submission of plans dated 16.01.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even number 12.01.2023 shall be complied with
- 2) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work
- 3) That all requisite fees, premiums, deposits etc. shall be paid before endorsement of CC.
- 4) That no dues pending certificate from A.A. & C.(S Ward) shall be submitted.
- 5) That C.C. shall be got endorsed as per approved amended plans.
- 6) That the Janata Insurance Policy to be submitted.
- 7) That the quarterly progress report of the work will be submitted by the L.S.
- 8) That all the conditions stated in SWM NOC and directions specified in Hon'ble Supreme Court's order dtd. 15.03.2018 regarding C & D waste removal and its disposal shall be complied with before starting the work.
- 9) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 10) That the top most elevation of the building will be certified by Airport of India mentioned that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C
- 11) That requisitions of clause no. 49 of DCPR-2034 shall be complied with and records of quality of work, verification report etc. shall be maintained on site till completion of entire work.
- 12) That the ODU shall be as per policy in force as per approved concessions



करल ४		
१८०	७२	९३५
२०२४		

C - 3


**MUNICIPAL CORPORATION OF GREATER MUMBAI**
**FORM 'A'**
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-9962/2022/(358/11)/S Ward/BHANDUP-W/CC/1/New

**COMMENCEMENT CERTIFICATE**


To,  
M/s. WMI Real Estate Developers LLP  
10 Ashford Centre Shankarrao Naram Path Opp.  
Peninsula Corporate Park Lower Parel Mumbai  
-400013

Sir,

With reference to your application No. **P-9962/2022/(358/11)/S Ward/BHANDUP-W/CC/1/New** Dated. **06 Jan 2022** 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 no 337 (New) dated **06 Jan 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **358/11** C.T.S. No. **358/11** Division / Village / Town Planning Scheme No. **BHANDUP-W** situated at **18.30mt Wide Proposed Road 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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/9/2023

करल ४		
१८००	७३	१३५
२०२४		

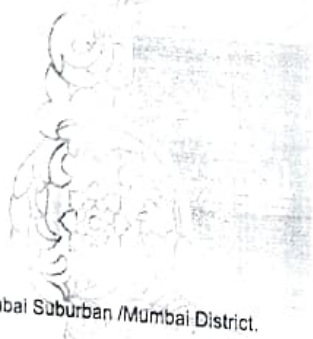


Valid Upto : 27 Sep 2023

Application Number : P-9962/2022/(358/11)/S  
Ward/BHANDUP-W/CC/1/New

Remarks : Approved plan for Zero FSI IOD plans

Application  
Zone Name  
Architect/L  
Authority R  
C.C. is rev  
NOC and V



Digitally signed by Parvati Sonthe Date: 28 Sep 2022 14:52:32 Organization: Bhandup Municipal Corp. Designation: Executive Engineer

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Propos  
Eastern Suburb S Ward Ward

- Cc to :
1. Architect.
  2. Collector Mumbai Suburban /Mumbai District.

P-9962/2022/(358/11)/S Ward/BHANDUP-W/CC/1/New

करल ४		
१८००	७४	१३५
२०२४		



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Noteshheet**

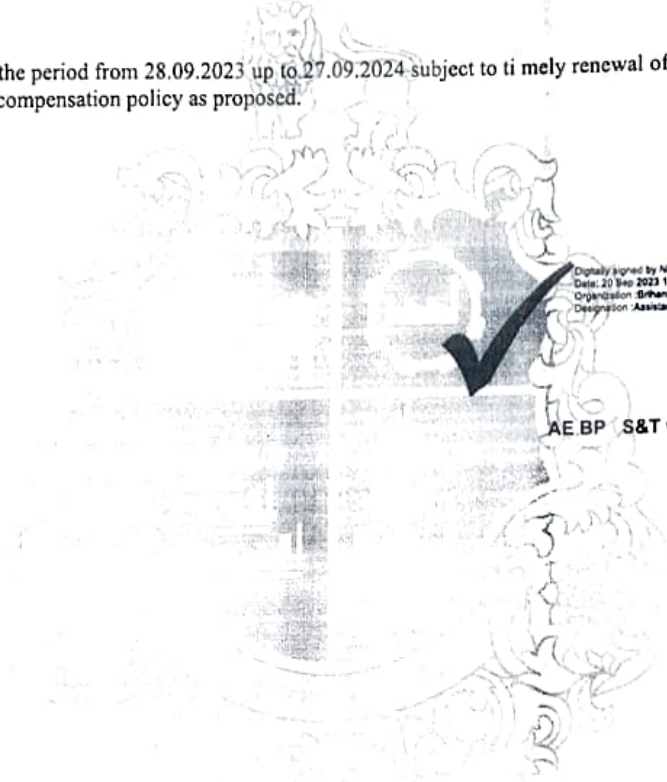
Application Number : P-9962/2022/(358/11)/S  
 Ward/BHANDUP-  
 W/Other/3/New  
 Zone Name : Eastern Suburb  
 Architect/LE/SE Name : SHASHIKANT LAXMAN  
 JADHAV

Ward Name :  
 Inward Date :  
 Issued On :



**Authority Remark:**

C.C. is revalidated for the period from 28.09.2023 up to 27.09.2024 subject to timely renewal of B.G., SWM NOC and Workmen's compensation policy as proposed.



Digitally signed by Nitin Vasantias Pasi  
 Date: 20 Sep 2023 14:04:33  
 Organization: Ghanamumbai Municipal Corporation  
 Designation: Assistant Engineer (BP)

AE BP S&T ward

Annexure - 'D'

करल ४		
१८००	०५	१३५
२०२४		



**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 : **P51800047421**

Project: **Ashford Regal - Phase I - Wing A Project**, Plot Bearing / CTS / Sub-plot No.: **358/11** at **Kurla, Kurla, Mumbai Suburban, 400078**.

- Wmi Real Estate Developers Llp** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400013**.
- 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 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 **27/10/2022** and ending with **30/06/2027** 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

  - 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. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 27-10-2022 15:47:35

Dated: **27/10/2022**  
Place: **Mumbai**

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