



28/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 8685/2023

नोंदणी :

Regn.63m

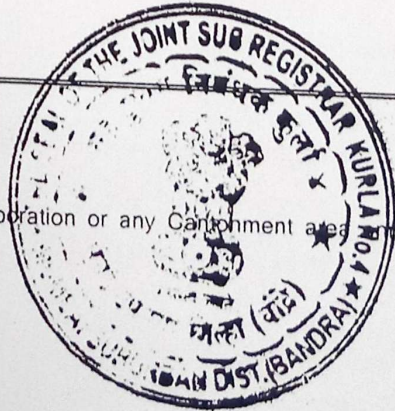
गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12594595
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10123789.17
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन ., इतर माहिती: सदनिका नं 1601,16 वा मजला,अंशफोर्ड रिगल फेस 1 ए विंग,मुलुंड गोरेगाव लिक रोड,नाहूर पश्चिम इंडस्ट्रियल एरिया,भांडुप पश्चिम मुंबई, (सदनिकेचे क्षेत्र 602 चौ फूट रेरा कार्पेट). सोबत 1 कव्हर्ड कार पार्किंग सहित.((C.T.S. Number : 358/11,358/25 ;))
(5) क्षेत्रफळ	1) 61.54 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:-डब्लू एम आय रियल इस्टेट डेव्हलपर्स एल एल पी चे ऑथोराइज सिग्नेटरी प्रविण गुरुनाथ नाबर - तर्फे मुखत्यार विवेक तांबे वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 10 अंशफोर्ड सेंटर शंकरराव नरम पथ पेनिन्सुला कॉर्पोरेट पार्क समोर लोवर,परेल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AACFW2994P. 2): नाव:-ग्राउंड होल्डिंग बिल्डकॉन प्रा लि चे ऑथोराइज सिग्नेटरी,हादिस बजारिया तर्फे मुखत्यार विवेक तांबे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 603 सी किंग 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 घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आकाश बाबुराव आढांगळे - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5/10 सेन्ट्रल रेल्वे कॉलोनी विद्याविहार स्टेशन जवळ विद्याविहार पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-APRPA5140D 2): नाव:-वैशाली आकाश आढांगळे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5/10 सेन्ट्रल रेल्वे कॉलोनी विद्याविहार स्टेशन जवळ विद्याविहार पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-BAMPA6240F
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2023
(11) अनुक्रमांक,खड व पृष्ठ	8685/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	755680
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed at Mumbai on this 28th day of April in Christian Year 2023.



By and Between



[Handwritten signature]

WMI REAL ESTATE DEVELOPERS LLP (LLPIN AAF-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-interest and assigns) of the **FIRST PART**;

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AND

GROUND HOLDING BUILDCON PRIVATE LIMITED (formerly known as GROUND HOLDING BUILDCOM PRIVATE LIMITED) (CIN - U70109MH2021PTC360937), a company incorporated under the Companies Act, 2013, having its registered office at 603, C Wing, ONE BKC, C-66, G 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



Mr. Akash Baburao Adhangle (Aadhar No. 4498 6192 1103), (Pan - *[Signature]* Mr. Baburao Saguna Adhangle, aged about 53 years and Mrs. Vaishali Akash Adhangle (Aadhar No. 2359 4586 2152), (Pan - BAMP6240F) daughter of Mr. Govind Vana Karankal aged about 45 years, residing at 5/10, Central Railway Colony, Near Vidyavihar Station, Vidyavihar East, Mumbai, Maharashtra, India-400077, 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".



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V. A. Adhangle



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८८८५	The Promoter hereby represents that:
२०२३	(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

Government on 14 May, 1959, land admeasuring in the aggregate 4 Acre 35 Gunthas i.e. equivalent to 19,728.15 square meters (approximately), bearing Survey No. 79 (Part), Survey No. 80 (Part), Survey No. 81 (Part) and Survey No. 82 (Part) situated at Village Bhandup then 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 entered 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) 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; (ix) Survey No. 218 Hissa No. 1 and (ix) Survey No. 218 Hissa No. 7 admeasuring in aggregate 14,175 square yards equivalent to 11,852 square meters situate at Village Bhandup, Taluka South Salsette and District Bombay Suburban ("Freehold Land"), for the consideration and upon the terms and conditions contained therein.



Thus, the Acquired land and the Freehold land, are hereinafter collectively referred to as the ("Larger Land") and the Larger Land was allotted CTS Nos. 358/11 to 358/25

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As the Allottee has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of Promoter herein.

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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.

P. While 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.

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

R. The Allottee/s has/have applied to the Promoters for allotment of Unit No. 1601 on 16th floor in the Ashford Regal- Phase 1- Wing A Project.

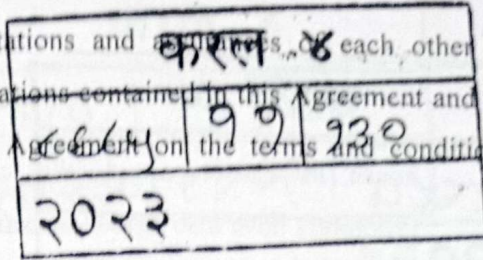
S. The carpet area of the Unit is **55.93** square meters equivalent to **602** square feet and "Carpet Area" means the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Unit for exclusive use of the 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.

the Unit.



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T. The Parties, relying on the confirmations, representations and ~~assurances~~ ^{करार} 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.12,46,865/- (Rupees Twelve Lakhs Forty Six Thousand Eight Hundred and Sixty 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.

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*.

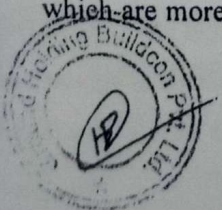
2. CONSTRUCTION OF THE ASHFORD REGAL- PHASE 1- WING A PROJECT /UNIT :-

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 local authority 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. 1601 of the type 2 BHK of carpet area admeasuring 55.93 square metres along with right to exclusively use NIL sq. mtrs. of deck area appurtenant to the Unit on 16th 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.1,25,94,595/- (Rupees One Crore Twenty Five Lakhs Ninety Four Thousand Five Hundred and Ninety Five 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



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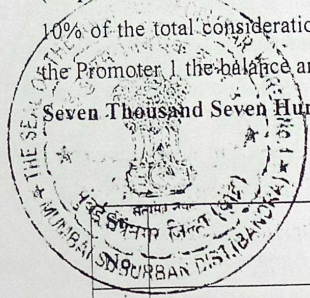
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house, in structure and other charges as set out in clause 14 (ix) ("Sale Consideration") The Promoters have also agreed to permit the Allottee/s to use (1) covered car parking spaces (hereinafter referred to as the "Parking space/s");

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.12,46,865/- (Rupees Twelve Lakhs Forty Six Thousand Eight Hundred and Sixty Five only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter 1 the balance amount of **Rs.1,13,47,730/- (Rupees One Crore Thirteen Lakhs Forty Seven Thousand Seven Hundred and Thirty Only)** in the following manner: -



	Payment Milestone	Percentage	Rupees
i.	On Booking	9.90%	12,46,865
ii.	30 days from the date of booking	15.10%	19,01,784
iii.	25 th Slab/28 th Feb 2024 whichever is earlier	25%	31,48,649
iv.	31 st Jan 2025/Lift whichever is earlier	25%	31,48,649
v.	On Application of OC	25%	31,48,648

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.

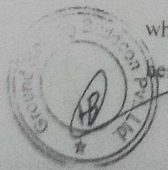
3.1.5 The Sale Consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, Cess, GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Ashford Regal- Phase 1- Wing A Project payable 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 effect along with the demand letter being issued to the Allottee/s, which shall only be applicable to subsequent payments.



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 facilities which have been done on the Allottee/s request or approval but which have not been agreed to herein or as shown in the website of the registered authority. The Allottee/s herein specifically



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agrees that he/she/they shall pay GST and such other taxes, cesses

3.1.9 The Promoters may allow, in its discretion, to be paid by the Allottee/s by discounting the amount of the instalment by which the respective instalment rate of rebate shall not be subject to the discretion of the Promoters.

3.1.10 The Promoters shall confirm the completion of the construction of the Ashford Regal- Phase 1- Wing A Project certificate is granted by the competent authority. In the event the carpet area, subject to a variation of more than 5% in the carpet area shall be recalculated in the carpet area within the defined limits. The Allottee/s within 45 (forty-five) days from the date when such an excess carpet area allotted to Allottee/s, the same rate per square meters as agreed as per the next milestone of the payment plan.

3.1.11 The Allottee/s authorizes the Promoter 1 to deduct any head(s) of dues against lawful claims in the sole discretion deem fit and the Allottee/s shall adjust his payments in any manner.

3.1.12 The Promoters herein on due date shall intimate the amount payable as stated in the Payment Plan. The Allottee/s shall make payment of such amount on receiving such intimation. The Allottee/s shall pay the aforesaid amount along with the service charges without any delay along with each instalment.

4.

4.1. The Promoters hereby agrees to observe the stipulations and restrictions if any, which are stated in the state and/or Central Government inclusion plans or any time thereafter or at the time of completion.

4.2. Time is of essence for the Promoters to complete the time schedule for completing the Ashford Regal- Phase 1- Wing A Project Unit to the Allottee/s and the common areas. The Allottee/s herein under to the association of allottee/s for the certificates or both as the case may be. The Allottee/s shall pay the instalments and other dues payable by the Allottee/s as per the agreement subject to the simultaneous completion of clause 3.1.3 above ("Payment Plan") the



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Annexure C



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

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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 1868 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, Sheet III 3 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

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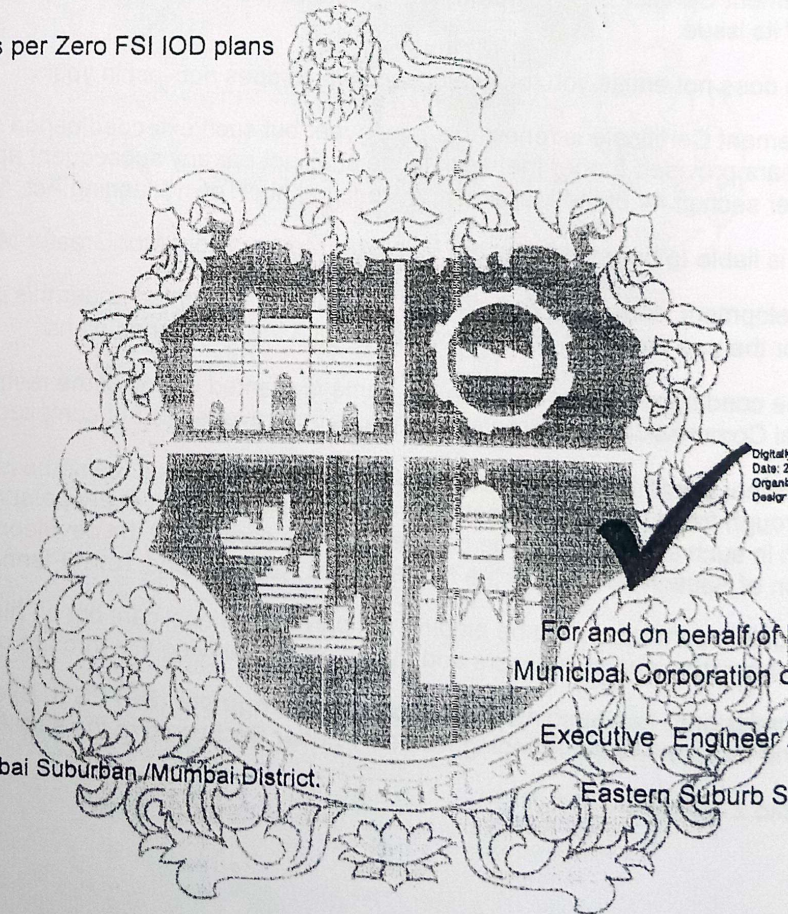


Issue On : 28 Sep 2022 Valid Upto : 27 Sep 2023

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

Remark :

Approved plinth C.C as per Zero FSI IOD plans



Digitally signed by Pankaj Shridhar Shor
Date: 28 Sep 2022 14:06:32
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

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

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

To,
SHASHIKA
B-106, NA

Subject :

Reference

Dear Appli
There is
competent

- 1) Tha
- 2) Tha
- 3) Tha
- 4) Tha
- 5) Tha
- 6) Tha
- 7) Tha
- 8) Tha
- 9) Tha
- 10) Tha
- 11) Tha
- 12) Tha



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. P-9962/2022/(358/11)/S Ward/BHANDUP-W/337/2/Amend dated 16.03.2023

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 358/21 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 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 & 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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल ४		
८६५	६६	९३०
२०२३		

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 / Survey / Final Plot No. 35871 at Kurla, Kurla, Mumbai Suburban, 400078;

1. Wmi Real Estate Developers Llp having its registered office / principal place of business at: Mumbai, City, District: Mumbai City, Pin: 400013.

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

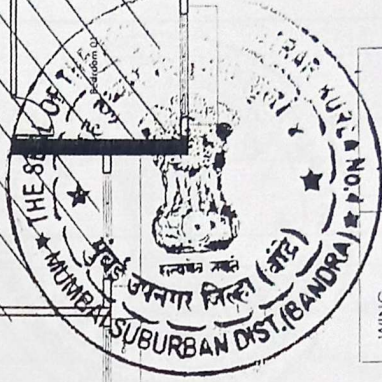
Dated: 27/10/2022
Place: Mumbai

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

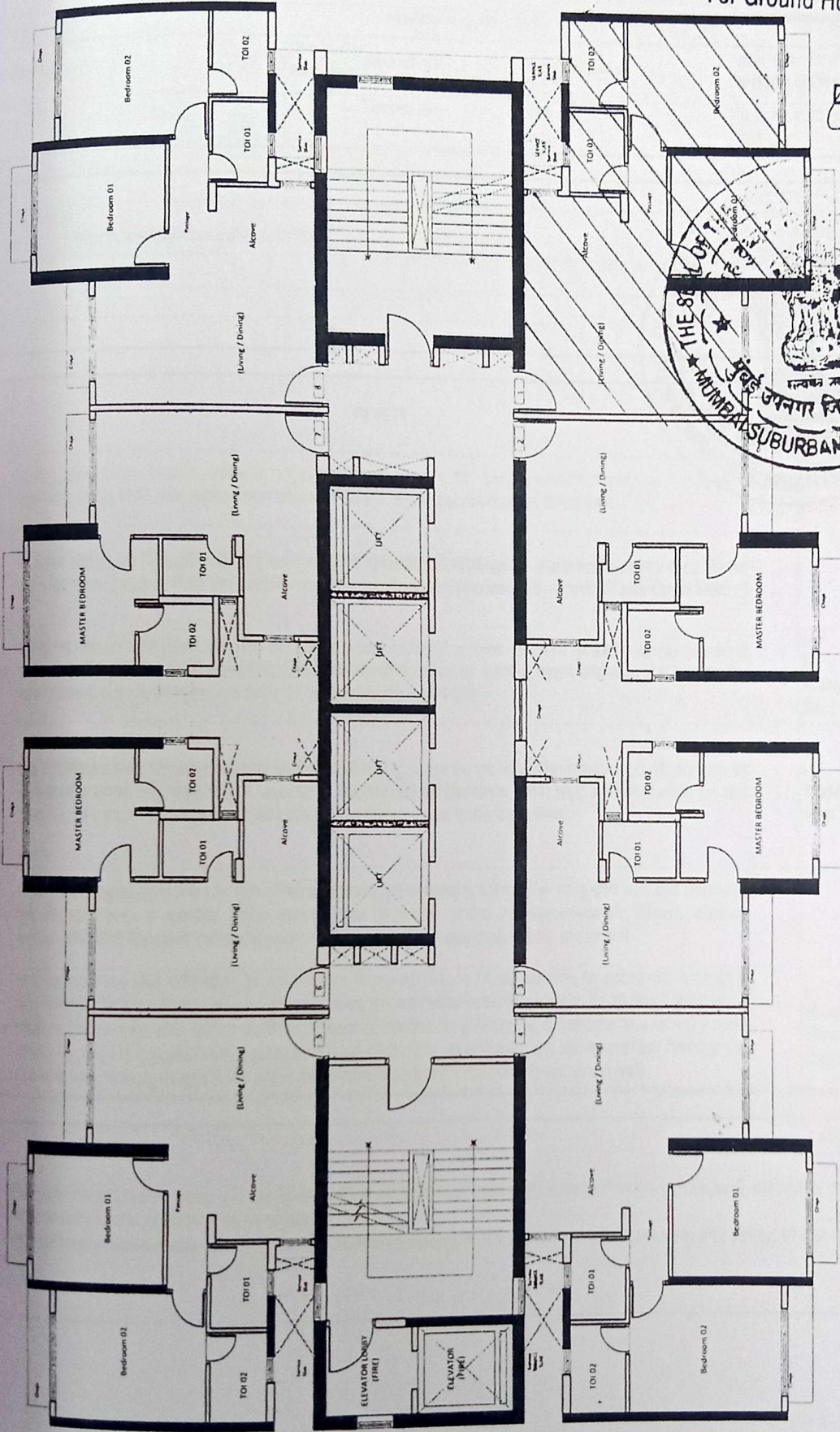
करल ४
 २०२३

For Ground Holding Buildcon Private Limited

Buildcon Authorized Signatory



WING	A
OFFICE NO	1601
AREA	602



TYPICAL FLOOR PLAN "TOWER - A"
 (7TH, 9TH-14TH, 16TH-21ST, 23RD-28TH FLOOR)
 SCALE : NOT TO SCALE



For WMI Real Estate Developers LLP

AAK

V. A. Adhangle

Puneet

Authorized Signatories

Wing	A
Unit No	1601
Unit. No	A-1601
Agreement Value (A) *	1,25,94,595
GST @ 5% (B)	6,29,730
Stamp Duty Charges @ 6% (C)	7,55,676
Registration (D)	30,000
Other Charges @ Possession #	
Club Membership & Infra Development	3,00,000
Legal Charge	20,000
Electric Meter Charges	20,000
Water Meter Charges	20,000
Society Formation Charges	20,000
Gas Supply Connection Charges	10,000
Total (E)	3,90,000
Grand Total (A + B + C + D + E)	1,44,00,000

Configuration	Facing	Creek		
2 BHK	No of Parking	1		
Rera Carpet Area	602	602		
Deck Area	0		Floor Band	Band 2
Payment Schedule				
Event	%	Installment Amount	GST 5%	Total Amt
On Booking	9.90%	12,46,865	62,343	13,09,208
30 Days from date of booking	15.10%	19,01,784	95,089	19,96,873
25th slab / 28th Feb 2024 whichever is earlier	25.00%	31,48,649	1,57,432	33,06,081
31st Jan 2025 / lift whichever is earlier	25.00%	31,48,649	1,57,432	33,06,081
Application Of OC	25.00%	31,48,649	1,57,432	33,06,081
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
Total	100.00%	1,25,94,595	6,29,730	1,32,24,325

TERMS & CONDITIONS :

- * Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury on behalf of Promoters "WMI REAL ESTATE DEVELOPERS LLP (PAN: AACFW2534P)".
- Once TDS of 1% is deposited by you to Government Treasury on behalf of Promoters, please submit to us copy of Form no 26QB return cum challan & form no 16 8 TDS Certificate.
- Presently applicable Statutory obligations like TDS and GST are included only on Flat cost. However if any increase / revision / new levy is made applicable, the same will be payable by the Allottee/s as per rates applicable from time to time.
- #GST at applicable rate shall be extra on Other charges mentioned above, to be paid at the time of possession
- Scanning Charges to be paid at the time of registration Rs.15,000.
- Flat Purchaser has to pay additional charges at the time of possession as mentioned below;
 - Share Money-Rs.500+Rs.100 as entrance fees of the society per name on the agreement for sale;
 - Advance Outgoings for 18 months (Rs.10 per sq ft per Month on RERA Carpet Area);
 - Deposit to MGL for Gas Supply & Meter charges at Actuals payable directly to MGL.
- Property Tax to be paid by Flat Purchaser at Actuals
- Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order
- The Cheque / DD / Pay-order for the Consideration Value of the flat is to be issued in favour of " WMI REAL ESTATE DEVELOPERS LLP Ashford Regal T1 Master Collection Escrow Account".
- The Cheque / DD / Pay-order towards the statutory dues (GST) & other charges is to be issued in favour of " WMI REAL ESTATE DEVELOPERS LLP TAX ACCOUNT".
- This Cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received.
- Agreement for Sale to be Executed and registered within 29 days of Booking.

RERA No.- P51800047421



V.A. Adhangle

[Handwritten Signature]

Customer Signature

A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

AKASH BABURAO ADHANGLE

Gender M F T*
*Transgender

Mr Mrs Ms Dr Other

Date of Birth 31 08 1969

Status Married Unmarried Other Name of Spouse VAISHALI ADHANGALE

Dependents No. of Children Name of Father

Maiden Name SHAKUNTALA B ADHANGLE Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion

Photo Identification (ID) : Type

Photo Identification (ID) : Number APR PASI 40D Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

No./GIR No. Passport No. Passport Valid Upto

Qualification Attained Qualifying Year

Present Address: Staying at the present address for the past _____ Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other

Flat / Apartment No. or Name AKASH BABURAO ADHANGLE

Street Name & No. and Area/Location 5-10 CENTRAL RAILWAY COLONY

Landmark VIDYANI HAR EAST MUMBAI

District MAHARASTRA Pin Code 400022

Country

Telephone (Landline) Mobile (Primary) 9738815744 Mobile (Secondary)

Telephone (Personal)

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

District Pin Code

Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Office / Business Address: CHIEF PARCEL SUPERVISOR

Name of Org/Employer, Dept. & Floor DADAR TERMINS CENTRAL RAILWAY

Street Name & No. and Area/Location PLATFORM 13 AND 14

Landmark District Pin Code 400014

Country

Telephone (Landline) Fax Mobile (Secondary)

Telephone (Organizational)

Payment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):

Name:

Address:



Signature
Please sign here

HOME LOAN

RAAS ID: YLAPHL202402006549299

LOS ID: 25426413

✓ HL / CAR / ED / 20 - 20

Application Name : AKASH B. ADHANGALE

Co - Applicant Name : VISHALI A. ADHANGALE

Contact Number (R) (O)

Applicant CIF : 86565844012

Co - Applicant CIF :

Loan Account No. :

Collateral :

Loan Amount.: ₹ 92.00 LAKH

Tenure : 285 M.

Interest Rate :

EMI :

Loan Type

SBI LIFE : YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Reality _____ Optima _____ Others : _____

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

AMT

PROCESSING OFFICER

RESI/OFF

TIR

VALUATION 17/02/24/108tikald

SITE

LOAN AC

T.D.

D.E.

Name of Sourcing Person : TRISHLA JAISWAL

Mobile No. / Email : 8505058999 .

