



## WHEELABRATOR ALLOY CASTINGS LIMITED

4th Floor, Runwal And Omkar Esquire, off. Eastern Exp Highway, Opp Sion Churnibhatti signal,Sion Customer Copy  
East, MAHARASHTRA, (state code 27) India-400022  
GSTIN: 27AAACW0462F1ZK  
Ph: 022-67182000

Received with bank's from

For/With: Ms. Charanjit Maury Salini

48/304, seawoods estates, NRI complex phase-2  
Near DPS school, sector 54/56/58 Nerul, Navli Mumbai

Mumbai MAHARASHTRA India-400515

## RECEIPT

Receipt No. : 0140000193  
Date : 25-04-2021  
Customer ID: 200099990

Contact : 9329585101  
PAN No. : JCTPS9735J  
GSTIN No. :  
Location : MAHARASHTRA  
State Code : 27

Co-Allocments):

Payment in respect of Unit no: TT-0403 on 4th Floor at Runwal Forest WALNUT , in Runwal Forest WALNUT Near Mangatram Petrol Pump Lal Bahadur

"Agstri Road MAHARASHTRA India

Je Chq No./NEFT/RTGS/Chatan No. 000690 dated 25-04-2021 Drawn on- ICICI BANK

Description	Amount(Rs.)
ON COMPLETION OF EXCAVATION	
HSN CODE:995411 - CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	3,420,035.00
BOOKING AMT TO (within 30 days)	
HSN CODE:995411 - CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	1,791,910.00

Amount in word: FIFTY TWO LAKH ONE THOUSAND NINE HUNDRED FORTY FIVE Rupees

5,201,945.00

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

\* Receipt is valid subject to maturation of cheques.

WHEELABRATOR ALLOY CASTINGS  
LIMITED

signed by:

Authorised Signatory

This is system generated statement. No signature required



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

18-DEC-20

WHEELABRATOR ALLOY CASTINGS LIMITED  
LAL BAHADUR SHASTRI MARG  
BHANDUP WEST  
MUMBAI  
MAHARASHTRA 400078

Sub : Release / No Objection to the sale of Unit T7-0403 in Building Walnut in favour of Chandrajit Kaur Saini in Project Runwal Forests - T5-T8 located at LBS Marg, Kanjur Marg (West), Mumbai, Maharashtra.

Dear Sir,

This is with reference to your letter dated 16-DEC-20 informing HDFC regarding the sale of the above mentioned unit to Chandrajit Kaur Saini (the Purchaser) and your request for the NOC for sale and release of HDFC's charge on the unit.

Please note HDFC has perused your request and is agreeable to you selling the above mentioned unit and hereby releases its rights claims, interest and charge over the said Unit T7-0403 in Building Walnut admeasuring about 771 SQ.FT. carpet area in Project Runwal Forests - T5-T8, a Project financed by HDFC.

This NOC is subject to balance sales consideration (excluding TDS as applicable) being transferred/deposited into to Escrow Bank Account No. 57500000167054 held with HDFC Bank Limited.

Please also note that the sale of the above mentioned unit would/will not affect the charge of all other flats/shops/units including the land and construction thereon created in favour of HDFC Limited.

Yours faithfully ,

Housing Development Finance Corporation Limited

Authorized Signatory

## WHEELABRATOR ALLOY CASTINGS LIMITED

GSTIN:27AAACW0462F1ZK

OTHER CHARGES INVOICE  
(Original for Recipient)

SERIAL NO:RVZ1/20/50000059

DATE:26/04/2021

TO,  
Mr. Charanjit Kaur SainiGSTIN: UNREGISTERED  
48/304, seawoods estates, NRI complex phase-2  
Near DPS school, sector 54/56/58 Newai, Newi Mumbai  
MAHARASHTRA(27) India-400615

Sir/Madam,

SUBJ: Notice for taking possession of flat bearing No. TT-0403\*(Said Flat) situated on the 4th floor in WALNUT.

REF: Occupation certificate dated 26-02-2020 in respect of the residential Building known as "WALNUT" in the project Runwal Forest,Near Mangalram Petrol Pump,,Lal Bahadur Shastri Road,Mumbai-400078,MAHARASHTRA,India

HSN/SAC Code: 999799

We are pleased to inform you that we have received OC from the Municipal Corporation of Greater Mumbai in Respect of WALNUT. A copy of the OC is enclosed herewith for your records. You are here by called upon to take possession of the Said Flat within 15 days of receipt of the letter, by paying the balances/outstanding dues.

## Other Charges

Nature of Service	Total Value	Taxable Value	Rate		Taxes		Net Value
			CGST(%)	SGST(%)	CGST	SGST	
WATER & ELECTRICITY CONN CHARGES	10,297.00	10,297.00	9	9	927.00	927.00	12,151.00
LEGAL CHARGES	20,000.00	20,000.00	9	9	1,800.00	1,800.00	23,600.00
ELECTRICITY & SUB STATION	28,913.00	28,913.00	9	9	2,602.00	2,602.00	34,117.00
SHARE APPLICATION MONEY	651.00	651.00	0	0	0.00	0.00	651.00
SOCIETY FORMATION	2,500.00	2,500.00	9	9	225.00	225.00	2,960.00
PROVISIONAL BCAM EXCLUDING PROPERTY TAX	151,800.00	151,800.00	9	9	13,662.00	13,662.00	179,124.00
COMMON AREA MAINTENANCE	121,440.00	121,440.00	9	9	10,930.00	10,930.00	143,300.00
CLUB & SWIMMING POOL MAINTENANCE CHARGES	20,000.00	20,000.00	9	9	1,800.00	1,800.00	23,600.00
REFUNDABLE SECURITY DEPOSIT	50,000.00	50,000.00	0	0	0.00	0.00	50,000.00
Total	405,601.00	405,601.00			31,946.00	31,946.00	469,493.00

Note :- The Common Area Maintenance Charges have been split into BCAM and FCAM and are being collected for 24 (Twenty four) months in advance from all flat purchasers. Club & swimming pool maintenance charges, for one year, for a family of 4. Additional Rs. 10,000/- for each side on member.



We kindly request you to send the payment for the above-mentioned amount as under.

**ii) PROVISIONAL BCAM EXCLUDING PROPERTY TAX**

A) Cheque payment -  
Cheque of Rs. 179,124.00 (Rupees: One Lakh Seventy Nine Thousand One Hundred Twenty Four Rupees) drawn in favour of WACL BUILDING MAINTENANCE A/C T7

B) RTGS/NEFT DETAILS -  
Amount: Rs. 179,124.00 (Rupees: One Lakh Seventy Nine Thousand One Hundred Twenty Four Rupees)  
Name of the Bank: HDFC BANK LTD  
Beneficiary Account Name: WACL BUILDING MAINTENANCE A/C T7  
Beneficiary Account No.: 50200047976627  
IFSC code: HDFC0000163  
Swift Code: HDFCINBBXXX  
Address of the Bank: RUPAM CENTRECINE PLANET SION CIRCLE

**iii) REFUNDABLE SECURITY DEPOSIT, SHARE APPLICATION MONEY**

A) Cheque payment -  
Cheque of Rs. 50,651 (Rupees: Fifty Thousand Six Hundred Fifty One Rupees) drawn in favour of WACL SECURITY DEPOSIT A/C T7

B) RTGS/NEFT DETAILS -  
Amount: Rs. 50,651 (Rupees: Fifty Thousand Six Hundred Fifty One Rupees)  
Name of the Bank: HDFC BANK LTD  
Beneficiary Account Name: WACL SECURITY DEPOSIT A/C T7  
Beneficiary Account No.: 50200047976491  
IFSC code: HDFC0000163  
Swift Code: HDFCINBBXXX  
Address of the Bank: RUPAM CENTRECINE PLANET SION CIRCLE

**iiii) PROVISIONAL FCAM EXCLUDING PROPERTY TAX**

A) Cheque payment -  
Cheque of Rs. 143,300 (Rupees: One Lakh Forty Three Thousand Three Hundred Rupees) drawn in favour of WACL COMMON AREA MAINTENANCE

B) RTGS/NEFT DETAILS -  
Amount: Rs. 143,300 (Rupees: One Lakh Forty Three Thousand Three Hundred Rupees).  
Name of the Bank: HDFC BANK LTD  
Beneficiary Account Name: WACL COMMON AREA MAINTENANCE  
Beneficiary Account No.: 50200047975831  
IFSC code: HDFC0000163  
Swift Code: HDFCINBBXXX  
Address of the Bank: RUPAM CENTRECINE PLANET SION CIRCLE

**iv) DEVELOPMENT CHARGES, LEGAL CHARGES, WATER & ELECTRICITY CONN CHARGES, INFRASTRUCTURE, SOCIETY FORMATION, ELECTRICITY & SUB STATION, MISEB**

A) Cheque payment -  
Cheque of basic value Rs. 81,710 (Rupees: Sixty One Thousand Seven Hundred Ten Rupees) drawn in favour of WACL C2 RERA ESCROW A/C 5750000167054

B) RTGS/NEFT DETAILS -  
Amount: Rs. 81,710 (Rupees: Sixty One Thousand Seven Hundred Ten Rupees).  
Name of Bank: HDFC BANK LTD  
Beneficiary Account Name: WACL C2 RERA ESCROW A/C 5750000167054  
Beneficiary Account No.: 5750000167054  
IFSC Code: HDFC0000163  
Swift Code: HDFCINBBXXX  
Address of the Bank: RUPAM CENTRECINE PLANET SION CIRCLE

C) Cheque payment -  
Cheque of GST value Rs. 11,108.00 (Rupees: Eleven Thousand One Hundred Eight Rupees) drawn in favour of WHEELABRATOR ALLOY CASTINGS LTD

D) RTGS/NEFT DETAILS -  
Amount: Rs. 11,108.00 (Rupees: Eleven Thousand One Hundred Eight Rupees).



WHEELABRATOR ALLOY CASTINGS LIMITED  
GSTIN:27AAACW0462F1ZK

TAX INVOICE



Serial No:BS21/20/50000036

DATE: 26-04-2021  
TO,  
Mr. Changanj Kaur Saini  
49/304, sea woods estates, NRI complex phase-2 Near DPS school, sector 5A/5B/5B  
Near/ New Mumbai  
MAHARASHTRA (27) India - 400615  
Contact No. 9320585101

Dear Sir/Madam,

REF - Flat No. 17,0403 Runwal Forest WALNUT situated at RUNWAL FOREST, NEAR MANGATRAM PETROL PUMP LAL  
-AHADUR SHASTRI ROAD MUMBAI - 400078 MAHARASHTRA INDIA.

HSN/SAC Code: 995411

This letter bears reference to your booking dated 26-03-2021 for the above mentioned flat at RUNWAL FOREST. As per the terms and conditions of booking, we would like to inform you that in line with the payment schedule, your amount against this flat booking is due and payable. On Possession/Receipt Of OC/ Completion Certificate, as per below.

**The statement of your flat:**

Total Agreement Value	
(i) Past Outstanding -	Rs. 1,78,36,956.00/-
Amount Demanded	Rs. 1,69,45,099.00/-
Amount Received	Rs. 52,01,945.00/-
Amount Payable	Rs. 1,17,43,154.00/-
Basic Payable (A)	Rs. 1,17,43,154.00/-
Tax Payable (B)	Rs. 0.00/-
(ii) Current Demand	Rs. 0.00/-

On Possession/Receipt Of OC/ Completion Certificate:

Total Value	Rs. 8,91,856.00/-	
Less:ITC value @ %	Rs. 0.00/-	
Net Value: (C)	Rs. 8,91,856.00/-	
Less Deemed value of land(1/3rd of Net Value):	Rs. 2,97,256.00/-	
Taxable Value:	Rs. 5,94,600.00/-	
CGST @ 0.00% On Taxable Value	Rs. 0.00/-	
SGST @ 0.00% On Taxable Value	Rs. 0.00/-	
Total Tax On Current Demand(D)	Rs. 0.00/-	
Total Current Outstanding towards Basic(A+C)	Rs. 1,26,35,010.00/-	0.00/-
- Less TDS Applicable (E)	Rs. 1,78,370.00/-	
Final Amount to paid towards Basic Case(A+C-E)	Rs. 12,456,640.00/-	
Total Tax Payable(B+D)	Rs. 0.00/-	

Kindly send us the Cheque/Pay order of Rs. 12,456,640.00/- in the name of "WACL C2 RERA ESCROW 100" OR through RTGS/NEFT. Bank name: HDFC Bank A/C No. 57500000167054. IFSC Code: HDFC0000163 payments on or before 11-05-2021 to avoid interest. Address of the Bank: RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST), MUMBAI. 400022 MAHARASHTRA

Kindly send us the GST A/C Cheque/Pay order of Rs. 0.00/- in the name of " WHEELABRATOR ALLOY CASTINGS LTD " OR



through RTGS/NEFT - Bank name: HDFC Bank; Account No: 01632000015732 , IFSC CODE :- HDFC00000163 payments on or before 11-05-2021 to avoid interest. Address of the Bank:RUPAM CENTRE, CINE PLANET ,SION CIRCLE , SION EAST , MUMBAI-400022 MAHARASHTRA.

Please pay TDS of Rs. 178,370.00/- as per the provisions of Income Tax and furnish us the TDS certificate(Form 16B)immediately.

Note:

1. Please ignore this invoice if payment is already made.
2. Any Delay in payment will attract interest at the applicable rate along with GST as applicable.
3. If Demand Letter is not received, kindly collect it from the Head Office.
4. Kindly confirm the details of RTGS/NEFT payments immediately on customer.care@runwal.com with the Flat details & payment transaction reference number.
5. Payment made against any demand raised by us, will be adjusted against interest on delayed payment(if any),applicable statutory levies & remaining against apartment value, in the same order.
6. Any delay in payment & filing of statement of TDS/TDS returns(Form 26QB) shall invite late fees under the Income Tax Act 1961.

If you need any further assistance please feel free to contact us on 022-49807065.

Yours Faithfully,  
For WHEELABRATOR ALLOY CASTINGS LIMITED



(Authorised Signatory)

CIN No. U99999MH1959PLC01147

Site Office:RUNWAL FOREST , NEAR MANGATRAM PETROL PUMP LAL BAHADUR SHASTRI ROAD MUMBAI - 400078  
MAHARASHTRA INDIA , EMAIL ID: CUSTOMER.CARE@RUNWAL.COM, Website: WWW.RUNWAL GROUP.IN.

Place Of supply: MAHARASHTRA ( 27 )

Head Office:WHEELABRATOR ALLOY CASTINGS LIMITED , 4TH FLOOR, RUNWAL AND OMKAR SQUARE, OFF.  
EASTERN EXP HIGHWAY, OPP SION CHUNABHATTI SIGNAL, SION EAST, MUMBAI - 400022 MAHARASHTRA INDIA.

This is system generated invoice and does not require signature.

370-6433

Wednesday, March 31, 2021

2:33 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. : 6935 दिनांक: 31-03-2021

गावाचे नाव: कांजुर

दस्तावेजाचा अनुक्रमांक: करल2-6433-2021

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चरणजित कौर सेनी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 265

रु. 30000.00

रु. 53000.00

एकूण:

रु. 353000.00

आपाणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
२:५२ PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 13108299,825/-

मोबदला रु. 17836955/-

भरलेले मुद्रांक शुल्क :

रु. 536000 -

सह दु. मिबंधक कुला 2

सह दुय्यम निबंधक (वर्ग-२)

कुला क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 1300 -  
डीडी धनादेश पे ऑर्डर क्रमांक: 3103202110251 दिनांक: 31-03-2021  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000 -  
डीडी धनादेश पे ऑर्डर क्रमांक: 3103202110180 दिनांक: 31-03-2021  
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 2000 -  
डीडी धनादेश पे ऑर्डर क्रमांक: 3103202109949 दिनांक: 31-03-2021  
बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eCallian रक्कम: रु. 30000 -  
डीडी धनादेश पे ऑर्डर क्रमांक: MH013829616202021P  
दिनांक: 24-03-2021  
बँकेचे नाव व पत्ता:

Handwritten signature

ORIGINAL REGISTERED  
DOCUMENT DELIVERED





CHALLAN  
MTR Form Number-6



GRN	MH013529615202021P	BARCODE	[Barcode]		Date	24/03/2021-12:45:41	Form ID	25.2	
Department	Inspector General Of Registration			Payor Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	JQTPS9755J				
Location	MUMBAI			Full Name	Charanjit Kaur Saini				
Fear	2020-2021 One Time			Flat/Block No.	flat bearing No. D403 on the 4th floor of				
				Promises/Building	Tower/Wing T7 (WALNUT), Runwal Forests, near				
				Mangatram Pet					
Account Head Details				Amount In Rs.	Road/Street				
030045501 Stamp Duty				357000.00	Bhandup West, Mumbai, Maharashtra				
030063301 Registration Fee				30000.00	Area/Locality				
				MUMBAI					
				Town/City/District					
				PIN					
				4 0 0 0 7 8					
				Remarks (If Any)					
				PAN2=AAACW0482F~SecondPartyName=Wheelabrator Alloy Castings					
				Limited-					
				<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="text-align: center;">कल-२</p> <p style="text-align: center;">६४३३ २ २६५</p> <p style="text-align: center;">२०२१</p> </div>					
Total				3,87,000.00	Amount in Words	Three Lakh Eighty Seven Thousand Rupees Only			
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN	Ref. No.	10000502021032401676	2973860020819		
Cheque/DD No.				Bank Date	RBI Date	24/03/2021-12:49:56	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with scroll			

Department ID :  
 JTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हे चालन केवल दुर्यम निबंधक कार्यालयक नोदणी करतवयाच्या दस्तारासाठी लागू आहे. नोदणी न करतवयाच्या दस्तारासाठी हे चालन लागू नाही.

*Handwritten signature*





31st	8	984
2021		

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 31<sup>st</sup> day of March ~~2021~~ 2021

BETWEEN

**WHEELABRATOR ALLOY CASTINGS LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp Sion Churnabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory Sahit Bajpai, authorized under Board Resolution POA dated 11/12/2020 hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART;**



AND

**CHARANJIT KAUR SAINI**, having his/her/their address at **48/304, NRI COMPLEX SEAWOODS ESTATE, SEC 54, 56, 58, NERUL, NAVI MUMBAI - 400705** hereinafter referred to as "the Aliotee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-partnership and survivors of them and the heirs, executors, administrators and assigns of the last survivors of them and in case of a trust the trustees for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**


**WHEREAS**

A. By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as The Indian Smelting and Refining Co. Ltd.) ("Neosym") was seized, possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of land addressing about 61,895.60 square meters, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 595A, 596A/1-61, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Kuria within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "Larger Land") and delineated in Blue colour boundary line on plan annexed hereto and marked as **Annexure "A"**.

B. By and under a Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012 ("the DTU")

*Sahit Bajpai*

5733  
 2029  
 executed between Neosym of the One Part and the Promoter of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kuria under Serial No. BDR-2009/2012. The Promoter purchased and acquired from Neosym the Larger Land for the consideration and on the terms and conditions set out therein.

- C. By virtue of the DTU, the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Larger Land.
- D. On an application made by the Promoter, the Government of Maharashtra vide its Orders dated 11<sup>th</sup> July, 2013 and 4<sup>th</sup> March 2014, permitted the Promoter to close down the factory and also vide order dated 20<sup>th</sup> August, 2013, the Commissioner of Labour, Govt of Maharashtra has issued a no-objection certificate (NOC) in respect of the development of the Larger Land.
- E. The Municipal Corporation of Greater Mumbai ("MCGM") has changed the user of the Larger Land from Industrial to Residential / Commercial purposes by its letter bearing reference No. 2013/1275/DPEs dated 15<sup>th</sup> January 2014.  

- F. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as Annexure "B" and the encumbrances affecting the Larger Land are annexed hereto and marked as Annexure "C".
- G. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.
- H. The Promoter is now developing/redeveloping 4 (Four) towers/wings of a building known as Tower No. 5 (HAZEL) Tower No.6 (WILLOW), Tower No.7 (WALNUT) and Tower No. 8 (MAGNOLIA) on a portion of the Larger Land admeasuring 1818.86 square metres (plinth area) ("the said Land") (the said Land is more particularly described in the Second Schedule hereunder written and delineated in Yellow colour boundary line and the 4 (four ) Towers/Wings are washed in Yellow colour boundary line on the plan annexed hereto and marked as Annexure "A") as a phrase of the Whole Project (as defined below) and proposed as a 'real estate project' by the Promoter and has been registered as a 'Real Estate Project ('the Real Estate Project') with the Real Estate Regulatory Authority ('the Authority'), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects; Registration of real estate agents; rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51800001838 dated 29th July 2017 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.
- I. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- J. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below:



करल-२		
१३३	७	२५
२०२१		

No. 8 as per the terms of sanction and approval that may be granted from time to time.

- (v) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Fourth Schedule** hereunder written ("**Real Estate Project Amenities**").
- (vi) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Fifth Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- (vii) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means of access to such place or places for the purpose of repair, painting or changing the logo/signs.
- (viii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for Third Party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of Apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (ix) The details of formation of the Society and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 14 below.
- (x) A copy of the Intimation of Disapproval (IOD) bearing No. **CE/1375/BPES/IAS** dated 6<sup>th</sup> September, 2014 and updated Commencement Certificate (CC) bearing No. **CHE/ES/1458/S/337(NEW)** issued by the Municipal Corporation of Greater Mumbai, are also included as part of the RERA Certificate at Annexure "D" hereto.

The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

K. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below:-

- (i) The area of the Larger Land to be developed in a phase-wise manner is 61,865.60 square metres.
- a. The area of the Proposed Real Estate Project is total FSI of 53,262.47 square metres (including sanctioned/ consumed and proposed FSI).
- b. Subject to the receipt of approvals/ sanctions from the Municipal Corporation of Greater Mumbai and / or other Competent Authority(ies), the Promoter further proposes to construct 8 (Eight) new Towers/Wings in addition to the Real Estate Project on a portion of the Larger Land by consuming proposed FSI of approximately 1,56,202.44 square metres ("**Proposed Wing**").

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- (ii) The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which specifies, inter alia, the location of the new/future/further buildings/towers/wings to be built on the Larger Land, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the Larger Land ("Proposed Potential"). The Proposed Wings are washed in Grey colour boundary line on the plan annexed hereto and marked as Annexure "A".
- (iii) As mentioned in the Recitals above, the Whole Project Amenities that may be usable by the Allottees are detailed in the Fifth Schedule hereunder written.
- (iv) The Proposed common areas and facilities, including Podium, Club-House, Swimming-Pools, Gymnasiums etc. shall be available to and usable by the allottees/occupants, as and when handed over, of the Whole Project.
- (v) The Promoter shall be entitled to designate any spaces/areas in the Proposed Wing of the Whole Project (including on the terrace and basement level of such towers comprised in the Whole Project) for third party service providers for facilitating provision and maintenance of utility services (such as water, drainage and radio and electronic communication) to be available to other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (vi) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time.
- (vii) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/signs.
- (viii) The Promoter shall be entitled to confer title of a particular tower/wing to such Other Societies, as mentioned at Clause 14 below.
- (ix) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Larger Land are more particularly specified in Formation of the Apex Body Clause below.
- (x) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land remaining after handing over the stipulated percentage if any, to the MCGM or any other statutory authority and/or after developing public amenities, would be available for transferring to the Apex Body. A list of the amenities and reservations affecting the Larger Land is set out in the Proposed Layout.
- (xi) The nature of development of the Larger Land will be phase wise and would

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...nature of users as may be permissible under applicable law. The Promoter will be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to clause (4) of the RERA Rules, as amended from time to time.

- (xii) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below) in part, as may be required by the applicable law from time to time.
- (xiii) The Promoter will be entitled to develop the Larger Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the Larger Land and the structures to be constructed thereon from time to time.
- (xiv) The name of the Whole Project shall at all times be Runwal Forss.

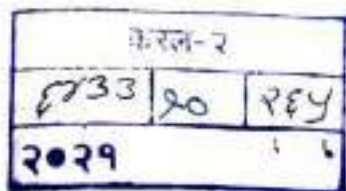


The details and further aspects of the proposed Future and Further Development of the Larger Land, are available for inspection on the website of the Authority at [www.maharera.maharashtra.gov.in](http://www.maharera.maharashtra.gov.in) and are annexed with the RERA Certificate of Particulars "D" herein (Proposed Future and Further Development of the Larger Land).

The Applicant is desirous of purchasing a residential premises / flat bearing No. 101 on the 4th floor of Tower/Wing II (WALNUT) of the Real Estate Project Runwal Forss referred to as the "said Premises").

- M. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- N. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer or any suitable replacements / substitutes thereof till the completion of the Real Estate Project.
- O. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the A licensee of the Premises and to receive the sale consideration in respect thereof.
- P. On demand from the A licensee, the Promoter has given inspection to the A licensee of all the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects Messrs. Aakar Architects & Consultants and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including inter-alia the following: -
- All approvals and sanctions issued by the competent authorities for the development of the Real Estate Project and the Whole Project, including and Parking Plans, floor plans, change of user permissions, IOD, C.C. documents as required under Section 11 of RERA,
  - All title documents by which the Promoter has acquired the right of entitlement to develop the Larger Land viz. diverse deeds and documents whereby Nicosym acquired the Larger Land and Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012.





- (ii) All the documents mentioned in the Recitals hereinabove.
- (iv) Title Certificate M/s Kanga & Company, Advocates & Solicitors and Mr. S.K. Dubey Advocate, High Court ("Title Certificate"), certifying the right/entitlement of the Promoter, copies whereof are annexed hereto and collectively marked as **Annexure "E"**, and
- (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as **Annexure "F"**
- Q. An authenticated copy of the plan of the Premises, is annexed and marked as **Annexure "G"** hereto
- R. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority
- S. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter
- T. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove
- U. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable, (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement including in the Recitals above and applicable law and sell the premises thereon. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.
- V. The carpet area of the said Premises as defined under the provisions of RERA is 71.63 square metres plus - square metres balcony area, if any.
- W. 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 this Agreement on the terms and conditions appearing hereinafter.
- X. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs.17836955/- (Rupees One Crore Seventy Eight Lakhs Thirty Six Thousand Nine Hundred Fifty Five Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs.4983010/- (Rupees Forty Nine Lakhs Eighty Three Thousand Ten Only) being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance

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Under Section 18 of the RERA, the Promoter is required to execute a written Agreement for Sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act 1908.

- Z. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking as set out herein below.
- AA. The list of Annexures attached to this Agreement are stated herein below.

Annexure 'A'	(Plan demarcating (i) the Larger Land in Blue colour boundary line, (ii) the said Land in Blue colour boundary line and (iii) the towers/wings <b>T7</b> of the Real Estate Project washed in Blue colour.
Annexure 'B'	Details of Litigation in Larger Land
Annexure 'C'	List of Encumbrances in Larger Land
Annexure 'D'	RERA Certificate & Copy of IOD & CC
Annexure 'E'	Legal Certificate issued by Advocates
Annexure 'F'	Certified true copy of Property Register Card/Larger Land
Annexure 'G'	Plan of the said premises
Annexure 'H'	Payment schedule

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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
- The Promoter shall construct the Real Estate Project being the 4 (four) Towers/Wings known as Tower No. 5 (HAZEL), Tower No. 6 (WILLOW), Tower No. 7 (WALNUT) and Tower No. 8 (MAGNOLIA), each Tower/Wing consisting of such floors as set out in the Recitals above and the Third Schedule hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written.

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

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

- The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. 0403 of the 2 BHK type admeasuring 71.63 square metres carpet area plus    square metres balcony area as per RERA on the 4th floor in the Tower/Wing T7 (WALNUT) (the said Premises are more particularly described in the Sixth Schedule and are shown in the floor plan annexed and marked Annexure "G" hereto) at and for the consideration of Rs. 17426885/-

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(Rupees One Crore Seventy Eight Lakhs Thirty Six Thousand Nine Hundred Fifty Five Only).

- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park [1] ([ONE]) cars in the car parking space in the basement/podium/stilt being constructed in the layout of the Larger Land. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.
- (iii) The total aggregate consideration amount for the said Premises including car parking space is Rs. 17836955/- (Rupees One Crore Seventy Eight Lakhs Thirty Six Thousand Nine Hundred Fifty Five Only) ("the Sale Consideration"). It is expressly agreed between the Parties that, for the purpose of this Agreement, 20% (twenty percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before execution of this Agreement, a sum of Rs. 4983010/- (Rupees Forty Nine Lakhs Eighty Three Thousand Ten Only) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. 12853945/- (Rupees One Crore Twenty Eight Lakhs Fifty Three Thousand Nine Hundred Forty Five Only) in the manner and payment instalments more particularly set out in Annexure "H" hereto.
- (v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 67500000167054 maintained with HDFC Bank, SIDN Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 67500000167245 maintained with HDFC Bank, SIDN Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than 27.9% Sale Consideration has already been received by the Promoter, then as the case may be, the balance Sale Consideration shall be paid by the Allottee in the said Account.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee's agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee's hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

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

(vii) It is agreed between the parties that in the event the Allottee/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and arrangements executed in that regard, as deemed fit by the Promoter.



The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Tower/Wing is complete and the Occupation Certificate is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause shall be made at the same rate per square meter as agreed in this clause 3.

- (x) The Allottee authorizes the Promoter 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 Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.
- (xi) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
- (xii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 and in Clause below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiii) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof) in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign the

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any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such information from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MCGM or any other authority at the time of sanctioning the plans of the Real Estate Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises, as may be applicable.

5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Premises and handing over the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her and meeting, complying with and fulfilling all its other obligations under this Agreement.



6. **FSI, TDR and development potential with respect to the said Tower/Wing on the said Land:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed in the Recitals above and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. **FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Larger Land/ Whole Project:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project of the Larger Land (by utilization of the full development potential) and develop the same in a phase-wise manner and undertake multiple real estate projects therein in the manner more particularly detailed in the Recitals above and as depicted in the layout plans, proformas and specifications at Annexure "A" hereto constituting the Proposed Layout and the proposed potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any unutilized/balance FSI of the said Real Estate Project shall be transferred/utilized in another phase/cluster of the proposed Real Estate Project of the Larger Land.

8. **Possession Date, Delays and Termination:**

- (i) The Promoter shall give possession of the Premises to the Allottee on or before **OCTOBER 30, 2021** ("**Possession Date**") or such extended date as may be allowed by MAHARERA from time to time due to Covid 19 Pandemic. Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:

- (a) Any force majeure events;

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... order, rule, notification of the Government and/or other  
 or competent authority/court.  
 ... any stay order / injunction order issued by any Court of Law, competent  
 authority, MCGM, statutory authority;

(d) Any other circumstances that may be deemed reasonable by the  
 Authority.

(ii) If the Promoter fails to abide by the time schedule for completing the said Real  
 Estate Project and for handing over the said Premises to the Allottee on the  
 Possession Date (save and except for the reasons as stated in Clause 8(i)  
 above), then the Allottee shall be entitled to either of the following options -

(a) call upon the Promoter by giving a written notice by Courier / E-mail /  
 Registered Post A.D. at the address provided by the Promoter ("Interest  
 Notice"), to pay interest at the prevailing rate of State Bank of India  
 (SBI) (the "Interest Rate") plus 2% thereon for every month  
 from the Possession Date ("the Interest Rate"), on the Sale  
 Consideration paid by the Allottee. The interest shall be paid by the  
 Promoter to the Allottee till the date of offering to hand over of the  
 possession of the said Premises by the Promoter to the Allottee. OR



The Allottee shall be entitled to terminate this Agreement by giving a  
 written notice to the Promoter by Courier / E-mail / Registered Post A.D.  
 at the address provided by the Promoter ("Allottee Termination  
 Notice"). On the receipt of the Allottee Termination Notice by the  
 Promoter, this Agreement shall stand terminated and cancelled. Within  
 a period of 30 days from the date of receipt of the Termination Notice by  
 the Promoter, the Promoter shall refund to the Allottee the amounts  
 already received by the Promoter under this Agreement with interest  
 thereon at the prevailing rate of State Bank of India (SBI) (the "Interest  
 Rate") plus 2% thereon ("Interest Rate") to be computed  
 from the date the Promoter received such amount/part thereof till the  
 date such amounts with interest at the Interest Rate thereon are duly  
 repaid. On such repayment of the amounts by the Promoter (as stated  
 in this clause), the Allottee shall have no claim of any nature whatsoever  
 on the Promoter and/or the said Premises and/or car park and the  
 Promoter shall be entitled to deal with and/or dispose of the said  
 Premises and/or the car park in the manner it deems fit and proper.

(iii) In case the Allottee elects its remedy under sub-clause (i) (a) above then in  
 such a case the Allottee shall subsequently not be entitled to the remedy  
 under sub-clause (i) (b) above

(iv) If the Allottee fails to make any payment on the stipulated date/s and unless  
 as required under this Agreement, then, the Allottee shall pay to the Promoter  
 interest at the Interest Rate, on all and any such delayed payments computed  
 from the date such amount was due and payable till the date such amounts  
 are fully and finally paid together with the interest thereon at the Interest Rate.

(v) Without prejudice to the right of the Promoter to charge interest at the Interest  
 Rate mentioned at sub-clause (ii) (b) above, and any other rights and remedies  
 available to the Promoter, either (a) on the Allottee committing default in  
 payment on a due date of any amount due and payable by the Allottee to the  
 Promoter under this Agreement (including his/her/his proportionate share of  
 taxes levied by concerned local authority and other outgoings) and/or (b) the  
 Allottee committing three defaults of payment of instalments of the Sale

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Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("**Default Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the **Default Notice**, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the **Default Notice**, the Promoter shall be entitled to terminate this Agreement by issuing a written notice to the Allottee ("**Promoter Termination Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit **20%** percentage of the Sale Consideration ("**Forfeiture Amount**") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the Forfeiture Amount refund the balance amount of the Sale Consideration to the Allottee. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper.



(vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

9. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Fourth Schedule hereunder written. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Seventh Schedule** hereunder written.

10. **Procedure for taking possession**

(i) Upon obtainment of the Occupancy Certificate from the MCGM and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("**Possession Notice**"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

(ii) The Allottee shall take possession of the said Premises within 15 days of the Possession Notice.

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Following the Possession Notice from the Promoter as per Clause 10(i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the Premises within the time provided above in this Clause, the Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.

- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Larger Land including inter-alia, local taxes, betterment charges, GST, other indirect taxes of every nature, or such other levies by the MCGU or other concerned local authority and/or Government water charges, common lights, repairs and salaries of clerks, bill collectors, cleaners, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Larger Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution of **Rs. 11385/- (Rupees Eleven Thousand Three Hundred Eighty Five Only)** per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered. On execution of the Society Conveyance, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.



11. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Tower/Wing or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or by wear and tear in regular course.
12. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.
13. **Formation of the Society and Other Societies.**
- (i) Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authority to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.
- (ii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society.



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under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members ("the Society").

- (iii) For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 15 days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (iv) The name of the Society shall be solely decided by the Promoter.
- (v) The Society shall admit all purchasers of flats and premises in the Real Estate Project as members.
- (vi) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body for the sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings.
- (vii) Post execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (viii) Upon 51% of allottees of premises/units in the other real estate projects to be developed on the Larger Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in that particular real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other real estate projects comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.
- (ix) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all



such documents, shall be borne and paid by the respective Society/These Societies and their respective members/intended members including the Promoter as the case may be, and the Promoter shall not be liable toward the same.

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conveyance to the Society and Other Societies:

(i) On or before **OCTOBER 30, 2021** or within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the Real Estate Project, whichever is later or latest, or as may be prescribed in the Real Estate laws, the Real Estate Project with the common areas, by the applicable laws, the Real Estate Project in the Fourth Schedule hereunder written facilities and amenities described in the Fourth Schedule hereunder written shall be conveyed to the Society vide a registered indenture of conveyance provided however that the basements, podium and stairs shall be retained by the promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the promoter shall not be responsible for the same.



The Promoter shall execute and register similar conveyances to the Other Societies with respect to their respective real estate project.

**Formation of the Apex Body**

Within a period of 3 months of obtainment of the Occupation Certificate or full completion certificate of the last real estate project in the layout of the Larger Land and the Whole Project, whichever is later, the Promoter shall submit applications to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").

(ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

15. **Conveyance of the Larger Land to the Apex Body.**

(i) Within a period of 3 (three) months of registration of the Apex Body, the Promoter and Apex Body shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the land comprised in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already conveyed to the Society/Other Societies, in favour of the Apex Body ("Apex Body Conveyance").

(ii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on including stamp duty and registration charges shall be borne and paid by the

Apex Body alone. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

17. The Allottee shall, before delivery of possession of the said Premises in accordance with Clause 10 above, deposit the following amounts with the Promoter, -

- (i) Rs. 651/- for share money, application entrance fee of the Society and Apex Body;
- (ii) Rs. 2500/- for formation and registration of the Society and Apex Body,
- (iii) Rs. 0/- for proportionate share of taxes and other charges/levies in respect of the Society and Apex Body,
- (iv) Rs. 273240/- for deposit towards provisional monthly contribution towards outgoings of Society and Apex Body (as advance for 24 months),
- (v) Rs. 10297/- for deposit towards water, electricity, and other utility and services connection charges,
- (vi) Rs. 28913/- for deposits of electrical receiving and sub-station provided to us provided in layout of the Larger Land, and
- (vii) Rs. -/- **Not applicable** being one-time membership fee with respect to the club house forming part of the Whole Project as disclosed in the Proposed Layout and as mentioned in the Recitals above

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a **Separate Account** in respect of sums/amounts received from the Allottee as advances or deposits, above amounts and also towards the share capital for the formation of the Society, applicable Taxes including GST etc. or towards the other outgoings, legal charges and shall utilize the amounts/deposits only for the purposes for which the same have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in the Bank Account No. 01632000015732 maintained with HDFC Bank, Son Branch with IFSC Code HDFC0000163 (**the Separate Account**).



18. The Allottee shall pay to the Promoter a sum of Rs. 20000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

19. Certain facilities such as club house and swimming pool shall have usage charges in addition to the said membership fees, and, the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.

20. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common for the Allottee along with other purchasers of flats/units/premises in the Real Estate Project and/or on the Larger Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the



any without raising any dispute or objection with regard thereto. Neither any of the purchasers of flats/units/premises in the Real Estate Project shall be subject to the Promoter laying through or under or over the Larger Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the buildings/towers which are to be developed and constructed on any portion of the Larger Land.

**21. Loan and Mortgage**

- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under the Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or mortgage of the said Premises, shall be solely and exclusively borne and discharged by the Allottee. The Promoter shall not incur any liability or obligation (promoted or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.

- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

**22. Representations and Warranties of the Promoter**

- The Promoter hereby represents and warrants to the Allottee as follows: subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate:
- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Larger Land and also has actual, physical and legal possession of the Larger Land for the implementation of the Whole Project, subject to the terms and conditions of the indentures mentioned in the Recitals above, the litigations referred to in the Recitals above, and the mortgages set out in the Recitals above.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.
- (iii) There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee.
- (iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Allottee.

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- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and common areas.
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises which will, in any manner, adversely affect the rights of Allottee under this Agreement.
- (viii) The Promoter confirms that the Promoter is not restricted, in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement.
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the Fourth Schedule hereunder written to the Society, save and except the basements, podium and stairs retained by the Promoter.
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society.
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.
23. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Real Estate Project and the Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.
24. The Promoter shall be entitled to designate any spaces/areas on the Larger Land or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Real Estate Project/ or the Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be



entitled to access and service such infrastructure and utilities over the Larger Land

25. The Promoter shall be entitled to control advertising, marketing, signage, hoardings and all other forms of signage whatsoever within the Larger Land till the time of the Apex Body Conveyance as stated at Clause 16 above. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.

26. The Promoter shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Larger Land to any third party and/ or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recital K above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/altered/new construction and development in accordance therewith.



For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the Larger Land, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and, or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

28. The Allottee, with intention to bring all persons into whosever hands the Premises and/ or its rights, entitlements and obligations under this Agreement, may come hereby covenants with the Promoter as follows: -

- (i) To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Tower/Wing in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences.

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- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the roof, gutters, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, shall support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land and/or the Whole Project and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the Real Estate Project in which the said Premises is situated.
- (vii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (viii) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the said Premises without the prior written permission of the Promoter and Society.
- (x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.



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The Allottee shall observe and perform all the rules and regulations which the Society and Apex Body may adopt at its inception and the additional alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water towers, gutters, wires, walls, structure or other conveniences belonging to or used for the Real Estate Project, the Promoter and their surveyors with or without workmen and others, shall be permitted at all reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.



(xiii) All undertakings, declarations, indemnity bond/ bonds, deeds and writings generally executed and/or may be executed by the Promoter in favour of MCGM and the concerned bodies/ authorities in respect of the Larger Land and its development shall be binding upon the Allottee/s and Society including the Apex Body as may be formed of the purchaser/s of flat/ premises.

(xiv) Till the entire development of the Larger Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

(xv) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights of nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Larger Land.

(xvi) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.

(xvii) Till the Apex Body Conveyance is executed in favour of the Apex Body, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view





and examine the state and condition thereof.

(xviii) Not to affix any fixtures or grills on the exterior of the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

(xix) Not to install a window air-conditioner within or outside the said Premises. If the Allottee affixes a window air-conditioner or the outdoor condenser unit outside the said Premises, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter/ the Society as the case may be.

(xx) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Real Estate Project.

(xxi) The allottee has expressly agreed to take prior written consent from the Promoter or the society as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

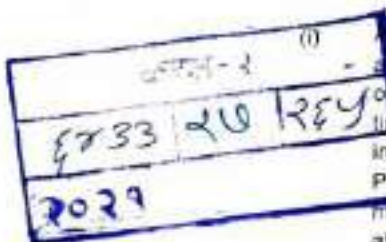
(xxii) The Allottee agrees and covenants that the name of the Real Estate Project shall at all times be 'Runwal Forests' and shall not be changed without the prior written permission of the Promoter.

(xxiii) The Allottee agrees and covenants that the Whole Project Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/Larger Land shall be an integral part of the layout of the development of the Whole Project and the Larger Land including the neighboring buildings/towers on the Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

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

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

31. Promoter shall not mortgage or create a charge.



(i) After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises as set out in the Recitals above, which will be subject to the no-objection received from the mortgagees therein.

### 32. Binding Effect

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of receipt by the Allottee and/or appear before the Sub-Registrar for registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



### 33. Nominee

- (i) The Allottee hereby nominates Master/Mr./Mrs./Ms. JASPREET SINGH through his/her/their guardian Mr./Mrs./Ms. (said Nominee) as his/her/their nominee in 100% Ratio respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.
- (ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

### 34. Entire Agreement

This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

### 35. Right to Amend





The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

43. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**FOR ALLOTTEE:**

CHARANJIT KAUR SAINI  
48/304, NRI COMPLEX, SEAWOODS ESTATE,  
SEC 54,56,58,NERUL, NAVI MUMBAI - 400705.  
Notified Email ID: JASPREET@OASMESHAC.COM

**FOR PROMOTER:**

Wheelabrator Alloy Castings Limited  
Runwal & Omkar Esquare, 4th Floor,  
Opp Sion Chunabhatti Signal,  
off Eastern Express Highway,  
(E) Mumbai-400 022  
Email ID: customer.care@runwal.com



It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

**44. 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.

**45. Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

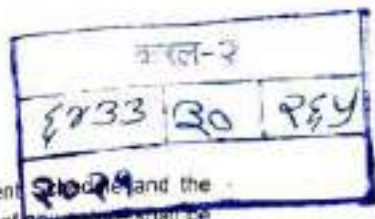
**46. Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**47. Governing Law:**

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

**48. In case the Allottee/s has accepted to book the apartment under \_\_\_\_\_**



payment scheme, the Allottee/s hereby accepts the Payment and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

#### 49. Permanent Account Numbers

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN
Wheelabrator Alloy Castings Limited	AAACW0462F
CHARANJIT KAUR SAINI	JQTPS9755J

#### 50. Construction of this Agreement

- (i) Any reference to any statute or statutory provision shall include
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
  - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced.
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement, and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include
- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
  - (b) That person's successors in title and assigns or transferees permitted in



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accordance with the terms of this Agreement.

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

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

All that pieces and parcels of land admeasuring about 51,665.80 square meters bearing CTS Nos. 598, 598A/1-3, 598B, 598B/1-3, 598C, 598C/1-3, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 806/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Kurba within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.  
On or towards North: Nalla adjoining Jai Hind Oil Mills  
On or towards South: Part of property developed by Gundecha Builders  
On or towards East: Central Railway Line  
On or towards West: LBS Marg

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

pieces and parcels of land admeasuring 1818.86 sqmtrs (Plinth area) forming part of the Land as mentioned in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Details of the number of floors/units etc. in the Real Estate Project- Tower wise)



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

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

(Details of the common area facilities in the Real Estate Project)

**Building Amenities**

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

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

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

**External Amenities**

- Common Parking
- Common Basement
- Recreational Open Space
- RG Area

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



**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
(Description of the Flat/Premises)

All that piece and parcel of the Flat/ Unit being No 0403 on 4th floor admeasuring 771 sq ft carpet area and (equivalent to 71.63 sq. mtrs.) in Tower No T7 (WALNUT) plus    square metres balcony area and also 1 Car parking constructed or to be constructed on the larger property as described in the First Schedule hereunder.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO:**  
(Details of the internal fittings and fixtures in the said Premises)

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

- Vitrified flooring in Living, Dining, Bedrooms and Kitchen – Kajaria/Nitto/RAK/Simpolo or equivalent
- Branded CP fittings and sanitary ware - American Std/Korkan/Grohe or equivalent
- Polished granite kitchen platforms with stainless steel sink – Nirali/Franke/Futura or equivalent
- Acrylic /Plastic paint with gypsum finish walls – Asian Paints, Nerobic, New World or equivalents
- Exhaust fan in toilet and kitchen – Indo/GMC or equivalent
- Powder coated aluminum windows – Girdal/Chopkar/Sapa/Ghosal/Sul or equivalents
- Solid Flush Door shutter front side veneer finish & laminated finish on backside for main door – Asian/Shreeji/Kaandhenu or equivalent
- Solid Flush Door shutter laminate finish for Bedrooms & toilets - Asian/Shreeji/Kaandhenu or equivalent
- Bathroom dado tiles up to door height – Kajaria/Nitto/RAK/Simpolo or equivalent
- Kitchen dado tiles 2 feet above kitchen platform - Kajaria/Nitto/RAK or equivalent

**Internal amenities for 3 BHK**

- Polished granite kitchen platforms with stainless steel sink – Nirali/Franke/Futura or equivalent
- Air-conditioners in Living and Bedrooms – Videocon/Voltas/Onida or equivalent
- Agglomerate marble flooring in the living room, dining, passage – Kalinga/Johnson/Asian or equivalent
- Vitrified flooring in other bedrooms, kitchen, deck - Kajaria/Nitto/RAK or equivalent

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- Luster paint with gypsum finished walls - Asian Paints, Nerolic, New World or equivalents.
- Height of 11ft slab top to slab top (unfinished)
- CP fittings and sanitary ware - American Std/Kohler/Grohe or equivalent
- Solid Flush Door shutter front side veneer finish & laminated finish on backside for main door
- Solid Flush Door shutter laminate finish for Bedrooms & toilets - Asian/Shreeji/Kaamdhenu or equivalent
- Powder coated aluminum windows - Gindal/Bhoruka/Sapa/Global/Gulf or equivalents.
- Bathroom dado tiles up to door Height - Kajaria/Nitco/RAK or equivalent
- Exhaust fan in toilet and kitchen - Indo/GMC or equivalent
- Kitchen dado tiles 2 feet above kitchen platform - Kajaria/Nitco/RAK or equivalent



*[Handwritten signature]*





FORM - 2  
 5733 28 254  
 2024

**SIGNED AND DELIVERED**

By the within named PROMOTER  
**WHEELABRATOR ALLOY CASTINGS LTD.**

By hand of its Director/  
 Authorized Signatory

MR. Sahid Bajpai  
 in the presence of

- Ramakant Tharwal
- Deepak Kumar

**SIGNED AND DELIVERED**

By the within named ALLOTTEE/S

**CHARANJIT KAUR SAINI**

in the presence of

- Navneet Saini
- Haryjinder Singh Saini

RECEIVED of and from the Flat/Unit  
 Allottee/s /s above named the sum of  
Rs. 4983010/- (Rupees Forty Nine Lakhs  
 Eighty Three Thousand Ten Only)

as advance payment or deposit paid by  
 The Allottees to the Promoter



**WHEELABRATOR ALLOY  
 CASTINGS LTD.**

*Sahid Bajpai*



Director/Authorised Signatory.



*AK Saini*



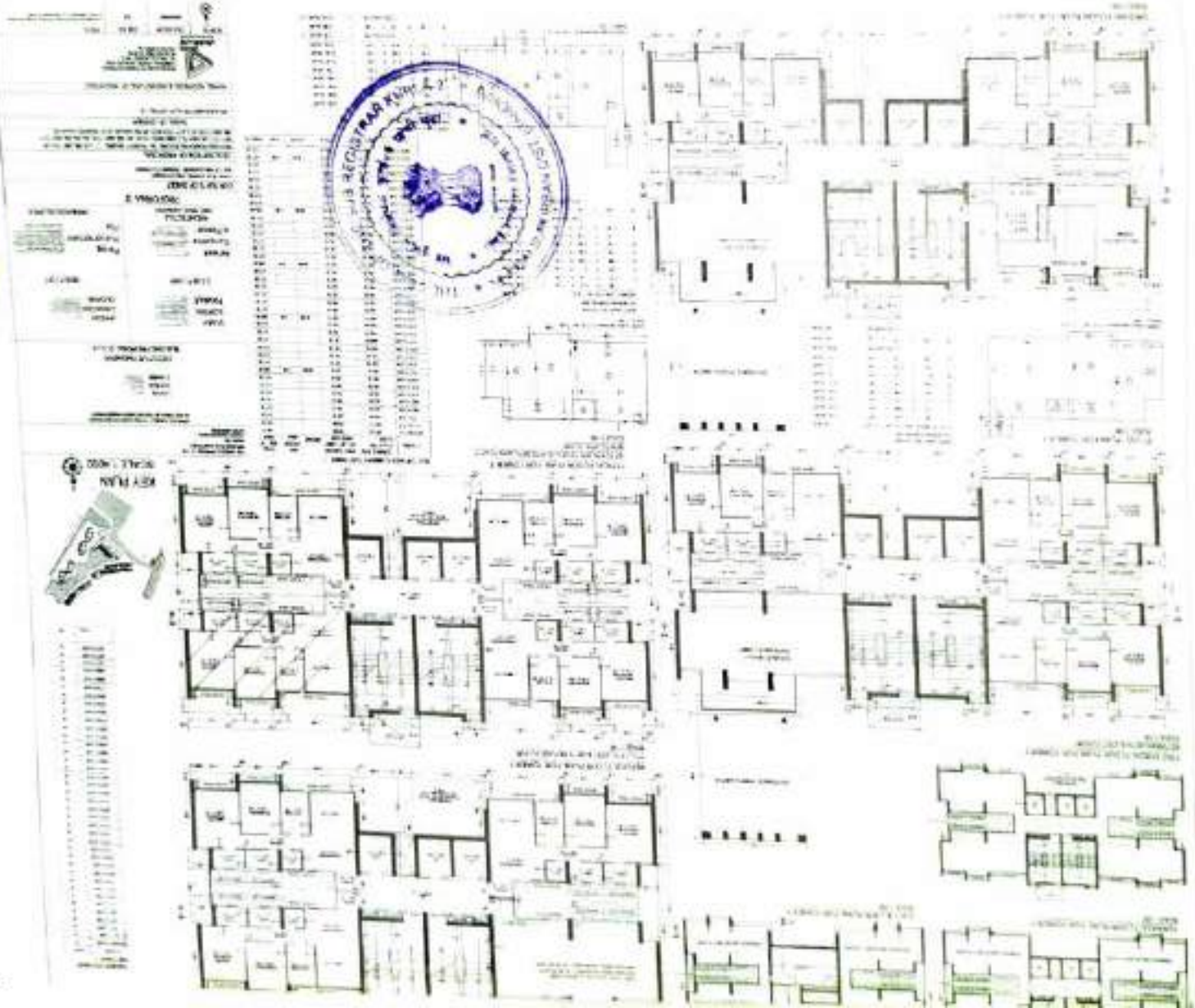
We say received  
**FOR WHEELABRATOR ALLOY  
 CASTINGS LTD**

*Charanjit Kaur Saini*

Director/Authorized Signatory

12-0403

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EC13
BY 24
BY 24



*Physician*

*AB*

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T7-0403

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## Annexure "H"

## Payment Schedule

Particulars	%	Amount
Booking Amount	0.50%	89183
Balance Within 15 Days from the date of booking	4.50%	802663
Balance Within 30 Days from the date of booking	4.99%	890064
On Completion Of Excavation	20.05%	3569175
On Completion Of Plinth	10%	1783696
On Completion Of 1st Floor	4%	713478
On Completion Of 5th Floor	4%	713478
On Completion Of 10th Floor	4%	713478
On Completion Of 15th Floor	4%	713478
On Completion Of 20th Floor	4%	713478
On Completion Of 25th Floor	3%	535109
On Completion Of 30th Floor	3%	535109
On Completion Of Top Floor	6%	891848
Completion Of The Walls, Internal Plaster, Floorings, Doors And Windows Of The Apartment	3%	891848
Completion Of The Sanitary Fittings, Staircases, Lift Wells, Lobbies upto Floor Level Of The Apartment	5%	
Completion Of The External Plumbing And External Plaster, Elevation, Terraces With Waterproofing Of The Building Or Wing In Which The Apartment Is Located	10%	
Completion Of The Lifts, Water Pumps, Electrical Fittings, Electro-Mechanical And Environment Requirements, Entrance Lobby, Plinth Protection, Paving Of Areas Appertain Of The Building Or Wing In Which The Apartment Is Located	5%	
On Possession/Receipt Of Oc/Completion Certificate	100%	
<b>Total</b>		



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## ANNEXURE 'B'

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List of pending Cases (WACL)  
For its Project "Runwal Forest"

Sr. No.	Litigation Type	Court	CASE NO.	ORDER YES/NO
1	Civil Writ Petition	High Court	W.P. No. 2182/2007	No
2	Civil Writ Petition	High Court	W.P. (L) 2883/2014	No
3	Civil Writ Petition	High Court	W.P. (L) 2613/2007	No
4	Civil Suit	High Court	Suit No. 132/2017	yes
5	Civil Suit	City Civil Court	NM/1820/2016 Suit Stamp no. 4377 of 2016	No
6	Criminal Complaint	MM Court, Vikhroli	SS/683/2015	No
7	Labour Claim	Labour Court, Thane	Ref ID No. 96/2014	No
8	Labour Claim	Labour Court, Thane	No. 170/2014	No



ANNEXURE 'C'

करल-२		
१४३३	३९	२६५
२०१९		

## WHEELABRATOR ALLOY CASTINGS LIMITED

Regd. Office : Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078.  
T : +91 22 6114 3000 - CIN - U99999MH1959PLC011472

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project- Runwal Forest Tower 1-4

Lender/ Mortgagee	Borrower/ Mortgagor	Date/ Registration no. of Instrument	Particulars
Housing Development Finance Corporation Limited Address: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai-400 020	Wheelabrator Alloy Casting Limited	Unilateral Indenture of Mortgage dated 29 <sup>th</sup> June, 2018 registered under serial no. KRL2-7986-2018	First and exclusive mortgage and charge on land measuring 56,829.30 sq. mtrs. and development of the Project

For Wheelabrator Alloy Castings Limited

  
*[Signature]*  
(Authorised Signatory)  
Date: 30.06.2018  
Place: Mumbai



**WHEELABRATOR ALLOY CASTINGS LIMITED**

Regd. Office : Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078.  
T : +91 22 6114 3000 • CIN - U99999MH1959PLC011472

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2029		

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project- Runwal Forest Tower 5-8

Lender/ Mortgagee	Borrower/ Mortgagor	Date/ Registration no. of Instrument	Particulars
Housing Development Finance Corporation Limited Address: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai- 400 020	Wheelabrator Alloy Casting Limited	Unilateral Indenture of Mortgage dated 29 <sup>th</sup> June, 2018 registered under serial no. KRL2-7986-2018	First and exclusive mortgage and charge on land admeasuring 56,829.30 sq. mtrs. and development of the Project

For Wheelabrator Alloy Castings Limited



BHANDUP  
(WEST)  
MUMBAI

*S. Choudhary*  
(Authorised Signatory)  
Date: 30.06.2018  
Place: Mumbai



ANNEXURE 'C'

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२०२१		

## WHEELABRATOR ALLOY CASTINGS LIMITED

Regd. Office : Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078.  
T : +91 22 6114 3000 • CIN - U99999MH1950PLC011472

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project- Runwal Forest Tower 9-11

Lender/ Mortgagee	Borrower/ Mortgagor	Date/ Registration no. of Instrument	Particulars
Housing Development Finance Corporation Limited Address: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020	Wheelabrator Alloy Casting Limited	Unilateral Indenture of Mortgage dated 29 <sup>th</sup> June, 2011 registered under serial no. KRL2-1985-2018	Plot and exclusive mortgage and charge on land admeasuring 56,820.30 sq. mtrs. and development of the Project

For Wheelabrator Alloy Castings Limited

  
*[Signature]*  
(Authorized Signatory)  
Date: 30.06.2018  
Place: Mumbai







## 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 :  
PS1800000818

Project: *Runwal Forest Tower 1-4, Plot Bearing / CTS / Survey / Final Plot No. PL596-598,599A, 601-605, 607A, 607D, 596/1-6, 597/1-7, 598/1-3, 599A/1-81, 602/1-9, 605/1-17, 606/1-63, 607/1-31 a 1 Kurla, Kurla, Mumbai Suburban, 400078.*

1. Wheelabrator Alloy Castings Limited having its registered office / principal place of business at *Towal Kurla, District Mumbai Suburban, Pin: 400078.*

2. This registration is granted subject to the following conditions, namely -

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee 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, Rules 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 23/07/2017 and ending with 30/04/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasantrao Remanand Pralhad  
(Secretary, MahaRERA)  
Date: 7/24/2017 1:33:58 PM



7733 82 24Y  
2029

Dated: 23/07/2017

Place: Mumbai

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

ANNEXURE - 'D'

करल-२		
६०३३	६३	२६५
२०२१		



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number:

**P51800001838**

**Project: Runwal Forest Tower 5 -B Plot Bearing / CTS / Survey / Final Plat No. Pt.596-598,599A,601-606,607A607D596/1-6,597/1-7,598/1-3,599A/1-81,102/1-3,605/1-17,606/1-83,607/1-31 n / Kurla, Kurla, Suburban, 400022.**

1. Wheelabrator Alloy Castings Limited having its registered office / principal place of business at **Taluk, Kurla, Suburban, District Mumbai Suburban, Pin-400078.**

2. This registration is granted subject to the following conditions, namely -

- The promoter shall enter into an agreement for sale with the allottees
- The promoter shall execute and register a conveyance deed in favour of the allottee 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, Rules of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.  
OR  
That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 29/07/2017 and ending with 30/04/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Yashwantrao Prabhakar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 7/09/2017 5:57:36 PM

Dated: 29/07/2017.

Place: Mumbai

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

ANNEXURE - 'D'

करल-२		
६४३३	४४	२६५
२०२१		



**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  
**P51800001137**

Project: **Runwal Forest Tower 9 - 11, Plot Bearing / CTS / Survey / Final Plot No. PL598-598,599A,601-606,607A,607D,596/1-6,597/1-7,598/1-3,599A/1-81,602/1-9,605/1-17,606/1-83,607/1-31 at Kurla, Kurla, Mumbai Suburban, 400078.**

- Wheelabrator Alloy Castings Limited** having its registered office / principal place of business at **District, Mumbai Suburban, Pin: 400078**
- 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 8 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 2.  
**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 26/07/2017 and ending with 30/04/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
  - 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 K. Nemanend Prabhakar  
(Secretary, MahaRERA)  
Date: 15-04-2020 09:08:25

Dated: 26/07/2017  
Place: Mumbai

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

करल-२  
६७३३ ४५ २६५  
२०२१

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**  
(CHE/ES/1458/S/337(NEW)/OCC/1/New of 26 February 2020)

Dr. S. Runwal, Director of Wheelbrator Alloy Casting,  
Runwal Esquare, Opp. Slon-Chunabhatti signal, Slon(E), Mumbai-400022.

to/Owners,

development work of Residential building comprising of 3 level Basement (Pt) + Ground +P1 Level + 1st to 34th  
including OHT & Lift Machine Excluding 35th & 36th Floors for Tower no. 5, 6 & 7 on plot bearing C.S.No./CTS No.  
-5, 597, 597/1-7,598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1  
-31, 607A, 607D of village KANJUR-W at - is completed under the supervision of Shri. AMEET G. PAWAR, Architect  
/2004/34543, Shri. Jayant Kulkarni, RCC Consultant, Lic. No. STR/K/57 and Shri. Jiten Mehta, Site supervisor,  
S/55-1 and as per development completion certificate submitted by architect and as per completion certificate issued  
Officer w/no. CHE/ES/1458/S/337(NEW)/CFO/1/NEW-D dated 10 January 2020.

occupied with the following condition/s.

occupied with the following condition/s.

reference conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no. 4

applied with before requesting full OCC.

building for which part occupation permission as marked on accompanied plans shall be protected against any mishap &

violations within the said portion shall be permitted by the developer.

prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any

mishap etc.

prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works &

safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the

G/ LGS shall be developed as per approved plans & same shall be planted with trees as per regulations.

separate PRC in the name of MCGM for ADS towards J to R shall be submitted before full OCC.

Commissioner, S Ward

, S Ward

Western Suburb

Ward

, S Ward

, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE

Attention please



✓  
Name: LOTAN SUKADEO  
AHIRE  
Designation: Executive  
Engineer  
Organization: Personal  
Date: 26-Feb-2020 12:02:27

ES/337  
/1/New

Yours  
Executive Engineer,  
Municipal Corporation,  
S. No.

CHE/ES/1458/S/337  
(NEW/OCC/1/New)

ANNEXURE - 'D'

3774-2		
1733	88	254
2029		

C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No. CHE/ES/1458/S/337/NEW/FCC/S/Amend

COMMENCEMENT CERTIFICATE

To  
Shri. Subhoth S. Rurwal, Director of Wheelertrator  
Atty Casting,  
Omer and Rurwal Esqum, Opp. Sion-Chunabhatt  
Signal, Sion(E), Mumbai-400022

Sir,  
With reference to your application No. CHE/ES/1458/S/337/NEW/FCC/S/Amend Dated 18 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 60 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 18 Dec 2018 of the Mumbai Municipal Corporation Act 1988 to erect a building in building development work of on plot No. - C.T.S. No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-1, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D Division / Village, Town Planning Scheme No. KANJUR-W situated at LBS Marg Road / Street in S Ward Ward.

This 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 carrying title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
  7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
- The Municipal Commissioner has appointed Shri. Assistant Engineer S&T Ward Assistant Engineer to exercise the powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 06/1/2016		
2774-2		
१२३३	६५७	२१५
2009/01/07	07 Jan 2015	

Application Number :

CHEES/1458/S/337(NEW)/CC/1/Old

Valid Upto : 06 Jan 2016

Remark : C.C Upto basement top for Tower 6 part and Tower 7 as per phase programme and as per approved plans

06/09/2014.

Approved By  
A.C.WADE

Executive Engineer



Issue On : 02 Jul 2016  
Valid Upto : 06 Jan 2016  
Application Number : CHEES/1458/S/337(NEW)/FCC/1/Old  
Remark : C.C Upto basement top for Tower 1 to 5, 6 part & 8 to 10 as per approved plans dt 06/09/2014.

Approved By

S.Tatekar

Executive Engineer

Issue On : 31 Dec 2015

Valid Upto : 06 Jan 2016

Application Number :

CHEES/1458/S/337(NEW)/FCC/1/Old

Remark :

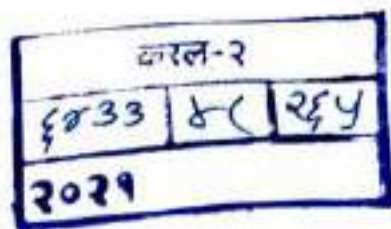
C.C Upto 2nd floor for Tower 7 as per approved IOD plans dt 06/09/2014.

Approved By

A.G.Tambewagh

Executive Engineer

CHEES/1458/S/337(NEW)/FCC/1/Old



Issue On : 22 Apr 2016 Valid Upto : 06 Jan 2017

Application Number : CHE/ES/1458/S/337(NEW)FCC/1/Old

Remark :

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



Issue On : 27 Apr 2016 Valid Upto : 06 Jan 2017

Application Number : CHE/ES/1458/S/337(NEW)FCC/1/Old

Remark :

Full C.C. i.e. Upto 11th floor for tower 1 & 3 and full C.C. i.e. Upto 10th floor for tower 5 & 6 as per approved amended plans dt. 13/04/2016.

Approved By:  
J.C. Siddhpura  
Assistant Engineer (BP)

Issue On : 27 Jun 2016 Valid Upto : 06 Jan 2017

Application Number : CHE/ES/1458/S/337(NEW)FCC/1/Old

Remark :

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

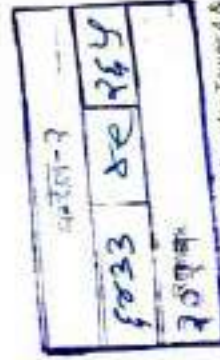
Approved By:  
J.C. Siddhpura  
Assistant Engineer (BP)

Issue On : 12 Aug 2016 Valid Upto : 06 Jan 2017

Application Number : CHE/ES/1458/S/337(NEW)FCC/1/Old

CHE/ES/1458/S/337(NEW)FCC/3/Amend





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

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

Issue On: 07 Nov 2016      Valid Upto: 06 Jan 2017  
Application Number: CHE/ES/1458/S/337(NEW)/FCC/1/01d

Remark:

Further C.C. For tower no. 01 (full C.C. i.e. Upto 15th floor), Tower No. 3 upto 11th floor, Tower No. 04 upto 10th floor, Tower No. 5, 6 & 7 (full C.C. i.e. Upto 17th floor), Tower No. 8 upto 6th floor & Tower No. 09 upto 4th floor as per approved plans dt. 09/09/2016.



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

Issue On: 12 Apr 2016      Valid Upto: 06 Jan 2018  
Application Number: CHE/ES/1458/S/337(NEW)/FCC/1/01d

Remark:

Further C.C. For Tower 1 upto 21st floor, Tower No. 3 upto 16th floor, Tower No. 4 upto 10th floor, Tower No. 5 & 7 upto 20th floor, Tower No. 8 upto 10th floor & Tower No. 9 upto 2nd floor as per approved plan dt. 07/14/2016.

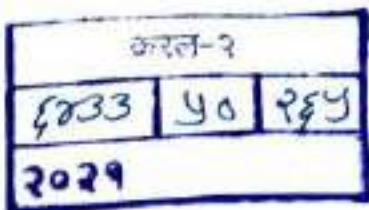
Approved By  
J.C.Siddhpura  
Assistant Engineer (BP)

Issue On: 15 Jun 2017      Valid Upto: 06 Jan 2018  
Application Number: CHE/ES/1458/S/337(NEW)/FCC/1/01d

Remark:

Further C.C. up to 19th floor for Tower No. 3, C.C. up to 14th floor for Tower No. 4, upto 23rd floor for Tower No. 5 & 6, up to 22nd floor for Tower No. 7, up to 14th floor for Tower No. 8, upto 4th floor for Tower No. 9 & 10 as per approved plan dt. 07/14/2016.

CHE/ES/1458/S/337(NEW)/FCC/3/A/amend



re-endorsement of C.C. up to 21st floor for Tower No. 1 and up to plinth for Tower No. 10 & 11 as per amended plans dated 13/06/2017.

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

Issue On : 21 Jul 2017      Valid Upto : 06 Jan 2018  
Application Number : CHE/ES/1458/S/337(NEW)/FCC/1/Old

Remark :

The C.C. up to 26th floor for Tower no. 1, C.C. up to 23rd floor for Tower no. 3, C.C. up to 14th floor for Tower no. 5, C.C. up to 25th floor for Tower no. 6 & 7, C.C. up to 5th floor for Tower no. 9 & re-endorsement of C.C. up to 14th floor for Tower no. 4 & 8 and up to plinth for Tower no. 10 & 11 as per amended plans dated 13-07-2017

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



Issue On : 22 Dec 2017      Valid Upto : 06 Jan 2018  
Application Number : CHE/ES/1458/S/337(NEW)/FCC/1/Old

Remark :

The full C.C. i.e. up to 35th floor for Tower no. 1, up to 30th floor for Tower no. 3, up to 25th floor for Tower no. 4, up to 30th floor for Tower no. 5 & 6, up to 29th floor for Tower no. 7, up to 19th floor for Tower no. 8, up to 8th floor for Tower no. 9 and re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 14/12/2017

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

Issue On : 07 Jun 2018      Valid Upto : 06 Jan 2019  
Application Number : CHE/ES/1458/S/337(NEW)/FCC/1/Old

Remark :

Re-endorsement of full C.C. upto 35th floors for Tower no.1, upto plinth for Tower no. 10 & 11, further full C.C upto 35th floors for Tower no.3, full C.C. upto 26th floors for Tower no.4, full C.C. upto 34th floors for Tower no. 5

CHE/ES/1458/S/337(NEW)/FCC/3/Amend

Page 1 of 8 On: 05-Feb-2020

2018-19		
2733	49	254
2824		

Full C.C. upto 32nd floors for Tower no.7, C.C. upto 21st floors for Tower no.8 and upto 9th floors for Tower no.9 as per approved amended plans dtd: 14.12.2017

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

Issue On: 01 Dec 2018

Valid Upto: 06 Jan 2019

Application Number

CHE/ES/1458/S/337(NEW)/FCC/1/Old

Remark

Further C.C. up to 35th floor for Tower 5, Tower 6 & Tower 7, C.C. up to 33rd floor for Tower 4 and re-endorsement of C.C. up to 35th floor for Tower 1 & Tower 3, re-endorsement of C.C. up to 21st floor for Tower 8, re-endorsement of C.C. up to 9th floor for Tower 9 and re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per approved amended plans dated 13/11/2018



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

Issue On: 14 Dec 2018

Valid Upto: 06 Jan 2019

Application Number

CHE/ES/1458/S/337(NEW)/FCC/1/Old

Remark

Full C.C. for Tower no. 1 & 3, Full C.C. for Tower No. 5, 6 & 7 and re-endorsement of C.C. up to 33rd floor for Tower no. 4, re-endorsement of C.C. up to 21st floor for Tower no. 8, re-endorsement of C.C. up to 9th floor for Tower no. 9 and re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 13/11/2018.

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

Issue On: 13 Mar 2019

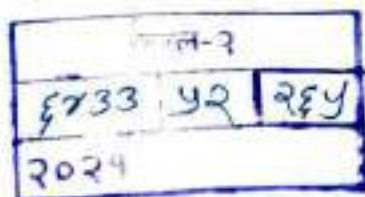
Valid Upto: 12 Mar 2020

Application Number

CHE/ES/1458/S/337(NEW)/FCC/1/Amend

Remark

CHE/ES/1458/S/337(NEW)/FCC/3/Amend



Full C.C. for Tower no. 4 i.e. for 1st to 38th upper floors, C.C. up to 27th floor for Tower No. 8, C.C. up to 10th floor for Tower No. 9 and re-endorsement of C.C. for Tower 1, Tower 3, Tower 5, Tower 6, Tower 7 & re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 08/03/2019

Approved By

J.C. DUSANE

Assistant Engineer (BP)

Issue On: 27 May 2019

Valid Upto: 06 Jan 2020

Application Number

CHE/ES/1458/S/337(NEW)/FCC/2/Amend

Remark

Full C.C. for Tower no. 4 i.e. for 1st to 38th upper floors, C.C. up to 27th floor for Tower No. 8, C.C. up to 10th floor for Tower No. 9 and re-endorsement of C.C. for Tower 1, Tower 3, Tower 5, Tower 6, Tower 7 & re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 08/03/2019

Approved By

J.C. Dusane

Assistant Engineer (BP)



Issue On: 05 Feb 2020

Valid Upto: 06 Jan 2021

Application Number

CHE/ES/1458/S/337(NEW)/FCC/3/Amend

Remark

Full C.C. up to 48th floor for Tower no. 8, full CC upto 13th floor for Tower no 9, plinth CC for fitness centre and re-endorsement of C.C. for Tower 1, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7 & re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 15-01-2020

कतल-२		
फ०३३	५३	२५५
२०२१		

Name : JAYESH CHHAGAN  
 DUSANE  
 Designation : Assistant  
 Engineer  
 Organization : MCGM  
 Date : 05-Feb-2020 12:58:45



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

Assistant Engineer, Building Proposal

Eastern Suburb S Ward Ward

Cc to:

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



CHE/ES/145B/S/337(NEW)/FCG/3/Amend

ANNEXURE - 'D'

करल-२		
६४३३	५४	२६५
२०२१		

MSF-10457-2009-1(A, B) Form 44 Page 1/3

346  
Form  
88

In reply, please quote No. Valid upto 05 SEP 2015  
and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.

MEMORANDUM

No. E.B./CE/ BSA of 20 - 20

CE / 1375 / BPES / AS 06 SEP 2014

M/s. Wheelabrator Alloy Casting Ltd.



With reference to your Notice, letter No. 6291 dated 29.03.2014

and the place, Section Specifications and Description and number of plots bearing C.T.S. No. 596, 596/1 to 5, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 31, 601, 602, 602/1 to 9, 603, 604, 605, 605/1 to 17, 606, 606/1 to 83, 607/1 to 31, 607A & 607D of village Kanjur, at BS Marg, Bhamburda, Mumbai  
to me under your letter, dated 29.03.2014, regarding the proposed building or work proposed to be created or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval by the following reasons:-

**(A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.36(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

6/9/14  
S.E.B.P/s  
B.P.(S/T)

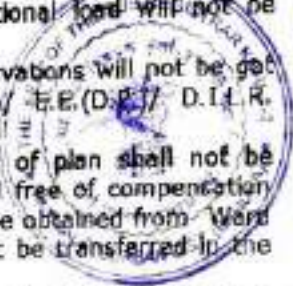
28/9/14  
Executive Engineer Building Proposal  
of (Eastern Suburbs.) -II



787  
2023 Y8 Rfy  
2029

**BRIHANMUMBAI MAHANAGARPALIKA**  
**No. CE / 1375 / BPES / AS** 06 SEP 2019

5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be demarcated at site through A.E.(Survey)/E.E.(T&C)/ E.E.(D.P.)/ D.I.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the Indemnity Bond indemnifying the Corporation for ownership legal dispute, damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
11. That the requirements of N.O.C. from Local Power Supply Co. will not be obtained and the requisition, if any, will not be complied with before occupation certificate / B.C.C.
12. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
13. That 'No dues pending' certificate from Assistant Engineer, Water Works 'S' Ward before C.C. shall not be submitted.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
16. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
19. That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewers Project), Planning & completion certificate from him will not be submitted.



S.E.B.P. A.E.B.P.(S/T)

Executive Engineer Building Prop  
o/c (Eastern Suburbs.)



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- 3203 That the copy of intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the purchaser and also displayed at site.
21. That the N.A. permission from the Collector of Mumbai shall not be submitted.
  22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
  23. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
  24. That the carriage entrance shall not be provided before starting the work.
  25. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
  26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
  27. That the documentary evidence regarding ownership, area and boundaries of holding/s, not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc. that separate R.R. Cards for each sub-divided plots, road etc. for exhibiting area in words & figures etc. will not be submitted.
  28. That the debts will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
  29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
  31. That the registered undertaking to form Co-op-Hsg. Society will not be submitted before starting of work.
  32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
  33. That the proposal will contravene the section 251(A)(A) of the Mumbai Municipal Corporation Act.
  34. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
  35. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
  36. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
  37. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
  38. That the N.O.C. from Insecticide Officer shall not be submitted.
  39. That the board mentioning the name of Architect/Owner shall not be displayed on site.

SEB.P/S/O A.E.B.P(S/M)

Executive Engineer Building Project  
4/C (Eastern Suburb.) - II

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**BRIHANMUBAI MAHAGARPALIKA**

**No. CE / 1375 / BPES / AS 06 SEP 2014**

10. That the debris management plan shall not be submitted to S.W.M. Department.

11. That the register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership Flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.

12. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involve deficiency in open space shall not be submitted.

13. That the registered undertaking stating that the owner/ developer will not object in future for development of adjoining plot whenever they come forward for development, which may involve delinquent open space area? the clause to that effect will be incorporated in sale agreement.

14. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.

15. That the registered under taking stating that area reserved for the parking purpose shall be used / utilized for the parking purpose only, shall not be submitted.

16. That the registered undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user in case of failure of mechanical system/ car lift/ nuisance due to mechanical system and car lift to the building under reference and to the adjoining wing / building.

17. That the registered undertaking stating that mechanical parking system shall be equipped with electric sensor and also proper precaution and safety reasons shall be taken to avoid any mishap and the damages occurred due to flooding in lift, if any and maintenance of mechanized parking system shall be done regularly and registered undertaking and indemnity bond to that effect shall not be submitted.

18. That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-

- a)Ownership documents, b)Copies of TOD, CC subsequent amendments, O.C.C., B.C.C and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NCC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.

The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

19. That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C beyond plinth from the licensed Structural Engineer.

SE.B.P. A.E.B.P(SIT)

Executive Engineer, Building Proposal  
A/C (Eastern Sector), -II

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**BRIHANMUMBAI MAHANAGARPALIKA**

**No. CE / 1375 / BPES / AS 06 SEP 20M**

- 15.01.2014 shall be not complied with.  
No third party rights are created and shall not be created in the property on the basis of issue of IOD and approvals of plan, till ULC NOC is obtained.  
That the MOEF NOC shall not be submitted that the demolition of existing structures shall not be done prior to MOEF NOC.  
That the High rise NOC shall not be submitted.  
That the NOC from Novrel shall not be submitted.  
That the P.R. Card in the name of present owner shall not be submitted.
- B)** **CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**  
That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

**C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

1. That some of the drains will not be laid internally with C.I. pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. The 10 ft. wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and built upon and will not be leveled and developed before applying to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That three set of plans mounted on canvases will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/ layout for construction and maintenance of the infrastructure will not be formed.

  
**S.E.B.P.**  
S.E.A.E.B.P.(SIT)

  
**M.M. Desai**  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

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**BRIHANMUMBAI MAHANAGARPALIKA**  
**NO. CE / 1375 / BPES / AS 06 SEP 2014**

14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /silt.
  15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
  16. That the final NOC from S.G. shall not be submitted.
  17. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
  18. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
  19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
  20. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner
  21. That the final CFO NOC shall not be submitted.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.



**S.E.B.P. for M.E.B.P.(ST)**

*Attest*  
 o/c Executive Engineer  
 (Building Proposals) E.S.II

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- (1) The work should not be started unless objections are compiled with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of work during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store constructional purposes. Residence of workmen shall not be allowed on site. The temporary structure starting constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flaring system with necessary drainage arrangements shall be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and applied to the Ward Officer with the required deposit for the construction of carriage entrance, over the side-drift.
- (6) The owners shall engage the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the start of work for the proposed construction work is taken in hand that the water existing in the compound will be utilized for water for construction works and they will not use any Municipal Water for construction purposes. It will be presumed that Municipal tap water has been consumed on the construction purposes. The hoarding or screen wall for supporting the deposits of building materials shall be constructed before any work is started. No materials may be deposited in front of the property. The scaffolding, shoring, steel, pipes, debries, etc. should not be deposited over footpaths or public street by the owner. The scaffolding, shoring, steel, pipes, debries, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obtaining all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above ground should not be started before the same is shown to this office Sub-Engineer concern and satisfactory obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the street of the road on footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for a provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions in connection to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining building or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having hards grass level at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation level of bottom of road side drain without obstructing flow of rain water from adjoining building before start the work to provide the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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(20) This information of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 131(1)(ii) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 147 (1) (a) or your starting the work without removing the structures proposed to be removed the request shall be taken as a severe breach of the conditions under which this information of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1956, (17 of the Town Planning Act), will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the arrangement, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-



- (i) Specific plans in respect of evicting or rehousing the existing tenants on four starting their own and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structures.
- (22) In case of extension to existing building, blocking of existing windows of room, ventilator light and fan, other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during construction which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the columns and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or tins. The manholes of all junctions shall be covered with a properly fitting mosquito proof hinged cast iron cap over its top piece, with locking arrangement provided with a lock and hinge secured on highly screwing the purpose of a lock and the warning pipes of the toilet pressed with screw or disc shape pieces. (Like a garden main rose) with copper pipes with perforations each not exceeding 1.5 mm. In diameter the covers shall be made easily, safely and permanently & ceases by providing a firmly fixed iron ladder, the upper ends of the ladder should be cemented and extended 40 cms. above the top where they are to be fixed as its lower ends in cement concrete blocks.

- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of glass for coping over compound wall.
- (32) (a) Louvers should be provided as required by By-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as required under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.

(33) If the proposed additional is intended to be carried out on old buildings and structures, you will do so at your own risk.

*Over the subject, Mr. A. V. Patil, City Engineer, Mumbai, has been consulted and he has advised that the proposed work is in accordance with the provisions of the Municipal Corporation Act, 1947.*

*Approved by*  
 Executive Engineer, Building Programme  
 City Zones E.S. - 3

*Approved by*  
 S.E.B.P. (S/T)

*Approved by*  
 E.B.P. (E/SP) - 1

ANNEXURE - E

**KANGA & CO.**  
ADVOCATES & SOLICITORS  
ESTD. 1960

Ready money Market, 43, Veer Nariman Road, Mumbai - 400 021, India. Tel : (91 22) 5623 6000 6633 2288 2204 2288 Fax : (91 22) 6833 9856, 6833 9657  
Email : [msa@kangaco-mumbai.com](mailto:msa@kangaco-mumbai.com), [www.kangaco-mumbai.com](http://www.kangaco-mumbai.com)

M. L. Bharti - A. M. Desai - K. M. Vatsani - S. D. Desai - S. S. Vaidya - A. R. Amin - M. P. G. Mehta - R. V. Gandhi - G. S. Thakkar  
R. P. Bhatt - Ms. A. S. Murray - P. S. Desai - B. S. Vaidya - Ms. Girish V. Sampal - Kunal S. Vaidya

SV/6485 /2017

29<sup>th</sup> September 2017

**Wheelabrator Alloy Castings Limited,**  
Runwal & Omkar Esquare  
5<sup>th</sup> Floor, Opp. Sion Chunabhatti signal,  
Off. Eastern Express Highway,  
Sion (East)  
Mumbai 400 022.



Re: Addendum to the Report on Title dated 29<sup>th</sup> August 2012

We have by our Report on Title bearing reference No. MLB/SV/MDS/6860/2012 dated 29<sup>th</sup> August, 2012 (hereinafter referred to as "the Report on Title"), certified the title of Wheelabrator Alloy Castings Limited to the Property more particularly described in the Schedule thereunder written. A copy of the aforementioned Report on Title is hereto annexed as Annexure I.

- In the Schedule of the said Report on Title, due to a clerical error/inadvertence, C.T.S No.605 remained to be mentioned along with other C.T.S numbers mentioned therein.
- We now hereby state that C.T.S. No. 605 forms part of the said Property as more particularly described in the Schedule to the said Report on Title. Accordingly, the subject line and the Schedule contained in the said Report on Title stands amended to include C.T.S. No. 605 as part of the said Property.
- This Addendum should be read alongwith the said Report on Title.

Yours faithfully,  
Kanga & Company,

  
Partner

Encl: as above.





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ii. It appears that by diverse means and assignments and acts in the law and ultimately by an Instrument dated 6<sup>th</sup> July 1938 made between Mulji Haridas therein referred to as the Mortgagor of One Part, Jahangir Hormusjee Modi therein referred to as the Trustee of the Second Part, Central Bank of India Limited therein referred to as the Bank of the Third Part and Sir Mohammed Yusuf Khot therein referred to as the Purchaser of the Fourth Part, and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/3376 of 1938, the rights of the Original Grantee *inter alia* in respect of several pieces and parcels of land at Village Kanjur were granted and assigned to the Purchaser therein for the residue of the then unexpired term in perpetuity under the said Lease, subject to the payment of rent thereby reserved and observance and performance of covenants, terms and conditions recorded in the said Lease as therein contained.



iii. By and under an indenture of Sub-lease dated 30<sup>th</sup> April, 1947 made between Sir Mohammed Yusuf Khot therein referred to as the Sub-Lessor of the One Part and The Indian Smelting and Refining Company Limited (now known as the Neosym Industry Limited) therein and hereinafter referred to as "the Company" of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial No. BOM/3280 of 1947, the Sub-Lessor therein demised unto the Company therein several pieces and parcels of land at Village Kanjur in the then registration District and Sub-District of Thane measuring about 46978 1/4 sq. yards (i.e. 39279 sq. mtrs. or thereabout) as more particularly described in the Schedule thereunder written ("First Property") for the residue of the then unexpired term in perpetuity under the said Lease and subject to the payment of rent thereby reserved and observance and performance of covenants, terms and conditions recorded in the said Lease as therein contained.

iv. It appears that in the year 1953, a suit came to be filed before the High Court of Judicature at Bombay by the aforesaid Sir Mohammed Yusuf Khot (as Plaintiff) against the State of Bombay (as the Defendant) being Suit No. 481 of 1953 *inter alia* for various reliefs as prayed for therein. In the year 1963, the Parties to the aforesaid Suit filed Consent

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Terms dated 17<sup>th</sup> June 1963 in terms of which a Consent Decree was passed by the Hon'ble Bombay High Court, whereby it was *interalia* recorded that waste lands of Village Kanjur, as more particularly described in Exhibit - A therein, vested in the Government i.e. State of Bombay and the remaining properties of the Village Kanjur as set out in Exhibit - B therein (including various portions of the said Property) did not vest in the Government.



By and under a Deed of Conveyance of Reversionary Rights dated 11<sup>th</sup> June 2005 made between Mr. Abdul Rashid Abdul Rehman Yusuf as the executor and trustee of the estate of Sir Mohammed Yusuf Khot therein referred as the Vendor of the First Part and the Company therein referred as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under serial No. BDR-75135 of 2005, the Vendor therein assigned, transferred, conveyed and assured unto the Company all the reversionary share, right and title of the Vendor therein in respect of certain portions of the First Property amounting 32,365 sq. mtrs. or thereabouts (rectified to area amounting 33,769.2 sq. mtrs. or thereabouts under the Deed of Rectification dated 18<sup>th</sup> November 2005 as hereunder mentioned) more particularly described in the Schedule thereunder written, and for the consideration and in the manner therein contained.

By and under a Deed of Rectification dated 18<sup>th</sup> November, 2005 made between Mr. Abdul Rashid Abdul Rehman Yusuf as the executor and trustee of the estate of Sir Mohammed Yusuf Khot therein referred as the Vendor of the First Part and the Company therein referred as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under Serial No. BDR-37802 of 2005, the Parties therein mutually rectified the description of the portion of the First Property as reflected in the Schedule of the aforesaid Deed of Conveyance of Reversionary Rights dated 11<sup>th</sup> June, 2005 and replaced it with the description of the portion of the First Property as 33769.2 sq.mtrs or thereabouts, as contained in the Schedule to the Deed of Rectification dated 18<sup>th</sup> November, 2005 as therein contained.

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**B. SECOND PROPERTY:**

By and under an Indenture dated 30<sup>th</sup> April, 1947 made between Derashaw Prantroz therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Thane under Serial No.632 at Page Nos.268 to 278 in Volume 600 of Book No.1 on 21<sup>st</sup> July, 1947, the Vendor therein sold, transferred and conveyed unto the Company, all that piece and parcel of land situate at Village Kanjur, Taluka Thane admeasuring 22,283.003 sq. Mtrs. (26,630 1/4 Sq. Yards) or thereabouts, ("Second Property") as more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.



**C. THIRD PROPERTY:**

By and under an Indenture dated 16<sup>th</sup> July, 1947 made between Vishnu Narayan therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/3510 of 1947 of Book No.1 on 24<sup>th</sup> July, 1947, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur, Taluka Thane admeasuring 12,069.5 sq. yards (10,091.63 sq. Mtrs.) or thereabouts, ("Third Property") as more particularly described in the Schedule thereunder written at or for the consideration and in the manner therein contained.

**D. FOURTH PROPERTY:**

By and under an Indenture dated 1<sup>st</sup> September, 1951 made between Abdul Kadir Abdul Latif as the First Vendor of the First Part therein and Wasulqin Mohin Pathan as the Second Vendor of the Second Part therein and the Company therein referred as the Purchaser of the Third Part and registered with the office of Sub-Registrar of Assurances at Bandra under Serial No. BND/753 of Book No.1 on 13<sup>th</sup> September, 1951, the First and the Second Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur admeasuring 1452 Sq. yards (1214.05 sq. Mtrs.) or

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therabouts, ("Fourth Property") as more particularly described in the Schedule hereunder written, also for the consideration and in the manner therein contained.

**FIFTH PROPERTY:**

By and under an Indenture dated 23<sup>rd</sup> April, 1954 made between Torou Francis Daniel therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/2768/4/4 of 1954 of Book No.1 on 25<sup>th</sup> August, 1954, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kajur, Taluka Thane comprising in aggregate 6250 sq. yards (5225.79 sq. Mts.) or thereabouts, ("Fifth Property") as more particularly described in the Schedule hereunder written, at or for the consideration and in the manner therein contained.

**SIXTH PROPERTY:**

By and under an Indenture dated 15<sup>th</sup> March, 1969 made between Chimanlal Ranji and Others therein referred as the Vendors of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/1073 of 1969 of Book No.1 on 6th April, 1971, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kajur, administering in aggregate 2127 1/3 Sq. yards (1778.6 sq. Mtrs) or thereabouts, ("Sixth Property") as more particularly described in the Schedule hereunder Written, at or for the consideration and in the manner therein contained.

3. The original consolidated area of the First Property, Second Property, Third Property, Fourth Property, Fifth Property and Sixth Property as per Property Register Cards and the documents of title was 80118.69 sq. mtrs. or thereabouts out of which the Company has, from time to time, divested the portions thereof to the following third parties as under:

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Name of the holder	Area	Parties and nature of documents
Indian Link Chain Manufacturers Limited (ILCML)	3344.50 sq. mtrs. (4000 sq. yards)	Indenture of Assignment of Sub-lease dated 11th July, 1957 made between the Company and ILCML and registered with the office of sub-registrar of assurances at Bombay under Serial No. 2651 of 1958.
ILCML	1005.02 sq. mtrs. (1202 sq. yards)	Indenture of Sub-lease dated 27th June, 1965 made between the Company and ILCML
ILCML	2015.6 Sq.mtrs	Indenture of Sub-lease dated 31st March, 1987 made between the Company and ILCML.
Messrs Netra Enterprises	11,590.97 sq. mtrs	Agreement for Development dated 26th July 2008 made between the Company and Messrs Netra Enterprises and registered with the Sub-registrar of Assurances at Kurla-I under serial No. BDR-3/5614/2008.
Municipal Corporation of Greater Mumbai (MGM Co)	529 Sq. Mtrs.	P.R. Card of CTS No. 637B/1/B reflects that the same falls under the tenure 'F' and that the said portion of heretofore property has been surrendered to / acquired by BMC.
M/s. CIBA Pharma Private Limited	22 Sq. Mtrs.	By letter dated 17th March 1959 from the Company to CIBA and letters dated 17th February 1959, 19th

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		May 1959, and 30 <sup>th</sup> June 1959 between CESA and the Company and letter dated 12 <sup>th</sup> October 1980 to the Assistant Engineer, Zone I (Town Planning), for straightening of Boundary.
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The balance portion of the First Property, Second Property, Third Fourth Property, Fifth Property and Sixth Property, Register (lands), as more particularly described in Schedule hereunder written, remained in possession of the Company as absolute owner and holder thereof.



The name of the Company was changed from The Indian Smelting and Refining Company Limited to Neogyin Industry Limited with effect from April 2012 vide Certificate of Incorporation (consequent upon change of name) issued by the Registrar of Companies, Maharashtra.

6. By and under Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012 ("the said Deed of Transfer of Undertaking") made between the Company therein referred to as the Seller of the One Part and Wheelabrator Alloy Castings Limited ("Wheelabrator") as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under Serial No MDR-377564 of 2012 on 1<sup>st</sup> August 2012 the Company *inter alia* sold, transferred, conveyed and assigned unto the Wheelabrator all its rights, title and interest in the Undertaking of the Company situated at Bhandup together with all its freehold immovable Assets (including the said Property), all or for the consideration, on the terms and conditions and in the manner therein contained.

7. On perusal of a letter dated 28<sup>th</sup> August 2000 bearing No. CHE/84/D/15 of 28/8/2000 issued by the office of the Chief Engineer (Development Plan) ("D.P. Remarks"), Municipal Corporation of Greater Mumbai, it appears that the said Property is affected by certain reservations including public purpose of railways and widening of the existing road as mentioned therein.

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8. The respective Property Register Cards in respect of the said Property reflects the name of the Company, viz. The Indian Smelting and Refining Company Limited as holder i.e. Owner of the said Property. In the said Deed of Transfer of Underlying, the Company has *inferred* declared that in the Property Register Cards, the nature of the said Property (being the Immovable Assets referred therein) is (hereinafter the Company has been in absolute use of the same. On perusal of the Property Register Cards with respect to properties bearing CT'S No. 599A, 599A/1-70, 599A/72-81, 601, 602, 603, 604, 605, 606, 606/1-18, 606/20, 606/22-40 and 606/42-83, we observe the remark of "granted for the purpose of industrial use and thus reservation on transfer of land without obtaining prior permissions" stated therein.



9. By an Order bearing reference No. ULC/9-1152/CJ/GAD dated 14<sup>th</sup> July 1983 (hereinafter referred to as "the Exemption Order"), passed by the Government of Madhya Pradesh, a portion of the said Larger Property measuring 34,191.59 sq. meters was exempted as vacant land to be used for the purpose of Industries under Section 20A(1) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "the ULCE Act") and under the provisions of Chapter III of the ULCE Act in the manner and on the terms and conditions therein mentioned. Although ULCE Act is repealed by adoption of Urban Land (Ceiling and Regulation) Repeal Act, 1999, order granting exemption under sub section 1 of section 20 of ULCE Act, is still valid and subsisting.

10. We have through our search clerk, Mr. D.K. Paul caused scrutiny to be taken in the office of the concerned Sub-Registrar of Assurances for the period 1970 to 2012 and have not found any encumbrance in respect of the said Property. **Khalan and Company, Advocates and Solicitors**, issued Public Notice on 25<sup>th</sup> May 2012 in The Indian Express (English) and in Navashakti (Marathi) for the investigation of the title of the Company *in respect* to the said Property and vide their letter dated 1<sup>st</sup> August, 2012 informed us that they have not received any claims or objections in response to the said Public Notice.

11. By and under a Deed/notice dated 27<sup>th</sup> August 2012 executed by Mr. S.S. Ramani, in his capacity as the Director of Wheelabrator, it is *inter-alia*, declared that:

- (i) Wheelabrator is absolutely entitled to the said Property;

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There are no subsisting liens, mortgages, charges, leases or encumbrances of any nature whatsoever in respect of the said Property:

(iii) the said Property is not the subject matter of any pending litigation dispute or attachment either before or after judgment nor is there any restraint order of injunction passed by any court or authority pertaining to the said Property;

(iv) there is no winding up Petition pending against Wheelabrator;

(v) save and except the reservations contained in the D.P. Remarks, the said Property is not affected by any other reservations.

On the basis of and subject to the above, in our opinion the title of the Wheelabrator Alloy Castings Limited to the said Property as more particularly described in the Schedule hereunder written is clear, marketable and free from encumbrances.



**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the said Property)**

All those pieces and parcels of lands situate at Village Kanjur, Taluka Kurha in Mumbai Suburban District bearing CTS Nos 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1, 17, 606, 606/1-81, 607A, 607/1-31 and 607D admeasuring in aggregate about 61.6656 square meters, or thereabouts (as per Property Register Cards) together with the structures standing thereon lying being and being in Lal Bahadur Shastri Marg, Bhamburda (West), Mumbai - 400078 within the Registration District and Sub District of Mumbai.

Dated this 29<sup>th</sup> day of August, 2012.

Kanga and Company,  
*(Signature)*  
 Partner



ANNEXURE - E

**KANGA & CO.**  
Sole Proprietor  
127, VESU  
CENTRAL, BOMBAY  
2012 - 2013

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MLB/SV/MDS/ /2012

**REPORT ON TITLE**

Re: All those pieces and parcels of lands situate at Village, Kairnar, Taluka Kurla in registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing CTS Nos. 596, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607/1D comprising in aggregate (as per P.R. Card) about 61,665.6 sq meters, or thereabouts, together with the buildings and other structures standing thereon, lying being and situate at 161 Bahadur Shastri Marg, Handup (West, Mumbai - 400078.

**TO WHOMSOEVER IT MAY CONCERN**

1. The subject matter of this Report on Title is all that piece and parcel of land of Village Kairnar lying, being and situate at 161 Bahadur Shastri Marg, Handup (West, Mumbai - 400078, or more particularly described in the Schedule hereunder written hereinafter "the said Property":
2. The said Property is part of a Larger Property comprising of six properties, the title whereof is as follows:

**A. FIRST PROPERTY :**

1. By instruments in Marathi language and most character dated 7<sup>th</sup> July 1835 and 30<sup>th</sup> November, 1837 respectively (hereinafter collectively referred to as "the said Lease"), the then Collector of Thane deputed in perpetuity unto Framji Cawasjee Bhanjee ("the Original Grantee") the villages of Vakhrol and Kairnar with the lands therein mentioned, in the manner on the terms and conditions therein contained. A copy of the said Lease is not available with us for our perusal.

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It appears that by diverse means and assignments and acts in the law and ultimately by an instrument dated 6<sup>th</sup> July 1938 made between Mufi Haridas therein referred to as the Mortgagee of One Part, Jahangir Hornustjee Modi therein referred to as the Trustee of the Second Part, Central Bank of India Limited therein referred to as the Bank of the Third Part and Sir Mohammed Yusuf Khot therein referred to as the Purchaser of the Fourth Part, and registered with the office of Sub-Registrar of Assurances at Bombay under serial No. BOM/5376 of 1938, the rights of the Original Grantee *inter alia* in respect of several pieces and parcels of land at Village Kanjur were granted and assigned to the Purchaser therein for the residue of the then unexpired term of said perpetuity under the said Lease, subject to the payment of such thereby reserved and observance and performance of covenants, terms and conditions recorded in the said Lease as therein contained.



By and under an indenture of Sub-lease dated 30<sup>th</sup> April, 1947 made between Sir Mohammed Yusuf Khot therein referred to as the Sub-Lessor of the One Part and The Indian Smelting and Refining Company Limited (now known as the Neosym Industry Limited) therein and hereinafter referred to as "the Company" of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Bombay under Serial No. BCOM/3280 of 1947, the Sub-Lessor therein demised unto the Company therein several pieces and parcels of land at Village Kanjur in the then registration District and Sub-District of Thane measuring about 46978 (4 sq. yards) i.e. 39279 sq.mtrs. or thereabout) as more particularly described in the Schedule thereunder written ("First Property") for the residue of the then unexpired term in perpetuity under the said Lease and subject to the payment of rent thereby reserved and observance and performance of covenants, terms and conditions recorded in the said Lease as therein contained.

14.

It appears that in the year 1953, a suit came to be filed before the High Court of Judicature at Bombay by the aforesaid Sir Mohammed Yusuf Khot (as Plaintiff) against the State of Bombay (as the Defendant) being Suit No. 481 of 1953 *inter alia* for various reliefs as prayed for therein. In the year 1963, the Parties to the aforesaid Suit filed Consent

पञ्जी-२	१२३३	१०५	२३५
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Terms dated 19<sup>th</sup> June 1963 in terms of which a Consent Decree was passed by the Hon'ble Bench, Hisc. Court, Bangalore whereby it was *inter alia* recorded that <sup>the said lands of</sup> Village Kanjur, as more particularly described for Exhibit A therein, vested in the Government i.e. State of Bangalore and the remaining properties of the Village Kanjur as set out in Exhibit - B therein (including various portions of the said Property) did not vest in the Government.



v. By and under a Deed of Conveyance of Revisions, dated 11<sup>th</sup> June 2005 made between Mr. Abdul Rashid Abdul Rehman Yusuf, as the executor and trustee of the estate of Sir Mohammed Yusuf Khan therein referred as the Vendor of the First Part and the Company therein referred as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under serial No. BDR-7/5135 of 2005, the Vendor therein assigned, transferred, conveyed and assured unto the Company all the reversionary share, right and title of the Vendor therein in respect of certain portion of the First Property admeasuring 32.365 sq. mtrs. or thereabouts (rectified to area admeasuring 33,769.7 sq. mtrs. or thereabouts under the Deed of Rectification dated 18<sup>th</sup> November 2005 as hereunder mentioned) more particularly described in the Schedule hereunder written, at or for the consideration and in the manner therein contained.

vi. By and under a Deed of Rectification dated 18<sup>th</sup> November 2005 made between Mr. Abdul Rashid Abdul Rehman Yusuf as the executor and trustee of the estate of Sir Mohammed Yusuf Khan therein referred as the Vendor of the First Part and the Company therein referred as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under Serial No. BDR-3/7802 of 2005, the Parties therein mutually rectified the description of the portion of the First Property as reflected in the Schedule of the aforesaid Deed of Conveyance of Reversionary Rights dated 11<sup>th</sup> June, 2005 and replaced it with the description of the portion of the First Property as 33769.7 sq.mtrs. or thereabouts, as contained in the Schedule to the Deed of Rectification dated 18<sup>th</sup> November, 2005 as therein contained.

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<b>SECOND PROPERTY:</b>		

By and under an Indenture dated 30<sup>th</sup> April, 1947 made between Darashaw Fannoz therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Thane under Serial No.632 at Page Nos.268 to 278 in Volume 600 of Book No.1 on 21<sup>st</sup> July, 1947, the Vendor therein sold, transferred and conveyed unto the Company, all that piece and parcel of land situate at Village Kanjur, Taluka Thane measuring 22,283.003 sq. Mtrs. (26,650  $\frac{1}{4}$  Sq. Yards) or thereabouts, ("Second Property") as more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.



**THIRD PROPERTY:**

By and under an Indenture dated 16<sup>th</sup> July, 1947 made between Vishnu Narayan therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No.BOM/3510 of 1947 of Book No.1 on 24<sup>th</sup> July, 1947, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur, Taluka Thane measuring 12,069.5 sq. yards (10,091.63 sq. Mtrs.) or thereabouts, ("Third Property") as more particularly described in the Schedule thereunder written at or for the consideration and in the manner therein contained.

**D. FOURTH PROPERTY:**

By and under an Indenture dated 1<sup>st</sup> September, 1951 made between Abdul Kadir Abdul Latif as the First Vendor of the First Part therein and Wansudin Mohib Parham as the Second Vendor of the Second Part therein and the Company therein referred as the Purchaser of the Third Part and registered with the office of Sub-Registrar of Assurances at Bandra under Serial No. BND/753 of Book No.1 on 13<sup>th</sup> September, 1951, the First and the Second Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur measuring 1452 Sq. yards (1214.05 sq. Mtrs.) or

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thereabouts, ("Fourth Property") as more particularly described in the Schedule hereunder written, at or for the consideration therein written in the manner therein contained.

**E. FIFTH PROPERTY:**

By and under an Indenture dated 23<sup>rd</sup> April, 1954 made between Tomu Francis Daniel therein referred as the Vendor of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/2768/4/4 of 1954 of Book No.1 on 25<sup>th</sup> August, 1954, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur, Taluka Thane admeasuring in aggregate 6250 sq. yards (5225.79 sq. Mtrs) or thereabouts, ("Fifth Property") as more particularly described in the Schedule hereunder written, at or for the consideration and in the manner therein contained.



**F. SIXTH PROPERTY:**

By and under an Indenture dated 13<sup>th</sup> March, 1969 made between Chimanlal Ramji and Others therein referred as the Vendors of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/1073 of 1969 of Book No.1 on 6th April, 1971, the Vendor therein sold, transferred and conveyed unto the Company all that piece and parcel of land situate at Village Kanjur, admeasuring in aggregate 2127 1/3 Sq. yards (1778.6 sq. Mtrs) or thereabouts, ("Sixth Property") as more particularly described in the Schedule thereunder Written, at or for the consideration and in the manner therein contained.

3. The original consolidated area of the First Property, Second Property, Third Property, Fourth Property, Fifth Property and Sixth Property as per Property Register Cards and the documents of title was 80,110.69 sq. mtrs. or thereabouts out of which the Company has, from time to time, divested the portions thereof to the following third parties as under:



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		May 1959, and 30 <sup>th</sup> June 1959 between CHBA and the Company and letter dated 12 <sup>th</sup> October 1960 to the Assistant Engineer, Revenue, Zone 1 (Town) Bangalore for straightening of Boundary.
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4. The balance portion of the First Property, Second Property, Third Property, Fourth Property, Fifth Property and Sixth Property, measuring 61,665.60 square meters or thereabouts (as per Property Register Cards), as more particularly described in Schedule hereunder written remained in possession of the Company as absolute owner and holder thereof.
5. The name of the Company was changed from The Indian Smelting and Refining Company Limited to Neosym Industry Limited with effect from 17<sup>th</sup> April 2012 vide Certificate of Incorporation (consequent upon change of name) issued by the Registrar of Companies, Maharashtra.
6. By and under Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012 ("the said Deed of Transfer of Undertaking") made between the Company therein referred to as the Seller of the One Part and Wheelabrator Alloy Castings Limited ("Wheelabrator") as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Kuria under Serial No HDR-3/7504 of 2012 on 1<sup>st</sup> August 2012, the Company *inter alia* sold, transferred, conveyed and assigned unto the Wheelabrator all its rights, title and interest in the Undertaking of the Company situate at Bhandup together with all its freehold Immovable Assets (including the said Property), at or for the consideration, on the terms and conditions and in the manner therein contained.
7. On perusal of a letter dated 28<sup>th</sup> August 2000 bearing No. CHE/R4/DPE/S of 28/8/2000 issued by the office of the Chief Engineer (Development Plan) ("D.P. Remarks"), Municipal Corporation of Greater Mumbai, it appears that the said Property is affected by certain reservations including public purpose of railways and widening of the existing road as mentioned therein.

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The said Property Register Cards in respect of the said Property reflects the name of the Company, viz. The Indian Smelting and Refining Company Limited as holder i.e. Owner of the said Property. In the said Deed of Transfer of Undertaking, the Company has *inter-alia* declared that in the Property Register Cards, the nature of the said Property (being the Immovable Assets referred thereto) is freehold and the Company has been in absolute use of the same. On perusal of the Property Register Cards with respect to properties bearing CTS Nos. 599A, 599A/1-70, 599A/72-81, 601, 602, 603, 604, 605, 606, 606/1-18, 606/20, 606/22-40 and 606/42-83 we observe the remark of "without obtaining prior permissions" stated therein.



an ideal bearing reference No. ULC/1-32/SC/IC/GAD dated 14<sup>th</sup> April 1988 (hereinafter referred to as "the Exemption Order") passed by the Government of Maharashtra, a portion of the said Larger measuring 34191.89 sq. meters under Section 20(1) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as "the ULC Act") and under the provisions of Chapter III of the ULC Act in the manner and on the terms and conditions therein mentioned. Although ULC Act is repealed by adoption of Urban Land (Ceiling and Regulation) Repeal Act, 1999, order granting exemption under sub section 1 of section 20 of ULC Act, is still valid and subsisting.

10. We have, through our search clerk, Mr. D.K. Patil caused searches to be taken in the office of the concerned Sub-Registrar of Assurances for the period 1970 to 2012 and have not found any encumbrance in respect of the said Property. Khaitan and Company, Advocates and Solicitors, issued Public Notice on 25<sup>th</sup> May 2012 in 'The Indian Express (English)' and in Navshakti (Marathi) for the investigation of the title of the Company *inter-alia* to the said Property and vide their letter dated 1<sup>st</sup> August, 2012 informed us that they have not received any claims or objections in response to the said Public Notice.

11. By and under a Declaration dated 27<sup>th</sup> August 2012 executed by Mr. S.S. Rautwal, in his capacity as the Director of Wheelabrator, it is *inter-alia*, declared that:
  - (i) Wheelabrator is absolutely entitled to the said Property;



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- (ii) there are no subsisting liens, mortgages, charges, leases or encumbrances of any nature whatsoever in respect of the said Property;
- (iii) the said Property is not the subject matter of any pending litigation dispute or attachment either before or after judgment nor is there any restraint order or injunction passed by any court or authority pertaining to the said Property;
- (iv) there is no winding up Petition pending against Wheelabrator Alloy Castings Limited;
- (v) save and except the reservations contained in the D.P. Reservations the said Property is not affected by any other reservations.
12. On the basis of and subject to the above, in our opinion the title of the Wheelabrator Alloy Castings Limited to the said Property as more particularly described in the Schedule hereunder written is clear, marketable and free from encumbrances.



**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the said Property)**

All those pieces and parcels of lands situate at Village Kanjur, Taluka Kuria in Mumbai Suburban District bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605-1, 17, 606, 606/1-83, 607A, 607/1-34 and 607/1) adjoining in aggregate about 61,665.6 square metres, or thereabouts (as per Property Register Cards) together with the structures standing thereon (being being and being at Lal Bahadur Shastri Marg, Bhamburda (West), Mumbai - 400078 within the Registration District and Sub District of Mumbai.

Dated this 29<sup>th</sup> day of August, 2012.

Partner  
*(Signature)*  
 Angra and Company

Ref. No. \_\_\_\_\_

**SUPPLEMENTARY TITLE CERTIFICATE**

Date : \_\_\_\_\_

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**TO WHOMSOEVER IT MAY CONCERN**

I. Under instructions of our client **M/s Wheelabrator Alloy Castings Ltd.**, a company incorporated under the Companies Act, 1956 having its registered office at LBS Road, near Mangatram Petrol Pump, Bhandup, Mumbai - 400078 we hereby issue this Supplementary Title Certificate, in continuation to the title certificate dated 29<sup>th</sup> August, 2012 bearing reference no. MLB/SV/MDS/6860/2012, issued by M/s Kanga & Co., in respect of the property mentioned in the Schedule herein below, hereinafter referred to as "Said Property" for the sake of brevity.

II. We have relied upon the following additional documents [other than the said title certificate dated 29<sup>th</sup> August, 2012]:

1. Search Report dated 18<sup>th</sup> September, 2014;
2. Indenture of Mortgage dated 27<sup>th</sup> May, 2014 bearing registration no. 4258/2014;
3. Other relevant documents.

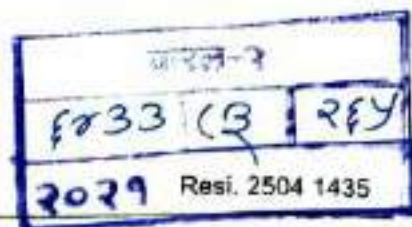
III. We have obtained Search Report from Search Clerk Mr. Rakesh Kubal dated 13<sup>th</sup> September, 2014. [Document No. 1].

- IV. M/s Wheelabrator Alloy Castings Ltd. has created mortgage in favour of YES Bank Ltd. against security of the Said Property. [Document No. 2].
- V. Subject to what has been stated hereinabove, the title of M/s Wheelabrator Alloy Castings Ltd. to the Said Property is clear and marketable.

Correspondence Address:

119, 120 Bake House, 1<sup>st</sup> Floor, Bake House Lane, Opp. Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort, Mumbai - 400 023.

**S.K. DUBEY**  
Advocate, High Court,



OFFICE : 103, Keshav Baug, 1st floor, Near Sheetal Cinema & State Bank of India, L.B.S. Marg, Kurla (W), Mumbai - 400 070. Tel. : 25035520

OFFICE : Correspondent 105/C, 1st floor, 144, Esplanade Mansion, M.G. Road, Kala Ghoda, Fort, Bombay - 400 023. Ph. : 2265 6630 Mobile : 9820050183

Ref. No. 12

Date: \_\_\_\_\_

**SCHEDULE**

All that piece and parcel of freehold land admeasuring about 61,665.60 (Sixty One Thousand Six Hundred and Sixty Five point Sixty) square metres bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-11 and 607D situated at Village Kurla, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with the buildings and other structures standing thereon, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.

Dated this 20<sup>th</sup> day of January, 2015.



(S. K. Dubey)  
Advocate, High Court  
For M/s S.K. Dubey Law Firm

Correspondence Address:  
119, 120 Bake House, 1<sup>st</sup> Floor, Bake House Lane, Opp. Maharashtra State Co-op. Bank Ltd., Kala Ghoda, Fort,  
Mumbai - 400 023.

**S.K. DUBEY**

Advocate, High Court,

Resi. 2504 1435

OFFICE :

103, Kashav Baug, 1st floor, Near Sheetal Cinema & State Bank of India, L.B.S. Marg, Kurla (W), Mumbai - 400 070. Tel : 25035520

OFFICE : Correspondent

105C, 1st floor, 144, Esplanade Mansion, M.G. Road, Kala Ghoda, Fort, Bombay - 400 023 Ph : 2285 6630 Mobile : 9820050163

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**SUPPLEMENTARY TITLE CERTIFICATE (Second)**

**TO WHOMSOEVER IT MAY CONCERN**



I. Under instructions of our client M/s Wheelabrator Alloy Castings Ltd., a company incorporated under the Companies Act, 1956 having its registered office at LBS Road, near Mangatram Petrol Pump, Bhandup, Mumbai - 400078, we hereby issue this Supplementary Title Certificate (Second), in continuation to the Supplementary title certificate dated 20<sup>th</sup> January, 2015, issued by me, in respect of the property mentioned in the Schedule herein below, hereinafter referred to as "Said Property" for the sake of brevity.

II. We have relied upon the following additional documents [other than the said Supplementary Title Certificate dated 20<sup>th</sup> January, 2015]:

1. Search Report dated 9<sup>th</sup> March, 2017 issued by Mr. Rakesh Kubal;
2. Debenture Trust Deed dated 10<sup>th</sup> November, 2015 bearing registration no. KRL-2-8548/2015.
3. Deed of Mortgage dated 23<sup>rd</sup> December, 2015 bearing registration no. KRL-1-11562/2015.
4. Deed of Re-conveyance dated 19<sup>th</sup> July, 2016 bearing registration no. KRL-1-7471/2016;
5. Indenture of Mortgage dated 19<sup>th</sup> July, 2016 bearing registration no. KRL-1-7472/2016;
6. Other relevant documents.

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- III. We have been provided the Search Report of Search Clerk Mr. Rakesh Kubal dated 9<sup>th</sup> March, 2017 which shows the search of the Said Property carried in the Sub Registrar Offices of Kurla 1, 2, 3, 4 & 5. [Document No. 1].
- IV. Runwal Real Estate Pvt. Ltd. has executed Debenture Trust Deed in favour of GDA Trusteeship Services Ltd. in which M/s Wheelabrator Alloy Castings Ltd. has created mortgage is confirming party [Document No. 2].
- M/s Wheelabrator Alloy Castings Ltd. has created mortgage in favour of IDBI Trusteeship Services Ltd. for and on behalf of YES bank against security of the Said Property. [Document No. 3].
- VI. M/s Wheelabrator Alloy Castings Ltd. has obtained the Re-conveyance of the Said Property vide the Deed of Re-conveyance from IDBI Trusteeship Services Ltd. for and on behalf of Yes Bank [Document No. 4] of the mortgage created vide Indenture of Mortgage dated 27<sup>th</sup> May, 2014.
- VII. M/s Wheelabrator Alloy Castings Ltd. has created mortgage in favour of IDBI Trusteeship Services Ltd. for and on behalf of ICICI bank against security of the Said Property. [Document No. 5].
- VIII. Subject to what has been stated hereinabove, the title of M/s Wheelabrator Alloy Castings Ltd. to the Said Property is clear and marketable.

h

**S.K. DUBEY**

Advocate, High Court,

113, Kishav Baug, 1st floor, Near Sheela Cinema & State Bank of India, L.B.S. Marg, Kurla (W), Mumbai - 400 070, Tel : 25025520

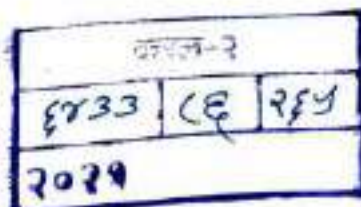
115C, 1st floor, 144, Esplanade Mansion, M.G. Road, Kala Ghoda, Fort, Bombay - 400 023, Ph: 2285 6630 Mobile 9820050163

Ref. No. \_\_\_\_\_

OFFICE :

OFFICE : Correspondent

Resi. 2504 1435



**SCHEDULE**

All that piece or parcel of freehold land admeasuring 61,665.60 (Sixty One Thousand Six Hundred and Sixty Five point Sixty) square metres bearing CIS Nos. 596, 596/1-6, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, together with the buildings and other structures standing thereon (other than what has already been sold), lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West) Mumbai - 400078.

Dated this 14<sup>th</sup> day of March, 2017.



(S. K. Dubey)

Advocate, High Court

For M/s S. K. Dubey Law Firm





APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

NO.	CHITRAKOOT
DATE	2029
TO	2029
BY	2029

FOR THE DIRECTOR  
GENERAL INVESTIGATION  
DEPARTMENT



APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

FOR THE DIRECTOR  
GENERAL INVESTIGATION  
DEPARTMENT

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

FOR THE DIRECTOR  
GENERAL INVESTIGATION  
DEPARTMENT



APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

FOR THE DIRECTOR  
GENERAL INVESTIGATION  
DEPARTMENT

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OFFICE: \_\_\_\_\_



**करल-२**

६४३३ CE २६५

२०२१

**पारलमना पत्रक**

पारलमना पत्रक - २६५ नं. ६४३३  
 दिनांक - २०२१

क्र.सं.	वर्ग	विवरण	विवरण	विवरण
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...

पारलमना पत्रक - २६५ नं. ६४३३  
 दिनांक - २०२१

क्र.सं.	वर्ग	विवरण	विवरण	विवरण
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...



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...

**पारलमना पत्रक**

पारलमना पत्रक - २६५ नं. ६४३३  
 दिनांक - २०२१

क्र.सं.	वर्ग	विवरण	विवरण	विवरण
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...

**पारलमना पत्रक**

पारलमना पत्रक - २६५ नं. ६४३३  
 दिनांक - २०२१

क्र.सं.	वर्ग	विवरण	विवरण	विवरण
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...

...

...

TRIPROSTIN TABLET

Brand Name: TRIPROSTIN TABLET  
Manufacturer: WATERBURY PHARMACEUTICALS LTD.  
Country of Origin: INDIA  
Date of Manufacture: 2023  
Batch No: 2023

Strength: 100mcg  
Form: Tablet  
Pack Size: 30

Handwritten details: 2023, 2023, 2023

Indications: For the treatment of...  
Primary Dysmenorrhea  
Secondary Dysmenorrhea

Contraindications: Known hypersensitivity to...  
Nitroglycerin or any of the...  
Components of this medicine

Warnings: Do not take if you are...  
Pregnant or breastfeeding  
Or have a history of...  
Heart disease

Side Effects: Headache, dizziness,  
Nausea, vomiting, fainting



TRIPROSTIN TABLET

Brand Name: TRIPROSTIN TABLET  
Manufacturer: WATERBURY PHARMACEUTICALS LTD.  
Country of Origin: INDIA  
Date of Manufacture: 2023  
Batch No: 2023

Indications	<u>For the treatment of... Primary Dysmenorrhea Secondary Dysmenorrhea</u>
Contraindications	<u>Known hypersensitivity to... Nitroglycerin or any of the... Components of this medicine</u>
Warnings	<u>Do not take if you are... Pregnant or breastfeeding Or have a history of... Heart disease</u>
Side Effects	<u>Headache, dizziness, Nausea, vomiting, fainting</u>

For more information, please visit our website at www.waterburypharma.com

TRIPROSTIN TABLET

Brand Name: TRIPROSTIN TABLET  
Manufacturer: WATERBURY PHARMACEUTICALS LTD.  
Country of Origin: INDIA  
Date of Manufacture: 2023  
Batch No: 2023

Strength: 100mcg  
Form: Tablet  
Pack Size: 30

Indications: For the treatment of...  
Primary Dysmenorrhea  
Secondary Dysmenorrhea



TRIPROSTIN TABLET

Brand Name: TRIPROSTIN TABLET  
Manufacturer: WATERBURY PHARMACEUTICALS LTD.  
Country of Origin: INDIA  
Date of Manufacture: 2023  
Batch No: 2023

Indications	<u>For the treatment of... Primary Dysmenorrhea Secondary Dysmenorrhea</u>
Contraindications	<u>Known hypersensitivity to... Nitroglycerin or any of the... Components of this medicine</u>
Warnings	<u>Do not take if you are... Pregnant or breastfeeding Or have a history of... Heart disease</u>
Side Effects	<u>Headache, dizziness, Nausea, vomiting, fainting</u>



For more information, please visit our website at www.waterburypharma.com

REPORT CARD

REPORT CARD - 1929-30  
Name: [illegible]  
Address: [illegible]  
Date: [illegible]

Subject	Grade	Remarks
English	80	[illegible]
Mathematics	75	[illegible]
Science	85	[illegible]
History	80	[illegible]
Physical Education	90	[illegible]
Art	85	[illegible]
Music	80	[illegible]
Character	95	[illegible]
Attendance	90	[illegible]
Overall Average	83	[illegible]



2029	2029	2029
------	------	------



REPORT CARD - 1929-30  
Name: [illegible]  
Address: [illegible]  
Date: [illegible]

Subject	Grade	Remarks
English	80	[illegible]
Mathematics	75	[illegible]
Science	85	[illegible]
History	80	[illegible]
Physical Education	90	[illegible]
Art	85	[illegible]
Music	80	[illegible]
Character	95	[illegible]
Attendance	90	[illegible]
Overall Average	83	[illegible]

REPORT CARD

REPORT CARD - 1929-30  
Name: [illegible]  
Address: [illegible]  
Date: [illegible]

Subject	Grade	Remarks
English	80	[illegible]
Mathematics	75	[illegible]
Science	85	[illegible]
History	80	[illegible]
Physical Education	90	[illegible]
Art	85	[illegible]
Music	80	[illegible]
Character	95	[illegible]
Attendance	90	[illegible]
Overall Average	83	[illegible]



REPORT CARD

REPORT CARD - 1929-30  
Name: [illegible]  
Address: [illegible]  
Date: [illegible]

Subject	Grade	Remarks
English	80	[illegible]
Mathematics	75	[illegible]
Science	85	[illegible]
History	80	[illegible]
Physical Education	90	[illegible]
Art	85	[illegible]
Music	80	[illegible]
Character	95	[illegible]
Attendance	90	[illegible]
Overall Average	83	[illegible]



Received of the sum of Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024



For the Government of Karnataka  
[Signature]  
 Secretary to Government

2024  
 525000  
 2024

RECEIVED OF THE SUM OF Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024



RECEIVED OF THE SUM OF Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024



Sl. No.	Description	Amount	Total
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Received of the sum of Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024

For the Government of Karnataka  
[Signature]  
 Secretary to Government

RECEIVED OF THE SUM OF Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024



RECEIVED OF THE SUM OF Five hundred and twenty five Rupees only  
 in full settlement of the account of Shri. S. S. Srinivasulu  
 in the name of Shri. S. S. Srinivasulu  
 dated 15/12/2024

Sl. No.	Description	Amount	Total
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100	...	...	...





Form 29 - **आवकियों का विवरण - आयकर अधिनियम, 1961**  
 वर्ष 2029

आवकियों का विवरण - आयकर अधिनियम, 1961  
 वर्ष 2029

233 EX 319

1. मैं/हम (नाम) ...  
 2. मैं/हम (पता) ...  
 3. मैं/हम (व्यक्तिगत विवरण) ...  
 4. मैं/हम (व्यवसाय विवरण) ...



**आवकियों का विवरण - आयकर अधिनियम, 1961**

क्र.सं.	विवरण	आवकियों का विवरण - आयकर अधिनियम, 1961
1	...	...
2	...	...
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9	...	...
10	...	...

11. मैं/हम (अन्य विवरण) ...  
 12. मैं/हम (अन्य विवरण) ...  
 13. मैं/हम (अन्य विवरण) ...

Form 29 - **आवकियों का विवरण - आयकर अधिनियम, 1961**  
 वर्ष 2029

1. मैं/हम (नाम) ...  
 2. मैं/हम (पता) ...  
 3. मैं/हम (व्यक्तिगत विवरण) ...  
 4. मैं/हम (व्यवसाय विवरण) ...

5. मैं/हम (अन्य विवरण) ...  
 6. मैं/हम (अन्य विवरण) ...  
 7. मैं/हम (अन्य विवरण) ...

8. मैं/हम (अन्य विवरण) ...  
 9. मैं/हम (अन्य विवरण) ...  
 10. मैं/हम (अन्य विवरण) ...

**आवकियों का विवरण - आयकर अधिनियम, 1961**

क्र.सं.	विवरण	आवकियों का विवरण - आयकर अधिनियम, 1961
1	...	...
2	...	...
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7	...	...
8	...	...
9	...	...
10	...	...

11. मैं/हम (अन्य विवरण) ...  
 12. मैं/हम (अन्य विवरण) ...  
 13. मैं/हम (अन्य विवरण) ...

Handwritten notes and a circular stamp on the left page. The stamp contains the text "OFFICE OF THE SUB REGISTRAR, KARACHI" and "1957".

Handwritten notes include:

- Handwritten text at the top: "Handwritten notes and a circular stamp on the left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text in the middle: "Handwritten notes and a circular stamp on the left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text at the bottom: "Handwritten notes and a circular stamp on the left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."

Handwritten notes and a circular stamp on the right page. The stamp contains the text "OFFICE OF THE SUB REGISTRAR, KARACHI" and "1957".

Handwritten notes include:

- Handwritten text at the top: "Handwritten notes and a circular stamp on the right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text in the middle: "Handwritten notes and a circular stamp on the right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text at the bottom: "Handwritten notes and a circular stamp on the right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."

Handwritten notes and a circular stamp on the bottom-left page. The stamp contains the text "OFFICE OF THE SUB REGISTRAR, KARACHI" and "1957".

Handwritten notes include:

- Handwritten text at the top: "Handwritten notes and a circular stamp on the bottom-left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text in the middle: "Handwritten notes and a circular stamp on the bottom-left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text at the bottom: "Handwritten notes and a circular stamp on the bottom-left page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."

Handwritten notes and a circular stamp on the bottom-right page. The stamp contains the text "OFFICE OF THE SUB REGISTRAR, KARACHI" and "1957".

Handwritten notes include:

- Handwritten text at the top: "Handwritten notes and a circular stamp on the bottom-right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text in the middle: "Handwritten notes and a circular stamp on the bottom-right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."
- Handwritten text at the bottom: "Handwritten notes and a circular stamp on the bottom-right page. The stamp contains the text 'OFFICE OF THE SUB REGISTRAR, KARACHI' and '1957'."

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Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with handwritten annotations. A large box contains the numbers '5733', 'EC', and '284'. Below it, the number '2029' is written. There are also some illegible handwritten notes.



Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with handwritten notes and a small diagram or sketch. The notes are in Kannada and appear to be related to the agricultural or surveying context of the document.

Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with handwritten notes and a small diagram or sketch. The notes are in Kannada and appear to be related to the agricultural or surveying context of the document.



Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with header information and a table of data. The table has columns for various categories and numerical values.

Form with handwritten notes and a small diagram or sketch. The notes are in Kannada and appear to be related to the agricultural or surveying context of the document.

REGISTRATION FORM

REGISTRATION NO. 123456789

REGISTRATION DATE 15/05/2024

REGISTRATION FEE 10000

REGISTRATION CHARGE 5000

REGISTRATION TAX 2000

REGISTRATION TOTAL 17000

REGISTRATION STATUS: **REGISTERED**

REGISTRATION OFFICER: [Signature]

REGISTRATION OFFICE: [Address]



REGISTRATION FORM

REGISTRATION NO. 987654321

REGISTRATION DATE 20/05/2024

REGISTRATION FEE 15000

REGISTRATION CHARGE 7500

REGISTRATION TAX 3000

REGISTRATION TOTAL 25500

REGISTRATION STATUS: **REGISTERED**

REGISTRATION OFFICER: [Signature]

REGISTRATION OFFICE: [Address]



REGISTRATION FORM

REGISTRATION NO. 234567890

REGISTRATION DATE 25/05/2024

REGISTRATION FEE 12000

REGISTRATION CHARGE 6000

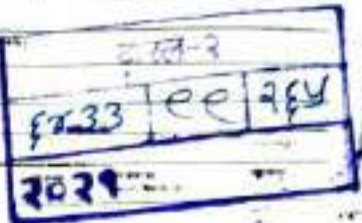
REGISTRATION TAX 2500

REGISTRATION TOTAL 20500

REGISTRATION STATUS: **REGISTERED**

REGISTRATION OFFICER: [Signature]

REGISTRATION OFFICE: [Address]



REGISTRATION FORM

REGISTRATION NO. 345678901

REGISTRATION DATE 30/05/2024

REGISTRATION FEE 18000

REGISTRATION CHARGE 9000

REGISTRATION TAX 4000

REGISTRATION TOTAL 31000

REGISTRATION STATUS: **REGISTERED**

REGISTRATION OFFICER: [Signature]

REGISTRATION OFFICE: [Address]



1. Name of the applicant: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date of birth: \_\_\_\_\_  
 4. Occupation: \_\_\_\_\_  
 5. Signature: \_\_\_\_\_  
 6. Date: \_\_\_\_\_

**करल-२**  
**33 900 २६५**  
**२०२१**

1. I am a resident of the State of Kerala and I am a Hindu.  
 2. I am a Hindu and I am a member of the Hindu community.  
 3. I am a Hindu and I am a member of the Hindu community.  
 4. I am a Hindu and I am a member of the Hindu community.



1. Name of the applicant: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date of birth: \_\_\_\_\_  
 4. Occupation: \_\_\_\_\_  
 5. Signature: \_\_\_\_\_  
 6. Date: \_\_\_\_\_

1. I am a resident of the State of Kerala and I am a Hindu.  
 2. I am a Hindu and I am a member of the Hindu community.  
 3. I am a Hindu and I am a member of the Hindu community.  
 4. I am a Hindu and I am a member of the Hindu community.



1. Name of the applicant: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date of birth: \_\_\_\_\_  
 4. Occupation: \_\_\_\_\_  
 5. Signature: \_\_\_\_\_  
 6. Date: \_\_\_\_\_

1. I am a resident of the State of Kerala and I am a Hindu.  
 2. I am a Hindu and I am a member of the Hindu community.  
 3. I am a Hindu and I am a member of the Hindu community.  
 4. I am a Hindu and I am a member of the Hindu community.



1. Name of the applicant: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date of birth: \_\_\_\_\_  
 4. Occupation: \_\_\_\_\_  
 5. Signature: \_\_\_\_\_  
 6. Date: \_\_\_\_\_

1. I am a resident of the State of Kerala and I am a Hindu.  
 2. I am a Hindu and I am a member of the Hindu community.  
 3. I am a Hindu and I am a member of the Hindu community.  
 4. I am a Hindu and I am a member of the Hindu community.



Handwritten notes and tables on the left page. The text is mostly illegible due to blurring and handwriting. There are several lines of text and some small tables or lists.

Handwritten numbers in a box: 733, 909, 284. Below the box is the year 2021.

Handwritten notes and tables on the right page. A large circular stamp is visible, containing the text "OFFICE OF THE SUB REGISTRAR, BANGALURU". The stamp also includes the name "S. S. Srinivas" and the date "2021".

Handwritten notes and tables on the bottom left page. Similar to the top left page, it contains illegible text and some small tables.

Handwritten notes and tables on the bottom right page. Similar to the top right page, it contains illegible text and a circular stamp.

Handwritten notes and a circular stamp at the top of the left page.

Handwritten numbers: 72-2, 8733, 902, 264, and 2028.

Vertical columns of text and numbers, possibly a ledger or list.

Handwritten notes and a rectangular stamp with illegible text.



Handwritten notes and a rectangular stamp at the bottom of the left page.

Vertical columns of text and numbers, similar to the top section.

Handwritten notes and a rectangular stamp at the bottom of the left page.

Handwritten notes and a circular stamp at the top of the right page.

Vertical columns of text and numbers, similar to the top section of the left page.

Handwritten notes and a rectangular stamp with illegible text.

Vertical columns of text and numbers, similar to the top section of the left page.

Vertical columns of text and numbers, similar to the top section of the left page.

Handwritten notes and a rectangular stamp at the bottom of the right page.

संविदाचे नमुने

नाम - ...



संविदाचे नमुने

नाम - ...



Handwritten document with a blue stamp containing the number '2029' and other illegible text.



Vertical text on the left page, likely a list of items or conditions.

Vertical text on the right page, likely a list of items or conditions.

Handwritten notes and signatures in a box on the left page.

Handwritten notes and signatures in a box on the right page.

संविदाचे नमुने

नाम - ...



Vertical text on the bottom left page.

संविदाचे नमुने

नाम - ...



Vertical text on the bottom right page.

Handwritten notes and signatures in a box on the bottom left page.

Handwritten notes and signatures in a box on the bottom right page.

Form with header and a circular stamp on the right side.

Form with header and a circular stamp on the right side.

**काल-२**  
**६४३३ १०४ २६५**  
**२०२९**

Table with multiple columns and rows of text.

Table with multiple columns and rows of text.



Form with a signature and a rectangular stamp.

Form with header and a circular stamp on the right side.

Form with header and a circular stamp on the right side.

Form with a signature and a rectangular stamp.

Form with a signature and a rectangular stamp.



5237-3  
8233 904 284



REGISTRATION OF MARRIAGES

1. Name of the bride: \_\_\_\_\_

2. Name of the groom: \_\_\_\_\_

3. Date of marriage: \_\_\_\_\_

4. Place of marriage: \_\_\_\_\_

5. Name of the officiating minister: \_\_\_\_\_

6. Name of the witnesses: \_\_\_\_\_

7. Name of the registrar: \_\_\_\_\_

8. Name of the registrar's office: \_\_\_\_\_

9. Name of the registrar's district: \_\_\_\_\_

10. Name of the registrar's state: \_\_\_\_\_

11. Name of the registrar's country: \_\_\_\_\_

12. Name of the registrar's continent: \_\_\_\_\_

13. Name of the registrar's planet: \_\_\_\_\_

14. Name of the registrar's galaxy: \_\_\_\_\_

15. Name of the registrar's universe: \_\_\_\_\_

REGISTRATION OF MARRIAGES

1. Name of the bride: \_\_\_\_\_

2. Name of the groom: \_\_\_\_\_

3. Date of marriage: \_\_\_\_\_

4. Place of marriage: \_\_\_\_\_

5. Name of the officiating minister: \_\_\_\_\_

6. Name of the witnesses: \_\_\_\_\_

7. Name of the registrar: \_\_\_\_\_

8. Name of the registrar's office: \_\_\_\_\_

9. Name of the registrar's district: \_\_\_\_\_

10. Name of the registrar's state: \_\_\_\_\_

11. Name of the registrar's country: \_\_\_\_\_

12. Name of the registrar's continent: \_\_\_\_\_

13. Name of the registrar's planet: \_\_\_\_\_

14. Name of the registrar's galaxy: \_\_\_\_\_

15. Name of the registrar's universe: \_\_\_\_\_



REGISTRATION OF MARRIAGES

1. Name of the bride: \_\_\_\_\_

2. Name of the groom: \_\_\_\_\_

3. Date of marriage: \_\_\_\_\_

4. Place of marriage: \_\_\_\_\_

5. Name of the officiating minister: \_\_\_\_\_

6. Name of the witnesses: \_\_\_\_\_

7. Name of the registrar: \_\_\_\_\_

8. Name of the registrar's office: \_\_\_\_\_

9. Name of the registrar's district: \_\_\_\_\_

10. Name of the registrar's state: \_\_\_\_\_

11. Name of the registrar's country: \_\_\_\_\_

12. Name of the registrar's continent: \_\_\_\_\_

13. Name of the registrar's planet: \_\_\_\_\_

14. Name of the registrar's galaxy: \_\_\_\_\_

15. Name of the registrar's universe: \_\_\_\_\_

REGISTRATION OF MARRIAGES

1. Name of the bride: \_\_\_\_\_

2. Name of the groom: \_\_\_\_\_

3. Date of marriage: \_\_\_\_\_

4. Place of marriage: \_\_\_\_\_

5. Name of the officiating minister: \_\_\_\_\_

6. Name of the witnesses: \_\_\_\_\_

7. Name of the registrar: \_\_\_\_\_

8. Name of the registrar's office: \_\_\_\_\_

9. Name of the registrar's district: \_\_\_\_\_

10. Name of the registrar's state: \_\_\_\_\_

11. Name of the registrar's country: \_\_\_\_\_

12. Name of the registrar's continent: \_\_\_\_\_

13. Name of the registrar's planet: \_\_\_\_\_

14. Name of the registrar's galaxy: \_\_\_\_\_

15. Name of the registrar's universe: \_\_\_\_\_





Handwritten notes and administrative details at the top of the left page, including a date field and a signature line.

करल-२

४४३३ १०६ २४५

२०२१

Main body of handwritten text on the left page, containing detailed notes and possibly a list of items.



Administrative details and handwritten notes located below the large official stamp on the left page.

Additional handwritten notes and signatures at the bottom of the left page.

Handwritten notes and administrative details at the top of the right page, including a date field and a signature line.

Main body of handwritten text on the right page, continuing the notes from the left page.

Administrative details and handwritten notes located below the main text on the right page.

Additional handwritten notes and signatures at the bottom of the right page.

Final administrative details and signatures at the very bottom of the right page.

சமீபத்தில் வந்த

சமீபத்தில் வந்த - சமீபத்தில் வந்த



Handwritten text in Tamil script, including names and dates, with some underlined sections.

Handwritten text in a blue box: கரல்-2, 6733, 2029.



Handwritten text in Tamil script, including names and dates, with some underlined sections.

சமீபத்தில் வந்த

சமீபத்தில் வந்த - சமீபத்தில் வந்த



Handwritten text in Tamil script, including names and dates, with some underlined sections.

சமீபத்தில் வந்த

சமீபத்தில் வந்த - சமீபத்தில் வந்த



Handwritten text in Tamil script, including names and dates, with some underlined sections.



Form 100 - 1000 1000  
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2022-2

₹733	90₹	₹64
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2022



6733 996 249  
 2029

THE SUB REGISTRAR  
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I am ...  
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THE SUB REGISTRAR  
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I am ...  
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THE SUB REGISTRAR  
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I am ...  
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THE SUB REGISTRAR  
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I am ...  
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क्र.सं.	नाम	पद	वर्ग	वर्ष
1	...	...	...	...
2	...	...	...	...



संशोधन पत्रिका

...

क्र.सं.	नाम	पद	वर्ग	वर्ष
3	...	...	...	...
4	...	...	...	...

संशोधन पत्रिका

...

क्र.सं.	नाम	पद	वर्ग	वर्ष
5	...	...	...	...
6	...	...	...	...

संशोधन पत्रिका

...

क्र.सं.	नाम	पद	वर्ग	वर्ष
7	...	...	...	...
8	...	...	...	...

संशोधन पत्रिका

...

क्र.सं.	नाम	पद	वर्ग	वर्ष
9	...	...	...	...
10	...	...	...	...

पत्र-३

६४३३ ९९९ ९६५

२०२४

क्र.सं.	नाम	पद	वर्ग	वर्ष
11	...	...	...	...
12	...	...	...	...



क्र.सं.	नाम	पद	वर्ग	वर्ष
13	...	...	...	...
14	...	...	...	...

संशोधन पत्रिका

...

क्र.सं.	नाम	पद	वर्ग	वर्ष
15	...	...	...	...
16	...	...	...	...

संशोधन पत्रिका

...

Handwritten notes and a circular stamp at the top of the page.

Table with handwritten entries and a large blue stamp containing the numbers 8733, 292, and 354.

Textual content below the table, including a signature and a date.

Handwritten notes and a small rectangular stamp.



Textual content below the official stamp, including a signature.

Table with handwritten entries, similar to the one on the left page.

Handwritten notes and a small rectangular stamp at the bottom of the page.

Handwritten notes and a circular stamp at the top of the right page.

Table with handwritten entries on the right page.

Textual content below the table on the right page.

Handwritten notes and a small rectangular stamp.

Textual content below the stamp on the right page.

Textual content below the official stamp on the right page.

Table with handwritten entries on the right page.

Handwritten notes and a small rectangular stamp at the bottom of the right page.



RECEIVED BY MAIL - 1938



RECEIVED BY MAIL - 1938  
RECEIVED BY MAIL - 1938  
RECEIVED BY MAIL - 1938

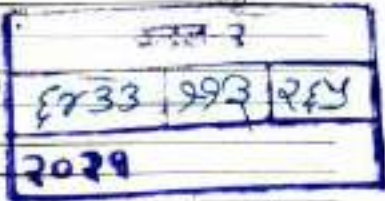
RECEIVED BY MAIL - 1938  
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RECEIVED BY MAIL - 1938

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RECEIVED BY MAIL - 1938



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RECEIVED BY MAIL - 1938  
RECEIVED BY MAIL - 1938  
RECEIVED BY MAIL - 1938

Form with handwritten entries and a signature at the bottom.

**करल-२**  
**६२३३ ११४** **२६५**  
**२०२१**

1. In case of...  
 2. In case of...  
 3. In case of...

Handwritten notes and signatures in a box.



Form with handwritten entries and a signature at the bottom.

1. In case of...  
 2. In case of...  
 3. In case of...

Handwritten notes and signatures in a box.

Form with handwritten entries and a signature at the bottom.

1. In case of...  
 2. In case of...  
 3. In case of...

Handwritten notes and signatures in a box.

Form with handwritten entries and a signature at the bottom.

1. In case of...  
 2. In case of...  
 3. In case of...

1. In case of...  
 2. In case of...  
 3. In case of...

Handwritten notes and signatures in a box.

सामग्री पत्रिका

सामग्री पत्रिका - संपूर्ण पत्रिका

दिनांक: २०२१

क्र.सं.	वस्तु	मात्रा	दर	मूल्य
१	...	...	...	...

Handwritten notes and signatures in the left margin of the top page.

सामग्री पत्रिका

सामग्री पत्रिका - संपूर्ण पत्रिका

दिनांक: २०२१

Handwritten number: २०२१

Handwritten number: २४५

Handwritten number: २३३९९४

क्र.सं.	वस्तु	मात्रा	दर	मूल्य
...	...	...	...	...



सामग्री पत्रिका

सामग्री पत्रिका - संपूर्ण पत्रिका

दिनांक: २०२१

क्र.सं.	वस्तु	मात्रा	दर	मूल्य
...	...	...	...	...

Handwritten notes and signatures in the left margin of the bottom page.

सामग्री पत्रिका

सामग्री पत्रिका - संपूर्ण पत्रिका

दिनांक: २०२१

क्र.सं.	वस्तु	मात्रा	दर	मूल्य
...	...	...	...	...

Handwritten notes and signatures at the bottom of the page.

संश्लेषण पत्रिका

संश्लेषण क्रमांक - ११५४

दिनांक - १९९६

पृष्ठ - १



४२३३ ११६ २६५

२०११

क्र.सं.	विवरण	दिनांक	स्थान
१	...	...	...
२	...	...	...

१९९६

...



संश्लेषण पत्रिका

संश्लेषण क्रमांक - ११५४

दिनांक - १९९६

पृष्ठ - १

...

क्र.सं.	विवरण	दिनांक	स्थान
१	...	...	...
२	...	...	...

१९९६

...

संश्लेषण पत्रिका

संश्लेषण क्रमांक - ११५४

दिनांक - १९९६

पृष्ठ - १

क्र.सं.	विवरण	दिनांक	स्थान
१	...	...	...
२	...	...	...

१९९६

...

संश्लेषण पत्रिका

संश्लेषण क्रमांक - ११५४

दिनांक - १९९६

पृष्ठ - १

...

क्र.सं.	विवरण	दिनांक	स्थान
१	...	...	...
२	...	...	...

१९९६

...

प्रमाणपत्र

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

777-2

६४३३	९९१०	२६५
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२०२५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

१९५५

प्रमाणपत्र

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

प्रमाणपत्र - १९५५

**सुपरीकार पत्र**

संख्या: १२३३/१९८२/२१५

दिनांक: २०२१

संख्या: १२३३/१९८२/२१५

दिनांक: २०२१

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...



**सुपरीकार पत्र**

संख्या: १२३३/१९८२/२१५

दिनांक: २०२१

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...

...

...

...

**सुपरीकार पत्र**

संख्या: १२३३/१९८२/२१५

दिनांक: २०२१

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...

...

...

...

**सुपरीकार पत्र**

संख्या: १२३३/१९८२/२१५

दिनांक: २०२१

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...

क्र.सं.	विवरण	दिनांक	मूल्य
१	...	...	...
२	...	...	...

...

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...

REGISTRATION FORM			
REGISTRATION NO.	REGISTRATION DATE	REGISTRATION FEE	REGISTRATION CHARGE
1000	10/10/10	1000	1000
1001	10/10/10	1000	1000
1002	10/10/10	1000	1000
1003	10/10/10	1000	1000
1004	10/10/10	1000	1000
1005	10/10/10	1000	1000
1006	10/10/10	1000	1000
1007	10/10/10	1000	1000
1008	10/10/10	1000	1000
1009	10/10/10	1000	1000
1010	10/10/10	1000	1000
1011	10/10/10	1000	1000
1012	10/10/10	1000	1000
1013	10/10/10	1000	1000
1014	10/10/10	1000	1000
1015	10/10/10	1000	1000
1016	10/10/10	1000	1000
1017	10/10/10	1000	1000
1018	10/10/10	1000	1000
1019	10/10/10	1000	1000
1020	10/10/10	1000	1000

REGISTRATION FORM			
REGISTRATION NO.	REGISTRATION DATE	REGISTRATION FEE	REGISTRATION CHARGE
1021	10/10/10	1000	1000
1022	10/10/10	1000	1000
1023	10/10/10	1000	1000
1024	10/10/10	1000	1000
1025	10/10/10	1000	1000
1026	10/10/10	1000	1000
1027	10/10/10	1000	1000
1028	10/10/10	1000	1000
1029	10/10/10	1000	1000
1030	10/10/10	1000	1000
1031	10/10/10	1000	1000
1032	10/10/10	1000	1000
1033	10/10/10	1000	1000
1034	10/10/10	1000	1000
1035	10/10/10	1000	1000
1036	10/10/10	1000	1000
1037	10/10/10	1000	1000
1038	10/10/10	1000	1000
1039	10/10/10	1000	1000
1040	10/10/10	1000	1000

33-2  
 833 990 284  
 2029



REGISTRATION FORM			
REGISTRATION NO.	REGISTRATION DATE	REGISTRATION FEE	REGISTRATION CHARGE
1041	10/10/10	1000	1000
1042	10/10/10	1000	1000
1043	10/10/10	1000	1000
1044	10/10/10	1000	1000
1045	10/10/10	1000	1000
1046	10/10/10	1000	1000
1047	10/10/10	1000	1000
1048	10/10/10	1000	1000
1049	10/10/10	1000	1000
1050	10/10/10	1000	1000
1051	10/10/10	1000	1000
1052	10/10/10	1000	1000
1053	10/10/10	1000	1000
1054	10/10/10	1000	1000
1055	10/10/10	1000	1000
1056	10/10/10	1000	1000
1057	10/10/10	1000	1000
1058	10/10/10	1000	1000
1059	10/10/10	1000	1000
1060	10/10/10	1000	1000

REGISTRATION FORM			
REGISTRATION NO.	REGISTRATION DATE	REGISTRATION FEE	REGISTRATION CHARGE
1061	10/10/10	1000	1000
1062	10/10/10	1000	1000
1063	10/10/10	1000	1000
1064	10/10/10	1000	1000
1065	10/10/10	1000	1000
1066	10/10/10	1000	1000
1067	10/10/10	1000	1000
1068	10/10/10	1000	1000
1069	10/10/10	1000	1000
1070	10/10/10	1000	1000
1071	10/10/10	1000	1000
1072	10/10/10	1000	1000
1073	10/10/10	1000	1000
1074	10/10/10	1000	1000
1075	10/10/10	1000	1000
1076	10/10/10	1000	1000
1077	10/10/10	1000	1000
1078	10/10/10	1000	1000
1079	10/10/10	1000	1000
1080	10/10/10	1000	1000

10/10/10  
 10/10/10  
 10/10/10





पञ्जाब प्रान्त

सुपरीकृत - १९५५



क्र.सं.	नाम	पता	विवरण	मिति
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

१९५५-५६  
 ६४३३ २२९ २६५  
 १९५५

क्र.सं.	नाम	पता	विवरण	मिति
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

१९५५  
 १९५५

...



पञ्जाब प्रान्त

सुपरीकृत - १९५५



क्र.सं.	नाम	पता	विवरण	मिति
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

पञ्जाब प्रान्त

सुपरीकृत - १९५५



क्र.सं.	नाम	पता	विवरण	मिति
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

१९५५  
 १९५५

...

**बिनाम पत्र**  
 आवक संख्या - १०००  
 दिनांक - २०२१  
 विषय - [Blank]

**बिनाम पत्र**  
 आवक संख्या - १०००  
 दिनांक - २०२१  
 विषय - [Blank]

१०३३ २२२ २२५  
 २०२१

१०३३ २२२ २२५  
 २०२१



**बिनाम पत्र**  
 आवक संख्या - १०००  
 दिनांक - २०२१  
 विषय - [Blank]

**बिनाम पत्र**  
 आवक संख्या - १०००  
 दिनांक - २०२१  
 विषय - [Blank]

विषय - [Blank]

१. [Blank]

२. [Blank]

३. [Blank]

४. [Blank]

५. [Blank]

६. [Blank]

७. [Blank]

८. [Blank]

९. [Blank]

१०. [Blank]

विषय - [Blank]

१. [Blank]

२. [Blank]

३. [Blank]

४. [Blank]

५. [Blank]

६. [Blank]

७. [Blank]

८. [Blank]

९. [Blank]

१०. [Blank]

सामग्री पत्रक

सामग्री पत्रक - १५५५ पृष्ठ

सर्व - प्रथम पत्रक  
सामग्री पत्रक - १५५५ पृष्ठ  
सर्व - प्रथम पत्रक

क्र.सं.	विवरण	प्रमाणित	प्रमाणित	प्रमाणित
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

सामग्री पत्रक

सामग्री पत्रक - १५५५ पृष्ठ

सर्व - प्रथम पत्रक  
सामग्री पत्रक - १५५५ पृष्ठ  
सर्व - प्रथम पत्रक

क्र.सं.	विवरण	प्रमाणित	प्रमाणित	प्रमाणित
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

सामग्री पत्रक

सामग्री पत्रक - १५५५ पृष्ठ

सर्व - प्रथम पत्रक  
सामग्री पत्रक - १५५५ पृष्ठ  
सर्व - प्रथम पत्रक

क्र.सं.	विवरण	प्रमाणित	प्रमाणित	प्रमाणित
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

...

...

कारण-२  
६२३३ | २२३ | २६५  
२०२१



सामग्री पत्रक

सामग्री पत्रक - १५५५ पृष्ठ

सर्व - प्रथम पत्रक  
सामग्री पत्रक - १५५५ पृष्ठ  
सर्व - प्रथम पत्रक

क्र.सं.	विवरण	प्रमाणित	प्रमाणित	प्रमाणित
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

...

...

...

**पञ्जाब राज्य**  
**पञ्जाब प्रान्त - राजपत्र**  
**पञ्जाब**

क्र. १७३३  
 दि. २२/१२/२०२३

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)



१७३३ १२४२२३  
 २०२३



**पञ्जाब राज्य**  
**पञ्जाब प्रान्त - राजपत्र**  
**पञ्जाब**

क्र. १७३३  
 दि. २२/१२/२०२३

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)

**पञ्जाब राज्य**  
**पञ्जाब प्रान्त - राजपत्र**  
**पञ्जाब**

क्र. १७३३  
 दि. २२/१२/२०२३

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)

**पञ्जाब राज्य**  
**पञ्जाब प्रान्त - राजपत्र**  
**पञ्जाब**

क्र. १७३३  
 दि. २२/१२/२०२३

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)

(पञ्जाब प्रान्त के अधीन)  
 (पञ्जाब प्रान्त के अधीन)

REGISTRATION FORM

REGISTRATION NO. 44

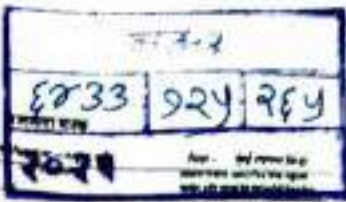
REGISTRATION DATE 12/12/2019

REGISTRATION FEE 1000

REGISTRATION CHARGES 1000

REGISTRATION TOTAL 2000

Sl. No.	Name	Age	Sex	Religion	Address	Signature	Remarks
1	...	...	...	...	...	...	...



REGISTRATION NO. 8733 924 284

REGISTRATION DATE 12/12/2019

REGISTRATION FEE 1000

REGISTRATION CHARGES 1000

REGISTRATION TOTAL 2000

Sl. No.	Name	Age	Sex	Religion	Address	Signature	Remarks
1	...	...	...	...	...	...	...

12/12/2019



REGISTRATION FORM

REGISTRATION NO. 44

REGISTRATION DATE 12/12/2019

REGISTRATION FEE 1000

REGISTRATION CHARGES 1000

REGISTRATION TOTAL 2000

Sl. No.	Name	Age	Sex	Religion	Address	Signature	Remarks
1	...	...	...	...	...	...	...



REGISTRATION FORM

REGISTRATION NO. 8733 924 284

REGISTRATION DATE 12/12/2019

REGISTRATION FEE 1000

REGISTRATION CHARGES 1000

REGISTRATION TOTAL 2000

Sl. No.	Name	Age	Sex	Religion	Address	Signature	Remarks
1	...	...	...	...	...	...	...

12/12/2019



**महाराष्ट्र सरकार**

**महाराष्ट्र - राज्याचे न्याय**

आदेश - न्याय मंडळ

महाराष्ट्र न्याय मंडळ - मुंबई

दिनांक: २०२३

संख्या: २०२३

प्रति: [Name]

विषय: [Subject]

**१७३३ २९**

**२०२३**

२०२३



**महाराष्ट्र सरकार**

**महाराष्ट्र - राज्याचे न्याय**

आदेश - न्याय मंडळ

महाराष्ट्र न्याय मंडळ - मुंबई

दिनांक: २०२३

संख्या: २०२३

प्रति: [Name]

विषय: [Subject]

क्र.सं.	विवरण	दिनांक	स्थान
१	[Description]	[Date]	[Location]
२	[Description]	[Date]	[Location]
३	[Description]	[Date]	[Location]

**महाराष्ट्र सरकार**

**महाराष्ट्र - राज्याचे न्याय**

आदेश - न्याय मंडळ

महाराष्ट्र न्याय मंडळ - मुंबई

दिनांक: २०२३

संख्या: २०२३

प्रति: [Name]

विषय: [Subject]

२०२३

२०२३

२०२३

**महाराष्ट्र सरकार**

**महाराष्ट्र - राज्याचे न्याय**

आदेश - न्याय मंडळ

महाराष्ट्र न्याय मंडळ - मुंबई

दिनांक: २०२३

संख्या: २०२३

प्रति: [Name]

विषय: [Subject]

२०२३

२०२३

२०२३



REGISTRAR GENERAL

Form No. 101  
Date: 10/10/2023  
No. 101

1. Name of the person applying for registration: [Name]

2. Address of the person applying for registration: [Address]

6733  
230118  
2029



Form No. 101  
Date: 10/10/2023  
No. 101

1. Name of the person applying for registration: [Name]

2. Address of the person applying for registration: [Address]

3. [Additional information]

4. [Additional information]

5. [Additional information]

6. [Additional information]

7. [Additional information]

8. [Additional information]

REGISTRAR GENERAL

Form No. 101  
Date: 10/10/2023  
No. 101

1. Name of the person applying for registration: [Name]

2. Address of the person applying for registration: [Address]

3. [Additional information]

4. [Additional information]

5. [Additional information]

6. [Additional information]

REGISTRAR GENERAL

Form No. 101  
Date: 10/10/2023  
No. 101

1. Name of the person applying for registration: [Name]

2. Address of the person applying for registration: [Address]

3. [Additional information]

4. [Additional information]

5. [Additional information]

6. [Additional information]

7. [Additional information]

8. [Additional information]



REGISTRATION FORM

REGISTRATION NO. \_\_\_\_\_  
 DATE OF REGISTRATION \_\_\_\_\_

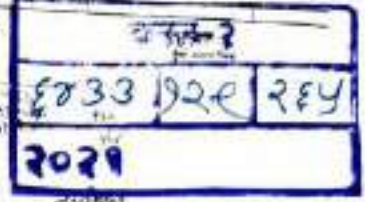
REGISTRATION FEE \_\_\_\_\_  
 STAMP DUTY \_\_\_\_\_

Sl. No.	Description of the Property	Area (Sq. Ft.)	Value (Rs.)
1	Plot No. 123, Sector 45, Gurgaon	1500	1500000
2	Plot No. 456, Sector 78, Gurgaon	2000	2000000
3	Plot No. 789, Sector 101, Gurgaon	1800	1800000

REGISTRATION FORM

REGISTRATION NO. \_\_\_\_\_  
 DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_  
 STAMP DUTY \_\_\_\_\_



REGISTRATION FORM

REGISTRATION NO. \_\_\_\_\_  
 DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_  
 STAMP DUTY \_\_\_\_\_

Sl. No.	Description of the Property	Area (Sq. Ft.)	Value (Rs.)
1	Plot No. 123, Sector 45, Gurgaon	1500	1500000
2	Plot No. 456, Sector 78, Gurgaon	2000	2000000
3	Plot No. 789, Sector 101, Gurgaon	1800	1800000

REGISTRATION FORM

REGISTRATION NO. \_\_\_\_\_  
 DATE OF REGISTRATION \_\_\_\_\_

REGISTRATION FEE \_\_\_\_\_  
 STAMP DUTY \_\_\_\_\_





संश्लेषण पत्र

संश्लेषण पत्र - १९६६



Handwritten text in Marathi, including names and addresses.

Handwritten text in Marathi, including a detailed description of the company and its activities.

संश्लेषण पत्र

Handwritten text in Marathi, including names and addresses.



Handwritten text in Marathi, including a detailed description of the company and its activities.

Handwritten text in Marathi, including names and addresses.

संश्लेषण पत्र

संश्लेषण पत्र - १९६६

Handwritten text in Marathi, including names and addresses.

Handwritten text in Marathi, including a detailed description of the company and its activities.



Handwritten text in Marathi, including names and addresses.

Handwritten text in Marathi, including a detailed description of the company and its activities.

Handwritten text in Marathi, including names and addresses.

REVENUE FORM

Form with fields for name, address, and other details. Includes a circular stamp on the right side.

Form with fields for name, address, and other details. Includes a circular stamp on the right side.

Handwritten text and numbers: 4033, 2028, and some illegible notes.

Table with multiple columns and rows, containing handwritten entries and some printed text.

Handwritten notes and signatures in the bottom left section.



Handwritten notes and signatures below the official stamp.

REVENUE FORM

Form with fields for name, address, and other details. Includes a circular stamp on the right side.

Table with multiple columns and rows, containing handwritten entries and some printed text.

Handwritten text and numbers at the bottom of the second page.

Handwritten notes in the top left corner, including a signature and some illegible text.

Handwritten notes in a box, containing a signature and some illegible text.

Handwritten notes at the top of the first page, including a signature and some illegible text.

Handwritten notes in a box, containing a signature and some illegible text.

Handwritten notes in the top right corner of the first page, including a signature and some illegible text.

Main body of handwritten notes on the first page, organized into columns and rows.



Handwritten notes in the top left corner of the second page, including a signature and some illegible text.

Handwritten notes in a box on the second page, containing a signature and some illegible text.

Handwritten notes at the top of the second page, including a signature and some illegible text.

Handwritten notes in the top right corner of the second page, including a signature and some illegible text.

Main body of handwritten notes on the second page, organized into columns and rows.

Small handwritten notes at the bottom right of the second page.

संख्या - १३५४

१९४१

Handwritten notes and signatures in a box.

करल-२  
५७३३ १३४ २६५  
२०२९



१९४१

Handwritten notes and signatures in a box.

Form with header 'संख्या - १३५४' and multiple sections containing text and tables.

Form with header 'संख्या - १३५४' and multiple sections containing text and tables.



**संश्लेषण पत्रिका**

क्रमांक - १३३३  
दिनांक - २३/०८/२०२१

क्र.सं.	विवरण	प्रमाण	दिनांक	स्थान
१	...	...	...	...

१३/०८/२०२१  
१३/०८/२०२१

काल-२  
६७३३ १३६ २६५  
२०२१



१३/०८/२०२१  
१३/०८/२०२१

**संश्लेषण पत्रिका**

क्रमांक - १३३३  
दिनांक - २३/०८/२०२१

क्र.सं.	विवरण	प्रमाण	दिनांक	स्थान
१	...	...	...	...

**संश्लेषण पत्रिका**

क्रमांक - १३३३  
दिनांक - २३/०८/२०२१

क्र.सं.	विवरण	प्रमाण	दिनांक	स्थान
१	...	...	...	...



Handwritten notes and signatures in the top left corner, including a box with the number '407' and other illegible text.

कल-२  
 ११३३ ११६ २१५  
 २०२१

Form with multiple sections and a table. The table has columns for 'क्र.सं.', 'विवरण', 'प्रमाण', 'प्रमाणित', and 'दिनांक'.

क्र.सं.	विवरण	प्रमाण	प्रमाणित	दिनांक
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...



Handwritten notes and a signature in the middle left area.

Handwritten notes and a signature in a box at the bottom left.

Form with multiple sections and a table, similar to the one above. The table has columns for 'क्र.सं.', 'विवरण', 'प्रमाण', 'प्रमाणित', and 'दिनांक'.

क्र.सं.	विवरण	प्रमाण	प्रमाणित	दिनांक
१	...	...	...	...
२	...	...	...	...
३	...	...	...	...
४	...	...	...	...
५	...	...	...	...



Handwritten notes at the top left of the page.

Handwritten notes in a box at the top left, including a signature and date.

काल-२  
 ६४३३ १३८ २६५  
 २०२१



REGISTRAR GENERAL

Handwritten details at the bottom left, including names and dates.

Handwritten notes at the bottom left.

Handwritten notes in a box at the bottom left, including a signature and date.

REGISTRATION

Sl. No.	Particulars	Area	Value	Rate	Amount
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
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REGISTRATION

Sl. No.	Particulars	Area	Value	Rate	Amount
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**संयोजक पत्र**

संयोजक पत्र - १५५५

संयोजक पत्र - १५५५

क्र.सं.	दिनांक	विवरण

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**संयोजक पत्र**

संयोजक पत्र - १५५५

संयोजक पत्र - १५५५



क्र.सं.	दिनांक	विवरण

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**संयोजक पत्र**

संयोजक पत्र - १५५५

संयोजक पत्र - १५५५

क्र.सं.	दिनांक	विवरण

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**संयोजक पत्र**

संयोजक पत्र - १५५५

संयोजक पत्र - १५५५

क्र.सं.	दिनांक	विवरण

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सामग्री पत्र

संख्या/२०२१-२५५५

दिनांक - २५/०५/२०२१

Handwritten notes and stamps in a box, including a signature and date.

सामग्री पत्र

संख्या/२०२१-२५५५

दिनांक - २५/०५/२०२१

Handwritten numbers in a box: ४४३३, २४९, २६५, २०२१.

Table with columns for 'क्र.सं.', 'विवरण', 'प्रमाणित', 'प्रमाणित', 'प्रमाणित'. Contains handwritten text and a large circular stamp of the State of Karnataka.

सामग्री पत्र

संख्या/२०२१-२५५५

दिनांक - २५/०५/२०२१

Handwritten notes and stamps in a box, including a signature and date.

सामग्री पत्र

संख्या/२०२१-२५५५

दिनांक - २५/०५/२०२१

Table with columns for 'क्र.सं.', 'विवरण', 'प्रमाणित', 'प्रमाणित', 'प्रमाणित'. Contains handwritten text and a circular stamp.

સાચવણી પત્રક

સાચવણી - સર્વે  
સરકારી કાર્યાલય - ગુજરાત રાજ્ય  
સરકારી નોંધણી કાર્યાલય  
સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય



કાલ-૨  
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૨૦૨૧



સાચવણી પત્રક

સાચવણી - સર્વે  
સરકારી કાર્યાલય - ગુજરાત રાજ્ય  
સરકારી નોંધણી કાર્યાલય  
સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય



સાચવણી પત્રક

સાચવણી - સર્વે  
સરકારી કાર્યાલય - ગુજરાત રાજ્ય  
સરકારી નોંધણી કાર્યાલય  
સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

Table with multiple columns and rows containing text in Gujarati, likely a ledger or record book.

સાચવણી પત્રક

સાચવણી - સર્વે  
સરકારી કાર્યાલય - ગુજરાત રાજ્ય  
સરકારી નોંધણી કાર્યાલય  
સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

સરકારી નોંધણી કાર્યાલય

Table with multiple columns and rows containing text in Gujarati, likely a ledger or record book.

સરકારી નોંધણી કાર્યાલય

2020-2  
 १४३३९६३ २१५



# Maharashtra State Electricity Distribution Co. Ltd.

**BILL OF SUPPLY FOR THE MONTH OF OCT 2020** 202010153524757  
 OSTRN:27AAECB1933K120 Website: www.mse.co.in HSN CODE:27199000

THANE URBAN CIRCLE 530 BHANDUP U.D.N. 555 B ISWAR NAGAR SUB DIVN 732  
 WHEELAB  
 Name: 022295010063  
 Name: M/S WHEELASRATOR ALLOY CASTING  
 LAL BAHADUR SHASTRI MARG  
 BHANDUP MUMBAI  
 SHANDUP (RST DIVN) Pin Code: 400075

BILL DATE	05-11-2020	15,54,160.00
DUPLICATE DATE	19-11-2020	
IF PAID UP TO	14-11-2020	16,46,670.00
IF PAID AFTER	14-11-2020	16,74,810.00
Last Receipt No./Date	0000426593 / 09-10-2020	
Last Month Payment		18,48,370.00
Scale Sector		Large Scale

Meter No.: 070 - 05636A2E Seasonal:  
 Metered Load (KW): 750 Connected Load (KW): 750.00 Urban/Rural Flag:  
 Contract Demand (KVA): 750 55% of Con. Demand (KVA): 412.50 Feeder Voltage (KV):  
 Type: HT HT  
 Date of Installation: 01-07-1953 Category: COMMERCIAL GSTIN:  
 Supply: HT Elec. Duty: 06 PART B PAN: AAADWD0820  
 Prev. Highest Bill Demand (KVA): 355  
 Security Deposit Held Rs.: 1,16,20,850.00 Add. S.D. Demanded Rs.: 0.00  
 End Guarantee Rs.: 0.00 S.D. Arrear Rs.: 0.00

INDUST  
 Express Flag: 2  
 9910094 33  
 2020

**BILLING HISTORY**

Month	Units	Bill Demand (KVA)	Bill Amount
07/20	87,502	411	12,60,451
06/20	89,436	413	17,34,521
05/20	78,411	413	16,75,075
04/20	51,267	413	7,45,074
03/20	47,586	413	6,50,132
02/20	58,467	413	7,44,161
01/20	87,430	375	15,33,358
12/19	1,02,588	375	18,99,117
11/19	85,095	375	17,38,349
10/19	09,573	375	17,71,974
09/19	88,026	375	17,53,248
08/19	96,915	375	18,00,717

**CUSTOMER CARE Toll Free No.**  
 1912, 1800-233-3435;  
 1800-102-3435

IGRC: Office Of Superintendent Engineer, New Admn. Bldg, 7th Floor, Opp. Passport Office, Wagle Estate Thane, Phone - 25228855.  
 In case of non-redressal of grievance, consumer may make his representation to below forum  
 CGRF: Vidyal, Ground Floor, L.B. Shastri Bhandup Mumbai-75, Phone - 25664311



Energy Bill payment through RTGS/NEFT mode, use following details  
 Beneficiary Name: MSEDCCL  
 Beneficiary Account Number: MSEDCCL1022229010063  
 IFSC Code: BBIN0002955 (IFSC code and seventh character is zero)  
 Branch: Bhandup  
 Name of Branch: Bhandup, Circle: Bhandup-MSEDCCL  
 Please use above bank details only for correct credit of consumer number mentioned in beneficiary account number.

- Tariff Revised w.e.f. 01.04.2020, Tariff Order is available at Maharashtra Portal.
- Physical Bills are not served. You can view and pay bill online at portal <https://www.mse.co.in/web/vis>
- Consumer may pay bill through portal using various online modes.
- As per Income Tax provision vide section 200 ST cash receipt of Rs. 2,00 lakhs and above will not be accepted by MSEDCCL against any type of payment.
- Activity: BUILDING CONSTRUCTION WITH PERIOD MORE THAN ONE YEAR
- As per SEI Notification dt. 14.08.2020, rate of Electricity Duty for Part-F industrial is revised from 8.7% to 7.5% from billing month Aug 20

**Important Message**  
 Consumers comply wire using free banking. Credit/Debit cards at helpdesk created [www.mse.co.in/web/vis](https://www.mse.co.in/web/vis) after registration.  
 Consumer update their Email id and mobile number at Circle office for receiving prompt alerts through SMS.  
 Consumer update their PAN and GSTIN to circle office with copies of Valid and GSTIN for verification.  
 Consumer visit a operational for HT Consumers, please contact helpdesk for any clarification regarding services.  
 The Electricity bill should not be treated for the grievance proof and as a proof of payment (cash/RTGS).  
 For any complaint to MSEDCCL, ENCLARE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.

### CURRENT CONSUMPTION DETAILS

Period	WHH	KVAH	SKVAH (LTD)	SKVAH (LEAD)	KW (WB)	KVA (WB)
Current 31-10-2020	10048.500	100894.100	55.000	27923.400	34.280	24.390
Previous 29-09-2020	9176.700	90712.600	50.932	24970.000		24.390
Reference	070.900	6901.500	21.931	2993.480		
Multiplier Factor	10.0000	12.0000	0.0000	10.0000	10.000	10.0000
Consumption	10048.500	101096.600	55.000	29916.800	34.280	24.390
LT Meter	0.000	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000	0.000	0.000
Assessed Consumption	10048.500	101096.600	55.000	29916.800	34.280	24.390
Total Consumption	10048.500	101096.600	55.000	29916.800	34.280	24.390

### BILLING DETAILS

Billed Demand (KVA)	21	Rate	47
Assessed	21	Rate	514
Billed P.F.	L.F.		10

Demand Charges	
Wheeling Charge @ 0.07 Rs/KVA	108.143.00
Change Charge	96.552.55
TOD Surcharge	1,37,996.00
P&F	7,960.75
Electricity Duty	0.00
Basic Consumption Rate	204,882.00
Tax on Sale @ 10.01 P&F	0.00
Incremental Consumption Rate \$5	17,208.00
Charges For Excess Demand	7,581.00
	0.00
	0.00

Category	Units	Rate	Charges
ED. on (Rs.)	21	15.47	324.97
	0	5.7	0.00
	0.215	11.47	2.46

Debit BIL Adjustment	2,568.00
<b>TOTAL CURRENT BILL</b>	<b>16,54,159.00</b>
Current Interest @ 11/1000	0.00
Principle Interest	4.80
Interest Amount	0.00
Total Bill (Rounded) Rs.	16,54,163.80
Delayed Payment Charge Rs.	22,476.00
<b>Amount Payable</b> (Rs.)	<b>16,76,639.80</b>
Amount Rounded to Nearest Rs/00	16,76,640.00

TOD Zone	Rate	Units	Demand	Charges
07:30 Hrs-09:00 Hrs & 23:00 Hrs-24:00 Hrs	1.00	02	121.00	
09:00 Hrs-09:50 Hrs & 12:00 Hrs-18:00 Hrs	0.50	09	243.00	
10:00 Hrs-11:00 Hrs	0.25	04	24.00	
18:00 Hrs-20:00 Hrs	0.50	04	180.00	

SIXTY-FOUR THOUSAND ONLY  
SIXTY ONLY

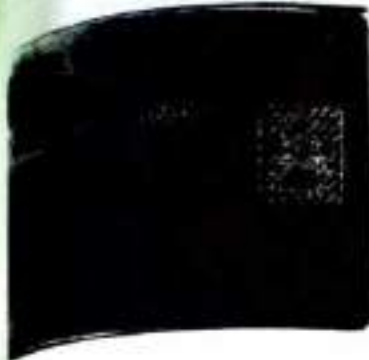
1. If the bill is not paid on or before 11 NOV 20 - Rs. 700/-  
2. If the bill is not paid on or before 11 NOV 20 - Rs. 700/-  
3. If the bill is not paid on or before 11 NOV 20 - Rs. 700/-  
4. If the bill is not paid on or before 11 NOV 20 - Rs. 700/-  
5. If the bill is not paid on or before 11 NOV 20 - Rs. 700/-

**CONDITIONS**

- The total amount of the bill may be settled by Cash Demand Draft, Cheque, or by Debit to the Current Account of the Customer.
- The current bill is payable within the time specified in the bill. If the bill is not paid on or before the date specified in the bill, the bill shall be treated as overdue and the bill shall be subject to interest and penalty.
- The bill is issued subject to the terms and conditions of the Tariff and the Metering Code.
- Please quote the Consumer Number on the back of the Cheque. The payment of the bill should be made by the biller on or before the date specified in the bill.
- The bill is issued subject to the terms and conditions of the Tariff and the Metering Code.
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**Collection Hours : 10-30 to 16-00 Hours ( Except on Public Holidays, Sundays, 2nd and 4th Saturdays)**





भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

3223 7652 7531

आधार - सामान्य माणसाचा अधिकार

3223 7652 7531

आधार - सामान्य माणसाचा अधिकार

*Handwritten note: 3223 7652 7531*

भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

7355 4587 8529

आधार - सामान्य माणसाचा अधिकार

भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

7355 4587 8529

PERMANENT ACCOUNT NUMBER  
20992280A

SACHIN DATTATRAY BATTALWAR

DATTATRAY KESHUNAR BATTALWAR

01-04-1972

STREET SIGNATURE

PERMANENT ACCOUNT NUMBER  
ADDPD9465F

GODFREY BRASS D'SEVA

BRASS VICTOR D'SEVA

09-05-1967

9690 5046 6289

माझे आधार, माझी ओळख

भारतीय रिजिस्ट्रार जनरल  
भारतीय रिजिस्ट्रार जनरल

Address: S/O Brass Datta, Ambre Chawl Room No. 5, Jai Shwari Mata Marg, Near Yagnik Nagar, Ambli Andheri West, Andheri Railway Station S.O. Mumbai, Maharashtra - 400058

9690 5046 6289

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भारत सरकार  
**INCOME TAX DEPARTMENT**  
 भारत सरकार  
**PRAKASH MOHAR WADIA**  
 PAN: AANPW962A

भारत सरकार  
**Government of India**  
 9757 4665 2036

भारतीय रिज़र्व बैंक  
**Reserve Bank of India**  
 9757 4665 2036

भारत सरकार  
**GOVERNMENT OF INDIA**  
 432 0336  
 आयकर विभाग  
**सामान्य मापसतथ्य अधिकार**

आयकर विभाग  
**TAX DEPARTMENT**  
**SH MEHTA**  
**SHAY KUMAR MEHTA**  
 भारत सरकार  
**GOVT. OF INDIA**

आयकर विभाग  
**TAX DEPARTMENT**  
 7828 4275 9407  
**सामान्य मापसतथ्य अधिकार**

आयकर विभाग  
**TAX DEPARTMENT**  
 भारत सरकार  
**GOVT. OF INDIA**

2029  
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विमान  
 भारत सरकार  
 GOVT. OF INDIA  
 SHRAJINATH  
 SHANU PATIL  
 8222 0954 6725



2029  
 8222 0954 6725  
 आचार - सामान्य माणसाचा अधिकार



2020  
 4626 9354 7618  
 जेरा आर्बाय, जेरो पहपाय

4626 9354 7618  
 THE SUB REGISTRAR

विमान  
 भारत सरकार  
 GOVT. OF INDIA  
 SAURASH CHATURVEDI  
 SHANMATH RAMSUNDER CHAUBE  
 8025 1367 0976



8025 1367 0976  
 आचार - सामान्य माणसाचा अधिकार

*Saurash*

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पत्र-२		
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करल-३  
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२२२०



भारत सरकार  
Unique Identification Authority of India



नोंदविण्याचा क्रमांक / Enrollment No 1271/50015/0694

To,  
अशय कुमार चंद्रकांत घोष  
Akshay Kumar Chandrakant Gholap  
S/O: Chandrakant Gholap  
4/S, Laxmi Niwas, Ratal CHSL,  
Gavdevi Road  
Near Gavdevi Temple  
Mumbai  
Bhandup West Mumbai Mumbai  
Maharashtra 400078  
8082748500

22/01/2014



Ref: 116 / 06B / 28978 / 20011 / P



SH886092887FT



*Handwritten signature*

आपला आधार क्रमांक / Your Aadhaar No. :

**8611 0052 2346**

आधार - सामान्य माणसाचा अधिकार

अशय कुमार चंद्रकांत घोष  
Akshay Kumar Chandrakant Gholap  
जन्म तारीख / DOB : 05/04/1994  
पैल / Male

**8611 0052 2346**

सामान्य माणसाचा अधिकार

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करल-२		
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करल-२		
६४३३	२०९	२६५
२०२१		



करल-२		
६४३३	२०२	२५५.
२०२१		
कर-२		
११२००	२५	३३
१२०		



*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



व्यक्तिगत बैंक खाते का  
Financial Account Number Card

HHPK2010P

नाम (Name)  
MR. PRASHANT K. K. K.

व्यक्तिगत बैंक खाते का  
Financial Account Number

व्यक्तिगत बैंक खाते का  
Financial Account Number

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Date of Signature





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**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamps

क्याब-२  
 ११९६०० २६ ३३  
 २०२०

**Receipt of Document Handling Charge**

PRN 1312202000532 Receipt Date 18/12/2020

Received from WHEELABRATOR ALLOY CASTING LIMITED, Mobile number 9809545481, an amount of Rs.660/- towards Document Handling Charges for the Document to be registered on Document No. 11970 dated 18/12/2020 at the Sub-Registrar office Joint S.R. Kuria 2 of the District Mumbai Suburban District.

DEFAIDED  
 ₹ 660  
 DEFAIDED



**Payment Details**

Bank Name PUNB	Payment Date 13/12/2020
Bank CIN 10004152020121300487	REF No. 5047814810
Deface No 1312202000532D	Deface Date 18/12/2020

This is computer generated receipt, hence no signature is required.



*Amalav...*  
*Prayansh*

*[Signature]*  
*[Signature]*  
 Achyut  
 A  
 Dax  
 Saurabh  
 Sachin

कल-२

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कल-२

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CHALLAN  
MTR Form Number-6

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२०२५

MTR Form No. 6324282021E		BARCODE		Date	13/12/2024 11:30:42	Form ID	4870
Inspector General Of Registration				Payer Details			
Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Vehicle Make				PAN No. (If Applicable)	AAAGW621F		
Vehicle No. 6702 JT SUB REGISTRAR KURLA NO 2				Full Name	WHEELABRATOR ALLOY CASTINGS LTD		
Vehicle Reg. No. W/MBA/				Flat/Block No.	G15 NO 508 TO 607 D FLR 09A		
Vehicle Type 2024-2021 Chq Tyno				Premises/Building	SHANUPT WEST		
Account Head Details				Road/Street	W/MBA/		
Amount In Rs.				Area/Locality	W/MBA/		
603.00				Town/City/District	W/MBA/		
603.00				Pin	W/MBA/		
Remarks (If Any)				PANCH-SEPPA-2024-Second-Part-3-11-2024			
603.00				PATTAL/NO. 99800 26 33			
603.00				2020			
Amount in Words				Six Hundred Rupees Only			
603.00							
Payment Details				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CNR	Rel. No.	6910330007212101760433401	
Cheque/DD No.				Bank Date	Rel. Date	14/12/2024 11:47:32 13/12/2024	
Name of Bank				Branch Name	GODAVARI		
Name of Branch				Branch No. / Code	940 14121001		



Validity unknown  
Digitally signed by  
VIRVATA PR SURESH  
MAYRA 23  
Date: 2024.12.25  
11:52:42 +05:30  
Reason: I am the signer

Sl. No.	Debitment No.	Debitment Date	Debit	Debitment Amount
1	69026605222101121	13/12/2024 11:30:42	603.00	603.00
2	69026605222101121	13/12/2024 11:30:42	603.00	603.00
Total Debitment Amount				1206.00

370/11970  
गुवागार, 18 डिसेंबर 2020 5:30  
म.नं.

दस्ता नोंदवारा भाग-1

करतः  
दस्ता क्रमांक: 11970/2020

दस्ता क्रमांक करतः 11970/2020

करल-२		मोबदती रु. 00/-
६२३३	२०८	२६५
मुद्रांक मुद्रांक मुद्रांक		
मु.नि.सं.दु.नि.करतः वादे कार्यालयतः		
२०२१		
११९७० का दि. 18.12.2020		
रीती 4-45 म.ने हा. वजर केला		

पावती 12918  
सादरकरपारामे गाव: खिलानोटेर अर्लाय कारागार विविटेड  
सवालक आमुतोष अरोवेद नवरे

पावती दिनांक: 18/12/2020

नोंदनी फी  
दस्ता हाताळणी फी  
पुढाची संख्या: 33

रु. 100.00  
रु. 660.00

~~\_\_\_\_\_~~  
DAN LANGE

दस्ता एजर करवायाची सही

एकुण 760.00

सह दु.नि.सं.दु.नि.करतः मुंबई उपनगर जिल्हा  
मुंबई उपनगर जिल्हा

सह दु.नि.सं.दु.नि.करतः मुंबई उपनगर जिल्हा  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार कुलमुखायारफा

मुद्रांक मुद्रांक (18-क) वेळ मुद्रांक (अ) माये उल्लेखितल्या कावीहन अन्य असा एकाच संवयकारान एकाच किता अधि  
मुद्रांक मुद्रांक वातावरणाचा प्रतिकार मिळत असेल तेषा



12/2020 04:45:31 PM ची वेळ (सादरकरतः)  
12/2020 04:46:32 PM ची वेळ (फी)

करल-२	
११९७०	२६ ३३
२०२०	

प्रातःज्ञापत्र

दस्ता नोंदवारा भाग-1  
दस्ता नोंदवारा भाग-1  
दस्ता नोंदवारा भाग-1  
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दस्ता नोंदवारा भाग-1  
दस्ता नोंदवारा भाग-1  
दस्ता नोंदवारा भाग-1

लिहून देणारे

- 1) ~~\_\_\_\_\_~~
- 2) ~~\_\_\_\_\_~~

DAN LANGE

लिहून देणारे

- 1) ~~\_\_\_\_\_~~
- 2) ~~\_\_\_\_\_~~
- 3) ~~\_\_\_\_\_~~
- 4) ~~\_\_\_\_\_~~
- 5) ~~\_\_\_\_\_~~
- 6) ~~\_\_\_\_\_~~
- 7) ~~\_\_\_\_\_~~
- 8) ~~\_\_\_\_\_~~
- 9) ~~\_\_\_\_\_~~

करत-2  
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 २०२१



दस्तावेज क्र. 1

दिनांक 11/07/2020

1. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
2. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
3. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
4. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
5. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
6. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001



Handwritten signatures and notes in blue ink, including names like 'Ravi', 'Sachin', and 'Vijay'.



7. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001
8. नाम विनायक अशोक कटिहार सिविल डिप्लोमा इंजिनियर काठुण्ड क्राय  
 1981 साल 11, अक्षा नं. - उपसर्गरी नका - अक्षर नं. 10/10/10  
 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10, अक्षा नं. 10/10/10  
 मुंबई, महाराष्ट्र.  
 पिन कोड - 400001

Handwritten signatures and notes in blue ink, including names like 'Vijay' and 'Sachin'.

Additional text at the bottom of the page, possibly a declaration or footer.



करत-2  
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करल-२

१७३३ २०( २६५

२०२१

पुनर्पत्रांकन (अ) रसम नामवारा भाग - २)

करल-२

११०७० ३१ ३३

२०२०

~~दुय्ये नियंत्रक कुर्ल~~  
जुवर पुपुनगर जिल्हा

Identification no./Vendor	Amount	Used Rs	Debit Account	Debit Date
60103373020121410043	25432420202	100.00	090295053710202	10/12/2020
		000	1312037005370	10/12/2020
	16438420202	100	090395052703202	20/12/2020



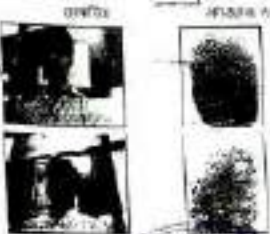


01740233 1 52:09 PM  
 MSB-2020-0197 17/2/2020 04:08  
 प्रमाणक काल - पुणे नगरपालिका

फारम-2	
४७३३	२०९ २५५
2020	

२०२०-२१

1. आवासाचे नव न पत्र  
 मालकाचे नाव : अशोक गणेश विठ्ठल देवदास म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : इमरतीबी म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक



2. आवासाचे नव न पत्र  
 मालकाचे नाव : अशोक गणेश विठ्ठल देवदास म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : इमरतीबी म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक



3. आवासाचे नव न पत्र  
 मालकाचे नाव : अशोक गणेश विठ्ठल देवदास म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : इमरतीबी म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
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 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक



आवासाचे नव न पत्र

4. आवासाचे नव न पत्र  
 मालकाचे नाव : अशोक गणेश विठ्ठल देवदास म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : इमरतीबी म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक  
 पत्नी : शर्मिष्ठा म्हाळिक  
 पत्नी : सुश्री म्हाळिक

MSB-2020-0197 17/2/2020 04:08 18/04

पुणे नगरपालिका कुर्ली-२  
 पुणे उपनगर विलोख



फारम 2	
99000	32 82
2020	

करल-२

६४३३ २१० २६५

२०२१

Suburb - 2, Dist. Gopabandha - 2

करल-२

१९६६० ३३ ३३

२०२०

Verification/Vendor	Amount	Class	Deface Number	Office Date
00103332020123410942 PHEC 1432420201E	500.00	SD	0003950527202027	18/12/2020
	660	RF	12122020005300	
		RF	0001950527202021	



प्रमाणित करणान्त केने की या दस्तावेजे  
 एकूण लेखनी (६३३) नाने जाहेत  
 करल-२/१९६६०/२०२०  
 पुरातन क्रमांक १ क्रमांकावत  
 नोंदला १६१२/२०२०

सद मुख्या निबंधक करल-२  
 मुख्या जयनगर शिबिर



Dated this \_\_\_\_\_ day of December 2010

2029		
5233	299	284
2029		

From

M/s. WHEEL FABRICATOR ALLOY CASTINGS LTD

Through its office

Mr. Ashok K. Arvind Navare

In favour of

- (1) Mr. Sachin D. Bhatnagar,
- (2) Mr. Gaurav Ramesh Dholakia,
- (3) Mr. Manoj Prakash Wadhwa,
- (4) Mr. Ashok Malay Kumar Mehta,
- (5) Mr. Subodh Gajendra Rajput,
- (6) Mr. Sachin Prakash Kulkarni,
- (7) Mr. Sachin Rajendra Bhatnagar,
- (8) Mr. Sachin Rajendra Bhatnagar.



POWER OF ATTORNEY

370/11972

Friday, December 18, 2020

5:29 PM

पावती

करल-२		
६४३३	२९२	२६५
२०२१		

Original/Duplicate

नोंदणी क्र.: ३९म

Regn.: ३९म

गावाचे नाव: भांडुप

पावती क्र.: 12920 दिनांक: 18/12/2020

दस्तावेजाचा अनुक्रमांक: करल2-11972-2020

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: विलाब्रेटर अलॉय कास्टिंग्स लिमिटेड अधिकृत स्वाक्षरीकार

गॉडफ्रे ब्रास डीसिल्वा

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 780.00

पृष्ठांची संख्या: 39

एकूण: रु. 880.00

सह दे निबंधक कुर्ला-२

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

1) देपकाचा प्रकार: DHC रक्कम: रु.780/-

डीडी धनादेशाचे ऑर्डर क्रमांक: 1312202000879 दिनांक: 13/12/2020

बँकेचे नाव व पत्ता:

2) देपकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी धनादेशाचे ऑर्डर क्रमांक: MH008265670202021E दिनांक: 18/12/2020

बँकेचे नाव व पत्ता:

*[Handwritten Signature]*



DOCUMENT DELIVERED TO

26 DEC 2020



CHALLAN  
MTR Form Number-4

GRN	MH003255070212021E	BARCODE	Date		13/12/2020 12:55:49	Form ID	480
Department	Inspector General Of Registration		TAX ID / TAN (if Any)				
Type of Payment	Stamp Duty Registration Fee		PAN No. (if Applicable)	AAACV5400 2020			
Office Name	KRI2_JT SUB REGISTRAR KURLA NO 2		Full Name	WHEELABRATOR ALLOY CASTINGS LTD			
Location	MUMBAI		Flat/Block No.	CTS NO 596 TO 607 D, RUNWAL FORESTE			
Year	2020-2021 One Time		Premises/Building	BHANDUP WEST			
Account Head Details		Amount in Rs.	Road/Street	MUMBAI			
0030045501 Stamp Duty		600.00	Area/Locality	MUMBAI			
0030063201 Registration Fee		100.00	Town/City/District	MUMBAI			
			PN	4 0 0 0 7 8			
			Remarks (if Any)	PAN2WA/PUPR3499H-SecondPartyName=KEVIN BAPTIST RODRIGUES-			
			Amount In Words	Six Hundred Rupees Only			
		600.00					
Payment Details		ICBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332020121410867 690632067			
		Bank Date	RBI Code	14/12/2020 11:38:46 Not Verified with RBI			
Name of Bank		Bank Branch		ICBI BANK			
Name of Branch		Scoll No. - Date		Not Verified with Scoll			

कडल-२  
₹ 733 295 244  
२०२१



Department ID: Mobile No: 982054521  
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
एक मात्र केवल दफ्तर में ही दर्ज किया जा सकता है। अन्यथा यह अमान्य है।

*Impson* *ht* *ksq*  
*Prady* *Dikar* *Sachin*

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1312212090875 Date 13/12/2020

Received from Wheelabrator Alloy Castings Ltd Authorised Signatories Sachin Dattatray Bhatnagar, Mobile number 9869545451, an amount of Rs.780/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kuria 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name PUNB Date 13/12/2020

Bank CN 13004152020121300996 REF No. 5047816261

This is computer generated receipt, hence no signature is required.



Handwritten signatures and initials scattered across the page, including names like Sachin, Dattatray, and others.

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**SPECIAL POWER OF ATTORNEY**

(Without Consideration)

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TO WHOM THESE PRESENTS SHALL COME. We M/s. WHEELABRATOR ALLOY CASTINGS LTD., a company incorporated under the provisions of The Companies Act, 1956 through our Constituted Attorneys /Authorised Signatories (1) Mr. Sachin Dattatray Battalwar - Assistant Vice President- Accounts & Taxation, (2) Mr. Godfrey Brass Dsilva Assist ant General Manager - Legal , (3) Mr. Manish Prakash Wahal- CS & Senior Manager Finance (4) Mr. Ashish Malay Kumar Mehta - General Manager Internal Audit (5) Mr. Sohil Devesh Bajpai- Assistant General Manager Finance, (6) Mr. Saurabh Dinanath Chaturvedi- General Manager Marketing, (7) Mr. Vikas Nanasaheb Bobade - Manager Internal Audit, and (8) Mr. Sandesh Raghunath Patil- Sr. Manager Legal, having its Registered office at Lal Bahadur Shastri Marg, Petrol Pump, Bhandup (west) Mumbai - 400078, SEND GREETINGS

**WHEREAS:**

We, M/s. WHEELABRATOR ALLOY CASTINGS LTD., "the developing" proposed to develop residential/commercial buildings/structures in the project known as "Runwal Forests", to be developed/ constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written



- (i) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Leave Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc. which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- (ii) The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub- Registrar of Mumbai/ Chennai/ Kurla/ Mahul Vikhroli and/or before the appropriate Sub-Registrar of the said area where the property is situated to complete the transaction in all respect.








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Vide Board Resolution dated 09/03/2020

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WHEELABRATOR ALLOY CASTINGS LTD., has authorized, empowered, nominated, constituted and appointed its Constituted Attorneys / Authorised Signatories 1) Mr. Sachin Dattatray Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Manish Prakash Wahal- (4) Mr. Ashish MalayKumar Mehta (5) Mr. Sohil Devesh Bajpai (6) Mr. Saurabh Dinanath Chaturvedi- (7) Mr. Vikas Nanasaheb Bobade and (8) Mr. Sandesh Raghunath Patil to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Alignment Deed, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from the to date in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly executed and registered Special Power of Attorney with Registrar of Assurances at Kurla - 2 under bearing Registration No. 115707/2020 18/12/2020 through its Director Mr. Ashutosh Arvind Navare in favour of its Constituted Attorneys / Authorised Signatories 1) Mr. Sachin Dattatray Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Manish Prakash Wahal (4) Mr. Ashish MalayKumar Mehta (5) Mr. Sohil Devesh Bajpai (6) Mr. Saurabh Dinanath Chaturvedi (7) Mr. Vikas Nanasaheb Bobade and (8) Mr. Sandesh Raghunath Patil.

(v) Due to our pre-occupation in business/employment and/or due to personal commitments, We 1) Mr. Sachin Dattatray Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Manish Prakash Wahal- (4) Mr. Ashish MalayKumar Mehta (5) Mr. Sohil Devesh Bajpai, (6) Mr. Saurabh Dinanath Chaturvedi (7) Mr. Vikas Nanasaheb Bobade and (8) Mr. Sandesh Raghunath Patil are not in position to personally visit the respective offices of Sub-Registrars for registering, admitting and/or complying the required formalities of the above documents in respect of the flats/units/premises to be developed/constructed by the Company in the properties more particularly described in the Schedule hereunder mentioned and completing the transaction.

(vi) Vide above mentioned Special Power of Attorney we are entitled to substitute this power, severally, in favour of any of the employee and/or authorised representative of the Company and/or organisation and/or group companies for the limited purpose of

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lodging, admitting and registering any of the above document before the concerned Sub-Registrar of Assurances.

(vii) Vide a Board Resolution dated 09/09/2020 passed by Board of Directors of M/s. WHEELABRATOR ALLOY CASTINGS LTD., the Company has authorised, empowered, nominated, appointed and constituted its representatives (1) Mr. Kevin Baptist Rodrigues - Admin Executive, (2) Mr. Pramod Adangale - Admin Executive, (3) Mr. Ganesh Ram Shetty - Admin Executive, and (4) Mr. Sagar Tukaram Gawas - Admin Documentation, for the limited purpose of lodging, admitting and registering any of the above documents before the Registrar of Assurances and accordingly decided to execute Power of Attorney through us in this regard.



NOW KNOW YOU ALL AND THESE PRESENTS WITNESS

WHEELABRATOR ALLOY CASTINGS LTD., through our constituted Attorneys and authorised Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Godfrey Dsilva, (3) Mr. Danish Wahai (4) Mr. Ashish Mehta (5) Mr. Sohil Bajpai (6) Mr. Saurabh Dinanath Chaturvedi (7) Mr. Vikas N. Bobade and (8) Mr. Sandesh Raghunath Patil, do hereby jointly or severally appoint, nominate 1) Mr. Kevin Baptist Rodrigues (2) Mr. Pramod Adangale (3) Mr. Ganesh Rama Shetty, and (4) Mr. Sagar Tukaram Gawas to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written.



- To lodge, admit, acknowledge and register with the respective office of Sub-Registrar/s of Assurances, for and on behalf of the Company, various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., which are duly executed by either of us and which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- This power of attorney is valid for the period up to 31<sup>st</sup> December 2021 from the date of registration.

*(Handwritten signatures and initials)*

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The said Attorney/s 1) Mr. Kevin Baptist Rodrigues (2) Mr. Pramod Adangale (3) Mr. Ganesh Rama Shetty, and (4) Mr. Sagar Tukaram Gawas, shall not have right to substitute the powers hereunder under any circumstances.

4. This power of attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.



SCHEDULE ABOVE REFERRED TO:

All that pieces and parcels of land measuring about 61,960 square metres bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Tahsila Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 12<sup>th</sup> day of December 2020.

SIGNED AND DELIVERED

By the within named

MS WHEELABRATOR ALLOY CASTINGS LTD.,

Through Constituted Attorney / Authorized Signatories

*Seshin*

(U. Mr. Sushant D. Bhatnagar

*Seshin / Bhatnagar*



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 (2) Mr. Godfrey Brass Dailya




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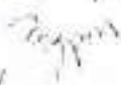


(3) Mr. Munish Prakash Wahal



  
 (4) Mr. Ashish M. Mehra



  
 (5) Mr. Sohith Devesh Bajpai



  
 (6) Mr. Saurabh D Chaturvedi



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(7) Mr. Vikas N. Bobade



*[Signature]*

(8) Mr. Sandesh R. I .til



In the presence of .....

1. *[Signature]*

2. *[Signature]*



We Accept and Confirm  
Signature of Attorney/s

*[Signature]*

(1) Mr. Kevin Baptist Rodrigues



*[Signature]*

(2) Mr. Pramod Adangale



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*Ganesh Rama Shetty*

(3) Mr. Ganesh Rama Shetty

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*Sagar Tukaram Gawas*

(4) Mr. Sagar Tukaram Gawas



In the presence of ...

*[Signature]*



*[Signature]*

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# WHEELABRATOR ALLOY CASTINGS LIMITED

Regd. Office : Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078.  
 T : +91 22 6114 3000 • CIN - U99999MH1959PLC011472

EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WHEELABRATOR ALLOY CASTINGS LIMITED, HELD ON WEDNESDAY, 9<sup>TH</sup> SEPTEMBER 2020 AT 5.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT LAL BAHADUR SHASTRI MARG BHANDUP (WEST) MUMBAI

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION:

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RESOLVED THAT Constituted Attorneys /Authorised Signatories 1) Mr. Sachin Dattatray Battalwar - Assistant Vice President- Accounts & Taxation, (2) Mr. Godfrey Brass Dsilva - General Manager - Legal, (3) Mr. Manish Prakash Wahal- Assistant General Manager Finance, (4) Mr. Ashish Malay Kumar Mehta - General Manager Internal Audit (5) Mr. Sohit Devesh Bajpai - Assistant General Manager Finance, (6) Mr. Saurabh Dinanath Chaturvedi - General Manager Marketing, (7) Mr. Vikas Nansalheb Bobade - Manager Internal Audit, and (8) Mr. Sandesh Raghunath Patil- Sr. Manager Legal all adults Indian Inhabitants the authorized representatives of the Company, be and are hereby SEVERALLY authorized, empowered and appointed to lodge, admit, acknowledge and register the various Agreements, deeds, Submissions, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Exchange, Deed of Confirmation/Rectification/Modification, Receipts etc. with office of Registrar of Assurances at Mumbai/Chembur/Kurla/Mulund/Thane/Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time as respect of flats/units/properties being developed/constructed by the company on the property more particularly described in the Schedule hereunder mentioned, provided the said documents being signed and executed by its Constituted Attorneys /Authorised Signatories 1) Mr. Sachin Dattatray Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Manish Prakash Wahal (4) Mr. Ashish Malay Kumar Mehta (5) Mr. Sohit Devesh Bajpai (6) Mr. Saurabh Dinanath Chaturvedi (7) Mr. Vikas Nansalheb Bobade and (8) Mr. Sandesh Raghunath Patil

### SCHEDULE

All those pieces and parcels of land, of project constructed and/or to be constructed and known as "BUNWAL FOREST", measuring about 41,960 square meters on the land bearing CTS Nos. 594, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1, 606, 606/1-81, 607A, 607/1-21 and 607B situated at Village Kargu, Taluka Kurla within the Brihanmumbai District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.

RESOLVED FURTHER THAT the Constituted Attorneys /Authorised Signatories of the Company 1) Mr. Sachin Dattatray Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Manish Prakash Wahal (4) Mr. Ashish Malay Kumar Mehta (5) Mr. Sohit Devesh Bajpai (6) Mr. Saurabh Dinanath Chaturvedi (7) Mr. Vikas Nansalheb Bobade and (8) Mr. Sandesh Raghunath Patil be and are hereby authorized to empower, nominate and appoint register a power of attorney with the concerned Sub-Registrar of Assurances in favour of: (1) Mr. Kevin Baptist Rodrigues - Admin Executive, (2) Mr. Prateek Adnagole - Admin Executive, (3) Mr. Ganesh Ram Shetty - Admin Executive, and (4) Mr. Nagar Tukaram Gwaw - Admin Documentation, for the limited purpose of lodging, admitting, registering the documents as aforesaid mentioned.



# WHEELABRATOR ALLOY CASTINGS LIMITED

Regd. Office : Lal Bahadur Shastri Marg, Bhandup (West) - Mumbai - 400 078  
- T : 91 22 6114 3000 • CIN - U98899MH1959PLC011472 करल-२

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"RESOLVED FURTHER THAT Constituted Attorneys / Authorised Signatories of the Company (1) Mr. Sachin Dattatraya Battalwar (2) Mr. Godfrey Brass Dsilva (3) Mr. Anant Prakash Wasal (4) Mr. Anil Malay Kumar Mehta (5) Mr. Sohil Devesh Bajjani (6) Mr. Saurabh Dinanath Chaturvedi- (7) Mr. Vikas Nanasaheb Bobade and (8) Mr. Sandesh Raghunath Patil are hereby authorised on behalf of the board of directors to execute and register Special Power of Attorney in favour of (1) Mr. Kevin Baptist Rodrigues - Admin Executive, (2) Mr. Pramod Adangale - Admin Executive, (3) Mr. Ganesh Ram Shetty - Admin Executive, and (4) Mr. Sagar Tukaram Gawas - Admin Documentation to implement the aforesaid Resolution.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."

For Wheelabrator Alloy Castings Limited

  
[Kritika Mestry]  
Director  
CIN: U98899MH1959PLC011425



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Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF OCT 2020

DETAILED METER SIZE

Website: www.mse.co.in

39917300000000

TRANE URBAN CIRCLE 515 BUNGARWADI 555 B ISWAR NAGAR SUB DIVN 710

Consumer No: 1022910003 WHEELAR  
 Consumer Name: MS SHETLAKAR FOR ALL OF CASTRO  
 Address: P. B. SHASTRI MARG

BILL DATE	05-11-2020
DUE DATE	04-11-2020
PAID UPTO	31-10-2020
PAID AFTER	04-11-2020
Last Billing No./Date	0005432100 / 04-10-2020
Last Month's Payment	00000000
Bank Name	

Handwritten notes: 5733, 2220, 284, 2020

Email ID	****@****.com	Pin Code	410025
Mobile No.	98****40	Meter No.	015 - 0908005
Standard Load (KW)	750	Connected Load (KW)	750.00
Contract Demand (KVA)	750	50% of Con. Demand (KVA)	412.50
Tariff	5B HT II	Category	COMMERCIAL
Date of Connection	27-05-2014	Gen. No.	
Supplier	MS	File. Date	06 PART B
Pre. Highest Amt	750	Pre. Highest Bill Demand (KVA)	356
Site No./Distributor No.	1103000000	Add. S.D. Demand Rs.	1.00
Bank Guarantee No.	0.00	S.D. Amount Rs.	3.00

Large Scale  
 कर्मचारी-2  
 9900000000  
 2020

Bill Month	Metric	Bill Demand (KW)	Bill Amount
SEP 20		613	12,00,000
AUG 20		513	10,34,577
JUL 20		513	10,34,577
JUN 20		513	10,34,577
MAY 20		513	10,34,577
APR 20		513	10,34,577
MAR 20		513	10,34,577
FEB 20		513	10,34,577
JAN 20		513	10,34,577
DEC 19		513	10,34,577
NOV 19		513	10,34,577
OCT 19		513	10,34,577

CUSTOMER CARE Toll Free No.  
 1912, 1800-233-3435,  
 1800-102-3435

Office of Superintendent Engineer,  
 Admin Bldg, 10th Floor, Opp. Passport Office,  
 Wagle Estate Thane, Phone - 25820606  
 In case of non-redressal of grievance here,  
 consumer may make his representation to  
 below forum  
 CGRF: Vidyal, Ground Floor, LBS Marg,  
 Bhandup Mumbai-78, Phone - 25664314



For making online bill payment through MSEDCL mobile app, use following details  
 a) Beneficiary Name: MSEDCL  
 b) Beneficiary Account Number: MSEDCL10229100030003  
 c) I.D. Code: 8800000000 (first sixth and seventh character is zero)  
 d) Name of bank: SBI  
 e) Name of branch: SBI, SVC, Dombivli  
 f) Account Number: \*\*\*\*@\*\*\*\*.com  
 g) Amount: \*\*\*\*@\*\*\*\*.com

- Physical bills are not served. You can view and pay bill online at portal: [www.mse.co.in/billingapp](http://www.mse.co.in/billingapp)
- Consumer can pay bill through portal using various online modes.
- As per Income Tax provision vide section 396 ST cash receipt of Rs. 200 below and above will not be accepted by MSEDCL against any type of payment.
- Activity: BUILDING CONSTRUCTION, WITH PERIOD MORE THAN ONE YEAR
- As per G&M Notification no. 1406/2021, rate of Electricity Duty for Part P industrial is revised from 4.5% to 7.5% from billing month Aug 20

**Important Message**

1. Consumer can view the bill by clicking on the link: [www.mse.co.in/billingapp](http://www.mse.co.in/billingapp)  
 2. Bill is generated and sent to the consumer by email and by SMS.  
 3. Bill is generated and sent to the consumer by email and by SMS.  
 4. Bill is generated and sent to the consumer by email and by SMS.  
 5. Bill is generated and sent to the consumer by email and by SMS.  
 6. Bill is generated and sent to the consumer by email and by SMS.  
 7. Bill is generated and sent to the consumer by email and by SMS.  
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**CURRENT CONSUMPTION DETAILS**

Month	KVAH	KVAH	RMVAH (LAG)	RMVAH (LEAD)	Max. Demand	Avg. Demand
01-01-2020	10,245,600	10064,900	154,600	27623,400	24,200	24,320
01-01-2021	91171,700	90732,800	57,900	24220,000		
01-01-2022	076,800	0921,500	71,800	2903,400		
01-01-2023	10,000	10,000	0,000	99,000	10,000	10,000
01-01-2024	90708,900	90219,000	10,000	28034,000	242,800	243,200
01-01-2025	0,000	0,000	0,000	0,000	0,000	0,000
01-01-2026	0,000	0,000	0,000	0,000	0,000	0,000
01-01-2027	0,000	0,000	0,000	0,000	0,000	0,000
01-01-2028	90798,000	90219,000	10,000	28034,000	243,200	243,200

**BILLING DETAILS**

Demand Charges		Amount in Rs.	
113	0 Rs.	41	
Avg. P.F.		014	
L.F.			
304			

Commodity Type	Units	Rate	Charges
	0	11.47	
	0	5.7	
	09219	11.47	113

Rate %	Amount Rs.
10	
21	
1.30	24,000
0.82	42,500
0.82	16,774
	14,817

Units	Demand	Charges
24,000	121.00	
42,500	249.00	
16,774	241.00	
14,817	163.00	

SIXTEEN LAKH SEVEN FOUR THOUSAND & HUNDRED & SIXTY ONLY

Demand Charges	140,743.00
Wheeling Charge @ 0.37 Rs/KV	46,072.56
Energy Charges	11,57,906.08
TDD Tariff EC	7,659.16
PAG @ 0.17 Rs/KVA	0.00
Electricity Duty	2,64,892.62
Bulk Consumption Rebate	0.00
Tax on Sale @ 10% P&M	0.04
Incremental Consumption Rebate @ 5%	
Charges For Excess Demand	
Debit (Net Adjusted)	2469.00
<b>TOTAL CURRENT BILL</b>	
Current Interest @ 20% P&M	
<b>Putable Amount</b>	
Interest Amount	
<b>Total Bill (Rounded) Rs.</b>	18,54,191.10
Debit (Net Adjusted) Charges @ 5%	2469.00
<b>Amount Payable (Net) Rs.</b>	18,56,660.10
Amount Received (Net) in Rs (P&M)	



Incremental Consumption Rebate will be paid on or before 11-NOV-22. Rs. 11,57,906.08 (only 11,57,906.08 units @ 100% Rebate consumption: 0.00)

Rs. 410.00 of type Incremental Consumption Rebate @ 5% of type PROMPT PAYMENT DISCOUNT - amount of amount

Rs. 200.00 of type Processing Fee @ 4% Rs. 450.00 of type Adjusted 1st of GST (included in total)

NETT amount to be paid on or before 11-NOV-22

NETT amount to be paid on or before 11-NOV-22

**CONDITIONS**

The supply of electricity is provided by a licensed person (Electricity Supplier) under the Electricity Act, 2003 and the Electricity (Supply) Act, 1948. The Electricity Supplier is not responsible for any interruption of supply or for any damage to property caused by any fault in the supply system or for any loss or damage to property caused by any fault in the supply system.

The consumer is responsible for the safety of the supply system and for the safety of the supply system. The consumer is responsible for the safety of the supply system and for the safety of the supply system.

The consumer is responsible for the safety of the supply system and for the safety of the supply system. The consumer is responsible for the safety of the supply system and for the safety of the supply system.

**Collection Hours - 10-30 to 10-00 Hours (Except on Bank Holidays, Sundays, 2nd and 4th Saturdays)**

मालमत्ता पत्रक

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97  
52

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मालमत्ता पत्रक - क. म. म. क. म. म. क.

विभाग - मुंबई नगरपालिका  
कार्यालय - मुंबई नगरपालिका, मुंबई

दिनांक: \_\_\_\_\_  
 संख्या: \_\_\_\_\_  
 पत्रक संख्या: \_\_\_\_\_  
 पत्रक प्रकार: \_\_\_\_\_  
 पत्रक मूल्य: \_\_\_\_\_

करल-२  
 99802 | 90 | 38  
 2020

करल-२  
 ६४३३ २२६  
 २०२१

मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रक - क. म. म. क. म. म. क.



मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रक (अनुसूचित क्षेत्रांत) -  
 (अनुसूचित क्षेत्रांत) -

मालमत्ता पत्रांक

साधुकाय प्रमाणिका - १९७७/७८

जिल्हा - मुंबई उपनगर जिल्हा

मालमत्ता विभाग, अन्वयन विभाग, मुंबई  
न्यायिक शाखा, न्यायिक सेवा, मुंबई

वर्ग नमूना

प.प.अ. मनुष्य

मुंबई उपनगर जिल्हा

१९७७/७८  
१९७७/७८

१९७७/७८  
१९७७/७८  
१९७७/७८  
१९७७/७८

१९७७/७८  
१९७७/७८

१९७७-७८  
६७३३२८० २६५  
२०२१

१९७७-७८  
१९७७/७८ २८ ३९  
१९७७



# मालमत्ता पत्रक

विभागाध्यक्ष - कांग्रस

तामुकांगे पु.का.का. - व.पु.अ. मुमुंड

जिल्हा - मुंबई उपनगर जिल्हा

पु.का.का.	पु.का.का.	पु.का.का.	पु.का.का.
५१८	५१८	५१८	५१८

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे



मालमत्ता	करल-२
१११५५	११ ३१
२०२०	

२०२१

मालमत्ता	मालमत्ता	मालमत्ता
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दि. १०/०५/२०२१



मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे	मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे
४४३३	४४३३
२६/०५/२०२१	२६/०५/२०२१
२६/०५/२०२१	२६/०५/२०२१

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

मालमत्ता दिवसात जमवल्याचे किंवा पुरविलेले अर्थी तागात वेळ बळकटपणे निकाशाचे

भालमत्ता पत्रक

सम्पत्तिकाचक्र संख्या

दिनांक

क्र.सं.	पृष्ठ संख्या	विवरण
११२७२	२०	३९

११२७२  
१४३३ २२२ २६५  
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१४३३ २२२ २६५  
२०२१









पुस्तक २४८३२

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR  
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR

भारत सरकार  
Government of India  
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR

भारत सरकार  
GOVERNMENT OF INDIA  
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR

अप्रैल-२  
६३३२३६२६५

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA  
मानव्य माणसाचा अधिकार  
MAMANSACHA ADHAKAR

१५५५

आयकर विभाग  
INCOME TAX DEPARTMENT  
PATIL SANDESH RAGHUNATH  
RAGHUNATH KRISHANA PATIL  
14/12/1978  
Permanent Account Number  
BFEP7331Q

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANDESH RAGHUNATH PATIL  
जन्म वर्ष / Year of Birth: 1978  
पुरुष / Male

8222 0954 6725

आधार - सामान्य माणसाचा अधिकार

धरल-२  
६७३३ २३७ २६५  
२०२१



आयकर विभाग  
INCOME TAX DEPARTMENT  
धरल-२  
६७३३ २५ ३६  
२०२०  
MALE

4626 9354 7818

मेरा आधार, मेरी पहचान



आयकर विभाग  
INCOME TAX DEPARTMENT  
Address: S/O Anantshah Boudo 1/15, A/1  
Kiran Chawl, Chakrade Nagar, near  
St. Peter's Church, Bandrup East S.O.  
Mumbai.  
Vatavastava - 400042

4626 9354 7818

आयकर विभाग  
INCOME TAX DEPARTMENT  
SAURABH CHATURVEDI  
DINANATH RAMSUNDER CHAUBE  
10/02/1974  
Permanent Account Number  
AEURC8692J

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
GOVERNMENT OF INDIA  
Saurabh Chaturvedi  
जन्म वर्ष / Year of Birth: 1974  
पुरुष / Male

8025 1387 0976

आधार - सामान्य माणसाचा अधिकार

*Saurabh*



करल-२  
 १११०२ २० ३९  
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करल-२  
 ६४३३ २३९ १६५  
 २०२१



**भारत सरकार**  
 Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1271/50015/06074

To,  
 अश्वय कुमार चंद्रकांत घोष  
 Ashray Kumar Chandrakant Ghosh  
 S/O: Chandrakant Ghosh  
 45, Lakshmi-Nagar, Rahat CHSL,  
 Gauddevi Road  
 Near: Gauddevi Temple  
 Mumbai  
 Bhandup West Mumbai  
 Maharashtra 400075  
 8082748500

Ref: 118/066/28678/28011/P



SH685092887FI



आपला आधार क्रमांक / Your Aadhaar No. :

**8611 0052 2346**

आधार - सामान्य माणसाचा अधिकार

अश्वय कुमार चंद्रकांत घोष  
 Ashray Kumar Chandrakant Ghosh  
 जन्म तारीख / DOB: 05/04/1994  
 SEX / लिंग

8611 0052 2346

आधार - सामान्य माणसाचा अधिकार



*Handwritten signature*  
 18-12-2020

करल-२		
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करल-२		
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करल-२		
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करल-२		
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२०२१		



*Handwritten signature*







करल-२  
 १११७२ ३१ ३९  
 २०२०



**D H C**  
 Director General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1312202000879      Receipt Date 18/12/2020

Received from wheelabrator Alloy Castings Ltd Authorized Signatories Sachin Dattatray Batalwar, Mobile number 9869545481, an amount of Rs. 780/- towards Document Handling Charges for the Document to be registered on Document No. 1972 dated 18/12/2020 at the Sub Registrar office Joint S R Kurin 2 of the District of Sub-urban District.

करल-२  
 ६४३३ २४३ २६५  
 २०२१

DEFAID  
 ₹ 780  
 DEFAID

**Payment Details**

Bank Name: PUNB	Payment Date: 13/12/2020
Bank CIN: 10004152020121300806	REF No.: 5047816261
Deface No: 1312202000879D	Deface Date: 18/12/2020



This is computer generated receipt, hence no signature is required.



*[Handwritten signatures and initials]*

Handwritten signatures and initials are present below the receipt, including a signature that appears to be "Sachin Dattatray Batalwar" and other illegible marks.

पत्र-२		
१९८०	३२	४९
१०४०		

पत्र-३		
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३०२९		



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पृष्ठ



CHALLAN  
MTR Form Number-5



GRN	1A4032647100201E	BARCODE	Date		13/12/2020-12:58:40	Form ID	487
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	REGISTRATION SUB REGISTRAR KURLA NO 2	PAN No.(If Applicable)	AAACW0463F				
Location	MUMBAI	Full Name	WHEELABRATOR ALLOY CASTINGS LTD				
Year	2020-2021 One Time	Flat/Block No.	CTS NO 596 TO 607 D. RUMVAL FORESTE				
Account Head Details	Amount In Rs.	Premises/Building					
Stamp Duty	500.00	Road/Street	BHANDUP WEST				
Registration Fee	100.00	Area/Locality	MUMBAI				
		Town/City/District					
		Pin	4 0 0 0 7 4				
		Remarks (If Any)	PAN&APUPFR499H-SecondPartyName:KEVIN				
		RODRIGUEZ	काल-२				
		Amount In	₹ 600.00 Rupees Only				
		Words	Six Hundred Rupees Only				
		DBI BANK	FOR USE IN RECEIVING BANK				
		Chq/DB Details	Bank C/N	Ref No	6910332000121010987	63063057	
			Bank Code	RFI Date	14/12/2020-11:38:49	15/12/2020	
			Bank Branch	DBI BANK			
			Spec No. Date	100 18/12/2020			

काल-२  
₹ 333 / २४५ / २४५  
२०२१

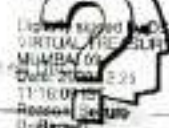


₹ 600.00



This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in Reg. Office. MTR No. 487

Validity unknown



Sr. No.	Defecment No.	Defecment Date	Userid	Defecment Amount
1	00039738520021	18/12/2020-17:03:55	NR1198	
2	00039738520021	18/12/2020-17:03:32	NR1198	
Total Defecment Amount				600.00

करल-२		
१९९०	३४	३५
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करल-२		
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370 11972  
 शुक्रवार, 18 डिसेंबर 2020 5:29  
 म. नं.

वस्तु गोपबला भाग-1

करल-2  
 वस्तु क्रमांक: 11972/2020

दस्ता क्रमांक करल-2: 11972/2020

कच्चा मूल्य: रु. 00/- मोबदला: रु. 00/-

भारलेले मुद्रांक मूल्य: रु. 800/-

दु. नि. सह. दु. नि. करल-2 चाचे कार्यालयात

पावळी: 12920

पावळी दिनांक: 18/12/2020

म. क्र. 11972 वर दि. 18-12-2020

सादरकरपाराचे नाव: विलाबेदर अतोप कस्टिम्स लिमिटेड  
 अधिकृत स्वाक्षरीकार मॉडेल: ब्रास डीसिम्बदा

वस्तुनिष्ठ मूल्य वा. हजर वेला.

नोंदणी फी: रु. 100.00

दस्ता हाताळणी फी: रु. 780.00

पृष्ठांची संख्या: 19

एकूण: 880.00

६४३३ २४७ २६५  
 २०२१

दस्ता हजरा करपाराची सही:

सह. दु. नि. सहायक निबंधक कुर्ता-१

मुंबई उपनगर विभाग

दस्ताचा प्रकार: कुल्लुखनपत्र

सह. दु. नि. सहायक कुर्ता-१  
 मुंबई उपनगर विभाग

मुद्रांक शुल्क: (18 रु.) वेव्हा वगमूले खंड (क) मार्फत उल्लेखितेला बाबीतून अन्य असा एकाच संवकाहारात एकाच किंवा अधिक संवकाहारात काम नोंदविण्याचा प्रयत्न करता येत नाही असेत तेव्हा

18/12/2020 04:35:17 PM ची वेळ (सादरकरपत्र)

18/12/2020 04:36:37 PM ची वेळ (फी)



करल-२  
 १९७२ ३५ ३९  
 २०२१

निबंधक  
 दस्ता  
 व क...

परिपत्रक दाखे बरतणेन होत नाही."

- लिहून देणारे
- १) [Signature]
  - २) [Signature]
  - ३) [Signature]
  - ४) [Signature]
  - ५) [Signature]
  - ६) [Signature]
  - ७) [Signature]

- लिहून घेणारे
- १) [Signature]
  - २) [Signature]
  - ३) [Signature]
  - ४) [Signature]





कारल-२  
 ६४३३ २४९ २६५  
 २०२१

सर्व गांधारि भाग - २५

७-२  
 ११९८२ २० ३९  
 २.०



सिंह दुर्वेज निवेदन  
 मुंबई महानगर विद्या

Verification no/Written

49102312620121910867 49102312620121910867 0003951395007021

790 87 15142028036790

49102312620121910867

0001861295007021

The Registrar of the State of Maharashtra, Mumbai







पंजीयन भाग - २

करल-२  
६२३३ २५९ २६५  
२०२१

करल-२  
९९६७२ ३६ ३६  
२०२०

Verification no/Vendor	Amount	Used	Defect Number	Issue Date
MP/10333/2021/1410967	4703670707021E	SD	0003951386202021	18/12/2020
	00875	790	1112202008790	18/12/2020
MP/10333/2021/1410967	100	RF	0003951386202021	18/12/2020

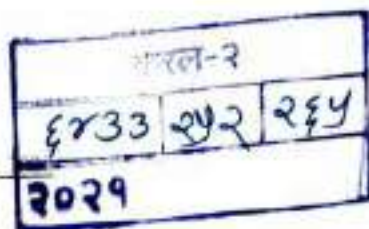
MP/10333/2021/1410967 [MP Registration Fee] [RMC] [Inspection] [Stamp Charges]



प्रमाणित कृतमाल येने की या दस्तागधे  
एकूण अकालवधी ३६ भाणे आहत  
करल-२ ९९६७२ २०२०  
पुस्तक क्रमांक १ क्रमांकान्वर  
मोदला ९-११२/२०२०  
दिनांक:

सिंह दुष्यंत निरपेक्ष तुलसी-२  
मुंबई जयनगर शिवाय

Dated this \_\_\_\_\_ day of December



From

**Ms WHEELABRATOR ALLOY CASTINGS LTD.**  
Through Chartered Attorneys / Authorized Signatories

- (1) Mr. Sachin D. Bhatnagar,
- (2) Mr. Godfrey Brass Dsilva,
- (3) Mr. Manish Prakash Wadgaonkar,
- (4) Mr. Ashish Mahy Kumar Mehta,
- (5) Mr. Sohi. Divesh Rajpal,
- (6) Mr. Saurabh Dinanath Chaturvedi,
- (7) Mr. Vikas N. Babude,
- (8) Mr. Sandeep Raghunath Patil



In favour of

- (1) Mr. Kevin Dapit Rodriguez,
- (2) Mr. Pramod Adangale,
- (3) Mr. Ganesh Rama Shetty,
- (4) Mr. Sagor Tularam Gavre

POWER OF ATTORNEY

फॉर्म-२		
६४३३	२५६	२६५
२०२४		



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# घोषणापत्र

०४१-२		
६४३३	२५३	२६५
२०२१		

मी ..... प्रभोद आडोसाळे .....  
ज्याचे घोषित करतो की, दुय्यम निबंधक ..... कुलमि २ ..... याचे  
सादर करण्यात आला आहे, श्री ..... या शिर्षकाचा दस्त नोंदणीसाठी  
द्वे ..... १५/१२/२०२० ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या  
द्वारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कबुली जबाब  
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यानी कुलमुखत्यारपत्र रद्द केलेले  
नही किवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपकी कोणीही मयत झालेले नाही  
किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः  
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम  
अन्वये शिक्केस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : ११/३/२०२१

*Handwritten signature*

कुलमुखत्यारपत्र धारकाचे नाव  
व सही

133

कयल-२		
६१३३	२५५	२६५
२०२१		



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

JQTPS9755J

नाम / Name  
CHARANJIT KAUR SAIN

पिता का नाम / Father's Name  
HARJINDER SINGH NIRUAL SINGH  
SAIN

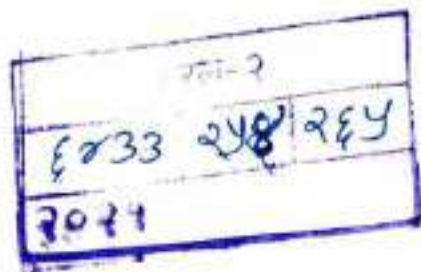
जन्म तिथि / Date of Birth  
09/03/1999

*Charanjit*  
हस्ताक्षर / Signature



03/02/2014

*Charanjit*



~~धरल-२~~  
~~६४३३ २५० २६५~~  
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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/57897/03421

To:  
Charanyi Kaur Saini  
D/O Harjinder Singh Saini  
48/304 SEAWOODS ESTATES,NRI COMPLEX,P  
NEAR D P S SCHOOL, SECTOR 54/56/58 NERLI  
NAVI MUMBAI  
Thane  
Maharashtra 400615

28/04/2012



Ref: 536 / 03F / 341217 / 342482 / P



UE5439070961N



आपला अडार् कर्मांक / Your Aadhaar No. :

7832 9398 5792

संघात - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Charanyi Kaur Saini  
पं. क्रमांक / Year of Birth: 1999  
लिंग / Female



7832 9398 5792

संघात - सामान्य माणसाचा अधिकार

*Handwritten signature*



करल-२		
६४३३	२५९	२६५
२०२१		



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THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH02 2003836923 DOY 09-12-2003  
 VNR0 TV 09-12-2003 (INT)

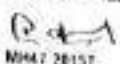


FORM 1  
 RULE 19(2)



AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 DOY DOY  
 LMV TR 18-03-2013  
 MCVG 08-12-2003

(DOB) 15-04-1983 BG

NAME: RAMAKANT THARWAL  
 CITY: SHASHIKANT THARWAL  
 APT: 36412 SIDDHIMATI CHS LTD  
 SEC-03 CHARNOP KANDIVALI WEST  
 MUMBAI  
 PIN: 400072  
 Signature & ID of Issuing Authority:  MH02 20157

करल-२		
६४३३	२५६	२६५
२०२१		

Signature/Thumb  
 Impression of holder

करल-२		
६४३३	२५६	२६५
२०२१		

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH02 2008014200 DOY 20-02-2001  
 VNR0 TV 19-02-2002 (TR)



FORM 2  
 RULE 19 (3)



AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 DOY DOY  
 LMV TR 17-01-2008  
 MCVG 20-02-2001

Badge: 174008AR AR174300  
 DOB: 06-10-1974 BG



NAME: DIPAK KURVE  
 S/O of: GAJANAN KURVE  
 Add: 14084, GANMURTI CO-OP HSG. SOC,  
 CHANDIVALI FARM ROAD, CHANDIVALI  
 GREATER MUMBAI, MUMBAI 400072  
 Signature & ID of Issuing Authority:  MH02

Signature/Thumb  
 Impression of holder



करल-२		
६७३३		२६५
२०२१		



GRN : MH-014437299202021P Amount : 1,79,000.00

Bank : STATE BANK OF INDIA

Date : 31/03/2021-11:51:05

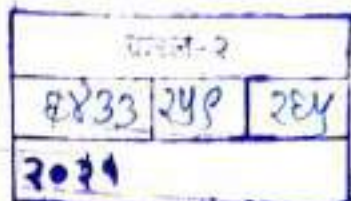
Total Defacement Amount

1,79,000.00



**Receipt of Document Handling Charges**

PRN 3103202110251	Receipt Date 05/04/2021
Received from WHEELABRATOR ALLOY CASTINGS LTD. Mobile number 9833249284, an amount of Rs. 1500/-, towards Document Handling Charges for the Document to be registered on Document No. 6433 dated 31/03/2021 at the Sub-Registrar office Joint S.R. Kuria 2 of the District Mumbai Suburban District.	
	
<b>Payment Details</b>	
Bank Name SBIN	Payment Date 31/03/2021
Bank CN 10004152021033107245	REF No. IGAKVWP204
Deface No 3103202110251D	Deface Date 31/03/2021



**Receipt of Document Handling Charges**

PRN 3103202109949	Receipt Date 05/04/2021
Received from WHEELABRATOR ALLOY CASTINGS LTD. Mobile number 9833249284, an amount of Rs. 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6433 dated 31/03/2021 at the Sub-Registrar office Joint S.R. Kuria 2 of the District Mumbai Suburban District.	
	
<b>Payment Details</b>	
Bank Name SBIN	Payment Date 31/03/2021
Bank CN 10004152021033107241	REF No. IGAKVWPF05
Deface No 3103202109949D	Deface Date 31/03/2021



**Receipt of Document Handling Charges**

PRN 3103202110159	Receipt Date 05/04/2021
Received from WHEELABRATOR ALLOY CASTINGS LTD. Mobile number 0000000000, an amount of Rs. 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6433 dated 31/03/2021 at the Sub-Registrar office Joint S.R. Kuria 2 of the District Mumbai Suburban District.	
	
<b>Payment Details</b>	
Bank Name SBIN	Payment Date 31/03/2021
Bank CN 10004152021033107284	REF No. IGAKVWPOL5
Deface No 3103202110159D	Deface Date 31/03/2021

This is computer generated receipt, hence no signature is required.

जाल-२  
EX 33 280 28Y  
२०२१



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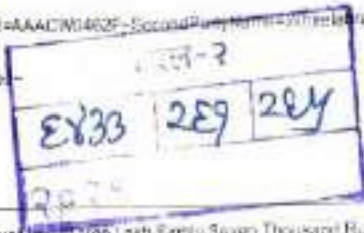
कोरे

५५८

CHALLAN  
MTR Form Number-6



1001202016202021P		BARCODE		Date	24/03/2021-12:45:41	Form ID	25.2
Inspector General Of Registration Sany Duty Registration Fee				Payer Details			
MRLT, JT SUB REGISTRAR KURLA NO.1 MUMBAI 2024-2021 One Time				TAX ID / TAN (If Any)			
				PAN No. (If Applicable)	JQTPS575J		
				Full Name	Charanjit Kaur Saini		
				Flat/Block No.	flat bearing No. 0403 on the 4th floor of		
				Premises/Building	Tower/Wing T7 (WALNUT), Runwal Forests, near		
					Mangalim Pet-		
				Road/Street	Bhendia West, Mumbai, Maharashtra		
				Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4 0 0 0 7 8		
				Remarks (If Any)	MTR-AAAAC70402F-Scanned by eSigner/Charanjit Kaur Saini		
				Amount	Three Lakh Eighty Seven Thousand Rupees Only		
				Words	3,87,000.00		
STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-00 Details				Bank CIN	Ref. No.	1000502021002401076	2973669020018
				Bank Date	RBI Date	24/03/2021-12:45:56	29/03/2021
				Bank Branch	STATE BANK OF INDIA		
				Scrub No. - Date	1006683 - 26/03/2021		
Signature Not Verified				Mobile No. 9802662202			
Digitally signed by S VIRTUAL TREASURY MUMBAI 03 Date: 2021.03.24 20:16:23 +05'30'				Not valid for unregistered document.			
Reasons for Signature Not Verified				Location: India			
Remarks	Defacement No.	Defacement Date	Usrid	Defacement Amount			
154211643	0006704270200021	31/03/2021-14:31:33	KGR158	30000.00			





GRN :	MH013828616202021P	Amount : 3,87,000.00	Bank :	STATE BANK OF INDIA	Date :	24/03/2021-12:45:41
2	(IS)-370-6433	0006704870202021	31/03/2021-14:33:23	IGR198		3,87,000.00
<b>Total Deference Amount</b>						<b>3,87,000.00</b>

२०२१-२२  
 २०२१  
 २०२१



Signature Not Verified

Digitally signed by SS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2021.04.05  
 20:10:23 IST  
 Reason: Secure  
 Document  
 Location: India



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 2903036925  
Valid Till: 09-12-2023 (NT)

DOI: 09-12-2023



FORM 7  
RULE 16(7)



AUTHORIZATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

CDV DOI  
LMV 16-03-2012  
MCWG 09-12-2023

DOB: 15-04-1983 BG

NAME: RAMAKANT THARWAL  
S/O OF SHASHIKANT THARWAL  
ADD: 184/15, SIDDHAKRIPA CHS LTD  
SEC-43, CHARKOP, MANDIVALI-WEST  
MUMBAI

PHY: 400067

Signature & ID of  
Issuing Authority: MH02 20157

Signature/Thumb  
Impression of Holder

महाराष्ट्र		
६४३३	२६३	२६५
२०२१		

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20080014200 DOI: 20-02-2001  
Valid Till: 19-02-2022 (TR)

25-02-2018

AUTHORIZATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

CDV DOI  
LMV-TR 12-01-2008  
SV-GV 20-02-2001



Body: 174306AM WU/PANZ  
DOB: 06-10-1974 BG



FORM 7  
RULE 16(7)



NAME: DIPAK KIRVE  
S/O OF GAJANAN KIRVE  
NO. 148N, GANMURTI CO-OP HSG. SOC.  
CHANDIVALI FARM ROAD, CHANDIVALI  
GREATER MUMBAI, MUMBAI SUBURBAN  
MH-400072

Signature & ID of  
Issuing Authority: MH02

Signature/Thumb  
Impression of Holder



**दस्त गोपदारा भाग-1**

करत 2  
दस्त क्रमांक: 6473/2021

31 मार्च 2021 2:33 म.न.  
दिनांक: 04/03/2021  
मूल्य रु. 1,31,00,300 -  
मुद्रक शुल्क रु. 5,36,000 -

मोबदला: रु. 1,78,36,955 -

नि. करत: यांचे कार्यालयात  
दि. 11-03-2021  
व. 2:38 म.न. वा. हजर केला

घावती क्रमांक	घावती दिनांक	
सौदरकरणाचे नाव	वरणजित कौर सैनी	
नोंदणी फी	रु.	30000.00
दस्त हाताळणी फी	रु.	5300.00
घावती संख्या	265	
<b>एकूण</b>		<b>35300.00</b>

*Ekani*

दस्तावेजाची कडी

मुंबई नगरपालिका मुख्यालय  
मुंबई उपनगर जिल्हा  
करारनामा

~~मुंबई नगरपालिका मुख्यालय~~  
~~मुंबई उपनगर जिल्हा~~

दस्त (एक) कोणासाठी महानगरपालिकेच्या हद्दीत किंवा स्थापित असलेल्या कोणत्याही कोटक क्षेत्राच्या हद्दीत किंवा तय  
केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक 14/03/2021 02:38:11 PM ची वेळ (सादरीकरण)  
दिनांक 14/03/2021 02:32:43 PM ची वेळ (फी)

जमल-2
६४३३ २६४२६५
२०२१

### प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेला  
सदर नोंदणी क्रमांक नोंदणीत दाखल केलेला आहे. वरतातील संपूर्ण मजदूर  
निमादका घटवणी, घटवणी घटवणी व सोबत जोडलेल्या कागदापत्रांची आणि  
"दस्तावेजी संपत्ती, वैधता याबाबतची कोणत्याही कारणांनी दाखल निमादका  
व काढावजाब हे संपूर्णपणे न्यायालयीन अटीत, संपूर्ण संपत्ती व संपत्ती  
वस्तुगुण रचना वाचता / किंवा संपत्ती यांचे कोणत्याही बाबत / नियम /  
प्रक्रियेक यांचे उल्लंघन होत नाही."

लिहून घेणारे  
१) *[Signature]*  
२)

लिहून घेणारे  
१) *[Signature]*  
२)  
३)





सूची क्र.2

दुय्यम विंडोच : मह.दु.वि. कुर्ना 2

एअर इयंठक : 64332021

मोडेली :

Regn.63m

सायने साध : ७४७७

सायनासा

17536055

13108299.825

1) पायिलेने साध मुंबई मरणा इतर अर्थीग सायनिसु नं: सायनिसु नं: 403, साठा नं: 4 ना मरणा, विन्डोच नं 7, इतरातीने नाव: बीसवट, मरणाच पॉइंटुन, अर्थीग नं: अंबुजुमार्ग पायिप मुंबई 400078, रोड : एअ की एअ वार्ग, इतर साडिगी: मोडल 1 सायनिसु ( C.T.S. Number : 596,596/1-8, 597,597/1-7,598,598/1-3, 599A,599A/1-81, 601,602,602/1-9,603,604,605,605/1-17,606,606/1-83,607A,607/1-31 AND 607D : | )

१) 78.79 चौ.मीटर

1): नाव- विवाहेटर अर्थीग इन्डियन सिमिटेड ने इन्डिकुल अजी मोडिड सायनई नवी मुंबासात एअरि इतरातीने बडः-32, पला-बीकित, 4 था अयसा, मरणाच अर्थीग सायनिसु, सायन मुंबई, अर्थीग सायन मुंबा मुंबई सिडल, अर्थीग इतरात एअरिगेम सायने, मरणा नं: MAHARASHTRA, NUMBAI, Non-Government. पिन कोडः-400022 पिन नं:-AAACND462F

1): नाव- नरगमिड और मैनी बडः-22, पला:-48304, सेक्टर 54,56,58, एअर अर्थीग सायनिसु, बीकुरात इन्डेट, नेरुड, नवी मुंबई, मरणाच, MAHARASHTRA, THANE, Non-Government. पिन कोडः-400705 पिन नं:-JQTPS9755J

31032021

31032021

64332021

536000

30000



पुनःपुनः विवाचन अर्थीग सायनीगः :- (1) within the limits of any Municipal Corporation or other local government area annexed to it.

मह.दु.वि. कुर्ना 2  
नवी मुंबई

## Payment Details

#	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Charanjit Kaur Saini	eChalan	10000502021032401676	MH013829616202021P	357000.00	SD	0006704870202021	31/03/2021
2	CHARANJIT KAUR SAINI	eChalan	10000502021033102011	MH014437296202021P	179000.00	SD	0006704875202021	31/03/2021
3		DHC		3103202110251	1300	RF	3103202110251D	31/03/2021
4		DHC		3103202110159	2000	RF	3103202110159D	31/03/2021
5		DHC		3103202109948	2000	RF	3103202109949D	31/03/2021
6	Charanjit Kaur Saini	eChalan		MH013829616202021P	30000	RF	0006704870202021	31/03/2021

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