

Receipt (payt)

520/8817

Tuesday, April 02, 2024

8:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: कांजुर

पावती क्र.: 9305

दिनांक: 02/04/2024

दस्तावेजाचा अनुक्रमांक: करल5-8817-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अमोल शहाजी घाडगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4500.00

सूची संख्या: 225

DELIVERED

एकूण:

रु. 34500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-७ अंदाजे

9:08 AM ह्या वेळेस मिळेल.

Joint S.R. Kuria-5

वाजार मूल्य: रु. 12357203.59/-

मोबदला रु. 15442727/-

भरनेने मुद्रांक शुल्क: रु. 927000/-

सह दुय्यम निबंधक कार्या-२
कुर्ता क्र. 5

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424016713649 दिनांक: 02/04/2024

वेंकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424018213687 दिनांक: 02/04/2024

वेंकचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु. 500/-

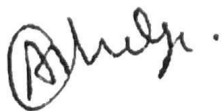
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424019513718 दिनांक: 02/04/2024

वेंकचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000044822202425E दिनांक: 02/04/2024

वेंकचे नाव व पत्ता:



Valuation ID: 2024040216

02 April 2024 08:21:12 AM
करल - ५

वर्ष: 2021
 मालिक: मन्दिरे इलाहाबाद
 क्षेत्र: 120 बीघा - पूर्वी
 मालिक का पता: मन्दिरे इलाहाबाद 20मी पार्क (बीज हाथारवा) गांव तथा इलाहाबाद जिल्ला का मन्दिरे इलाहाबाद
 मालिक का पता: मन्दिरे इलाहाबाद (60)

दस्त क्र. ८९४ 12024
 91224

क्र. सं. वर्ग	विभागात वर्गीकरण	आकार	क्षेत्र	आकार	मालिकाना-पत्र क्र. / नाम
772 (c)	148970	171310	189700	148970	
व्यापारिक भूखण्ड	62.93 बीघा क्षेत्र	पिछले मालिक	व्यापारिक भूखण्ड	पिछले मालिक	क्र. 30250-
व्यापारिक भूखण्ड (Built Up)	1-अम मी सी	पिछले मालिक	0 TO 25	व्यापारिक भूखण्ड	
व्यापारिक भूखण्ड	अथवा	मालिक	31st floor And Above		
व्यापारिक भूखण्ड	Above 2 hector	मालिक			
Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018					

(मूल) मूल्य का अनुमान = ((पिछले मालिक प्रति की मूल्य कुचक) * 105%)
 मूल्य का अनुमान = निचली मालिक मूल्य का क्षेत्र = Rs 156418.5 -

व्यापारिक भूखण्ड का मूल्य = 120% apply to rate = Rs. 187702/-

मूल्य-वर्धन मूल्य का अनुमान प्रति की मूल्य कुचक = (((आर्थिक मूल्य - मूल्य अनुमान) * 100) / मूल्य अनुमान) + मूल्य अनुमान
 = ((187702 - 77410) * (100 / 100)) + 77410
 = Rs 187702 -

A) मूल्य (कटौत) का अनुमान = मूल्य अनुमान * पिछले मालिक का क्षेत्र
 = 187702 * 62.93
 = Rs 11812086.86/-

E) मूल्य-वर्धन मूल्य का अनुमान प्रति की मूल्य कुचक = 13.94 बीघा क्षेत्र
 = 13.94 * (156418.5 * 25/100)
 = Rs 545116.73/-

Applicable Rules = 3, 4, 10, 4, 16

एकत्रित मूल्य कुचक = A + B + C + D + E + F + G + H + I + J
 = 11812086.86 + 0 + 0 + 0 + 545116.73 + 0 + 0 + 0 + 0 + 0
 = Rs 12357203.59/-

सह दुय्यम निबंधक के नाम
 कुर्ली क्र. ५



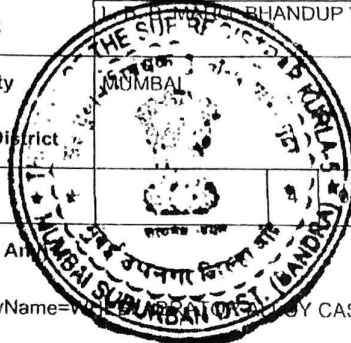


CHALLAN
MTR Form Number-6



MH000044822202425E	BARCODE	Date 01/04/2024-19:17:53	Form ID 252
Department Inspector General Of Registration	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	PAN No.(If Applicable)
Name KRL2_JT SUB REGISTRAR KURLA NO 2	Location MUMBAI	Full Name	AMOL SHAHAJI GHADGE
Period 2024-2025 One Time	Flat/Block No.	Premises/Building	FLAT NO. 4806, 48TH FLOOR, TOWER NO.11, RUNWAL FORESTS
Account Head Details	Amount In Rs.	Road/Street	BHANDUP WEST
501 Stamp Duty	927000.00	Area/Locality	MUMBAI
301 Registration Fee	30000.00	Town/City/District	MUMBAI
		PIN	0 0 7 8
		Remarks (If Any)	SecondPartyName=V... BY CASTINGS LIMITED-
		Amount In	Nine Lakh Fifty Seven Thousand Rupees Only
	9,57,000.00	Words	
Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	69103332024040115414 2861988340
D No.	Bank Date	RBI Dale	01/04/2024-19:18:39 Not Verified with RBI
Bank	Bank-Branch	IDBI BANK	
Branch	Scroll No. , Date	Not Verified with Scroll	

करल - ५
दस्त क... 12024



Challan ID : Mobile No. : 8237864406
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
न केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Amol

करल - ५
दस्त क्र. ८९० /२०२४
०१२४

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 02nd day of April, 2024

Shrey.

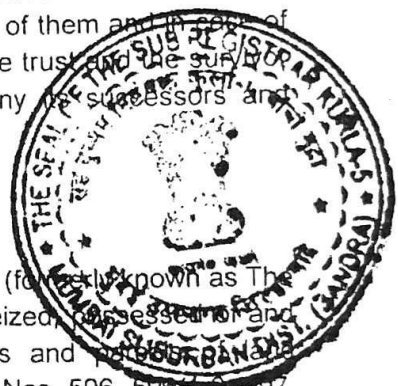
BETWEEN

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 Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory Mr. Y. K. D. D. D. authorized under Board Resolution/ POA dated 28/12/2022 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;

Shrey.

AND

AMOL SHAHAJI GHADGE having his/her/their address at FLAT NO. 12, D-1 BLDG, SIDDHIVINAYAK C.H.S., PLOT-47, SECTOR-8, SANPADA, NAVI MUMBAI- 400705, MAHARASHATRA, INDIA hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust or survivor/s of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART.



WHEREAS:

- By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as The Indian Smelting and Refining Co. Ltd.) ("Neosym") was seized, possessed and otherwise well and sufficiently entitled to all that pieces and parcels measuring about 61,665.60 square meters, 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, Taluka Kurla 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"**.
- By and under a Deed of Transfer of Undertaking dated 1st August, 2012 ("the DTU") executed between Neosym of the One Part and the Promoter of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR-3/7504 of 2012, the Promoter purchased and acquired from Neosym the Larger Land for the consideration and on the terms and conditions set out therein.
- By virtue of the DTU, the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Larger Land.
- On an application made by the Promoter, the Government of Maharashtra vide its orders dated 11th July, 2013 and 4th March 2014, permitted the Promoter to close down the factory and also vide order dated 20th August, 2013, the Commissioner of

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Shrey.

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दस्त क्र. ६१९६/१३२४
E. ६/२५

Labour Govt of Maharashtra has issued a no-objection certificate (NOC) in respect of the development of the Larger Land.

E. The Municipal Corporation of Greater Mumbai ("MCGM") has changed the user of the Larger Land from Industrial to Residential / Commercial purposes by its letter bearing reference No. CHE/31275/DPES dated 15th 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 3 (Three) towers/wings of a building known as Tower No. 9, Tower No. 10, and Tower No. 11 on a portion of the Larger Land measuring 1831.43 square metres (Plinth Area) ("**the said Land**") (the said Land is more particularly described in the **Second Schedule** hereunder written and delineated in Red colour boundary line and the 3 (Three) Towers/Wings are marked in Red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**) as a phase of the Whole Project (as defined below) and proposed as a "real estate project" by the Promoter and has been registered as a 'Real Estate Project' ("**the Real Estate Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued a Certificate of Registration bearing No. **P51800001137** dated **26/07/2017** ("**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:

(i) The name of the Real Estate Project shall at all times be '**Runwal Forests**' (in common along with such other phases of the Whole Project as the Promoter may deem fit). The Real Estate Project consists of 3 (Three) Wings/Towers which are Tower No. 9, Tower No. 10, and Tower No. 11.

(ii) The details of each tower/wing are as followings:

a. Tower No. 9 of the Real Estate Project is proposed to be up to 53 No. of slabs of Super Structures (proposed 50 habitable floors each), of which habitable floors sanctioned are as per approval annexed hereto; and;

b. Tower No. 10 of the Real Estate Project is proposed to be up to 58 No. of slabs of Super Structures (proposed 55 habitable floors), of which habitable floors sanctioned are as per approval annexed hereto; and;

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करल - ५
दस्ता क्र. ८९५ / २०२४
SA No. १२५

- c. Tower No. 11 of the Real Estate Project is proposed to be up to SA No. 125 of slabs of Super Structures (proposed 55 habitable floors) of which habitable floors sanctioned are as per approval annexed hereto.
- (iii) The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Third Schedule** hereunder written.
- (iv) Total FSI of 75,888.55 square meters has been proposed for consumption in the construction and development of the Real Estate Project to be consumed in the following manner:
- The total FSI of 20,718.11 square meters has been proposed for consumption in the construction and development of Tower No. 9 of the Real Estate Project. The Promoter shall eventually consume the total FSI of 20,718.11 square meters in the construction and development of Tower No. 9 as per the terms of sanction and approval that may be granted from time to time;
 - The total FSI of 27,990.67 square meters has been proposed for consumption in the construction and development of Tower No. 10 of the Real Estate Project. The Promoter shall eventually consume the total FSI of 27,990.67 square meters in the construction and development of Tower No. 10 as per the terms of sanction and approval that may be granted from time to time; and;
 - The total FSI of 27,179.77 square meters has been proposed for consumption in the construction and development of Tower No. 11 of the Real Estate Project. The Promoter shall eventually consume the total FSI of 27,179.77 square meters in the construction and development of Tower No. 11 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 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 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,



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करल -	The Promoter
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may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc

(iv) 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 13 & 14 below.

- (x) A copy of the Intimation of Disapproval (IOD) bearing No. CE/1375/BPES/AS dated 6th 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 61,606.55 square meters.
- The area of the Proposed Real Estate Project is total FSI of 75,888.55 square meters (including sanctioned/ consumed and proposed FSI).
 - In accordance with the approvals/ sanctions issued by the Municipal Corporation of Greater Mumbai and / or other Competent Authority(ies), the Promoter has constructed 8 (eight) towers in addition to the Real Estate Project on a portion of the Larger Land. The Promoter may construct additional towers on the balance portion of the Larger Land to fully utilize the FSI potential of the Larger Land. ("**Proposed Wing**").
- (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 levels of such towers comprised in the Whole 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 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.

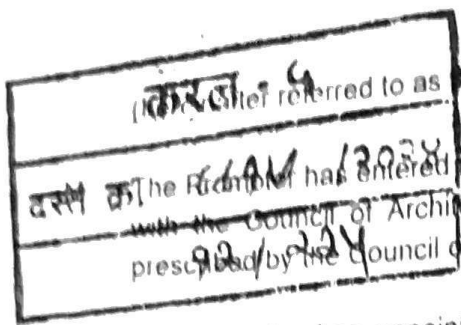
- (vi) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time
- (vii) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & 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/boards sites and be entitled to a full and free right of way and means and access to such places or places for the purpose of repair, painting or changing the look of 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 powers in 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 constitute a mixture of users as may be permissible under applicable law from time to time.
- (xii) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules, as amended from time to time.
- (xiii) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- (xiv) 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.
- (xv) The name of the Whole Project shall at all times be 'Runwal Forests'.



The above 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 <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "D" hereto ("Proposed Future and Further Development of the Larger Land").

L. The Allottee/s is/are desirous of purchasing a residential premises / flat bearing No. 4806 on the 48th floor of Tower/Wing T11 of the Real Estate Project

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referred to as the "said Premises").

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 Allottee of the Premises and to receive the sale consideration in respect thereof.

P. On demand from the Allottee, the Promoter has given inspection to the Allottee 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: -

(i) All approvals and sanctions issued by the competent authorities for the development of the Real Estate Project and the Whole Project including layout plans, building plans, floor plans, change of user permissions, IOD, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;

(ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land viz. diverse deeds and documents whereby Neosym acquired the Larger Land and Deed of Transfer of Undertaking dated 1st August, 2012;

(iii) 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.

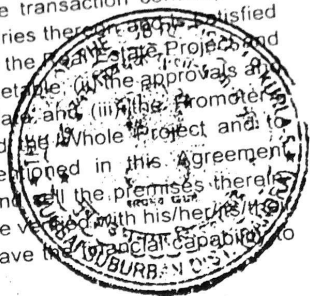
R. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance 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.



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- 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 as specified 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 (iv) the premises thereon. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/his/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 57.19 square meters equivalent to 615.59 sq. feet carpet area plus 0.00 square meters 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. 15442727/- (Rupees One Crore Fifty Four Lakhs Forty Two Thousand Seven Hundred Twenty Seven 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. 1544268/- (Rupees Fifteen Lakhs Forty Four Thousand Two Hundred Sixty Eight Only)**, being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).
- Y. Under Section 13 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 hereinbelow,-



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 <u>9,10,11</u> towers/wings of the Real Estate Project washed in Red 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"	Title Certificate issued by Advocates

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करता Annexure "I"	Certified true copy of Property Register
दस्ता क्र. 11/2024	Card/Larger Land
9/1/2024	Plan of the said premises
	Payment schedule
	Copy of Proposed amended Plan

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

1 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.

2 The Promoter shall construct the Real Estate Project being the 3 (Three) Tower/Wings known as Tower No. 9, Tower No. 10, and Tower No. 11, 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:**

- (i) 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. 4806 of the 2 BHK type admeasuring 57.19 square meters equivalent to 615.59 sq. feet carpet area plus 0.00 square meters balcony area as per RERA on the 48th floor in the Tower/Wing T11 (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. 15442727/- (Rupees One Crore Fifty Four Lakhs Forty Two Thousand Seven Hundred Twenty Seven Only)**.
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park **[1] ([ONE])** car/s 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. 15442727/- (Rupees One Crore Fifty Four Lakhs Forty Two Thousand Seven Hundred Twenty Seven 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. 1544268/- (Rupees Fifteen Lakhs Forty Four Thousand Two Hundred Sixty Eight Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of

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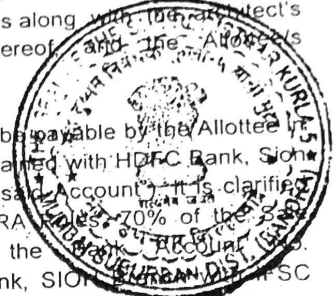
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Rs.13898459/- (Rupees One Crore Thirty Eight Lakhs Ninety Eight Thousand Four Hundred Fifty Nine Only) in the manner and payment instalments more particularly set out in **Annexure "H"** hereto. The Allottee/s hereby agree/s and accepts that in the event the Promoter completes any milestone/s that is/are prior or subsequent to any other construction milestones as mentioned in the payment schedule annexed hereto at **Annexure "H"**, then the Promoter shall be entitled to raise demand for payment towards such completed milestone/s along with the Architect's certificate certifying the completeness thereof and the Allottee/s shall undertake/s to make payment of the same

- (v) It is clarified that the Sale Consideration shall be payable by the Allottee to the Bank Account No. **57500000167232** maintained with HDFC Bank, SION Branch with IFSC Code **HDFC0000163** ("the said Account"). It is clarified that in accordance with RERA and the RERA Regulations, 2017, 70% of the Sale Consideration shall be transferred in the Bank Account No. **57500000167258** maintained with HDFC Bank, SION Branch with IFSC Code **HDFC0000163** ("the RERA Account"). It is further clarified between the parties that, if more than **10.0%** 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 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 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.
- (vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter 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.
- (viii) 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 documents executed in that regard, as deemed fit by the



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THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Land)

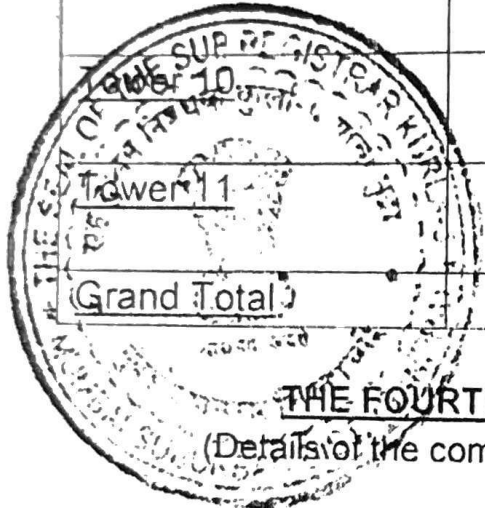
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All these pieces and parcels of land admeasuring 1831.43 mtrs (Plinth area) forming part of the larger land as mentioned in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

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

<u>Tower No.</u>	<u>Total No. of Flat/Units</u>	<u>Nos of floors</u>
Tower 9	<u>191</u>	<u>52 No's of slabs of Super Structures (50 Habitable floors)</u>
Tower 10	<u>466</u>	<u>63 Nos of slabs of Super Structures (61 Habitable floors)</u>
Tower 11	<u>466</u>	<u>63 Nos of slabs of Super Structures (61 Habitable floors)</u>
<u>Grand Total</u>	<u>1123</u>	



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
- Central land

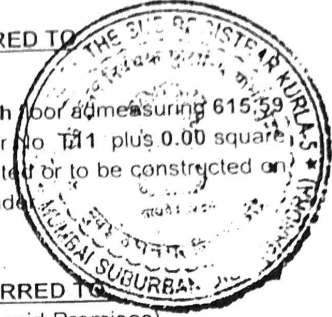
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- Cricket pitch
- Putting green
- Yoga Zone
- Senior citizen area

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

All that piece and parcel of the Flat/ Unit being No.4806 on 48th floor measuring 615.59 sq. ft. carpet area and (equivalent to 57.19 sq. mtrs.) in Tower No. 11 plus 0.00 square metres balcony area and also 1 (ONE) 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 BHK/ 1.5 BHK /2 BHK

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

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SIGNED AND DELIVERED
By the within named PROMOTER
WHEELABRATOR ALLOY CASTINGS
LTD.

WHEELABRATOR ALLOY
CASTINGS LTD.

By hand of its Director/
Authorized Signatory

Vikas Bobade

in the presence of
1. [Signature]

2. [Signature]

[Signature]

Director/Authorised Signatory.



SIGNED AND DELIVERED
By the within named ALLOTTEE/S
AMOL SHAHAJI GHADGE

[Signature]



in the presence of
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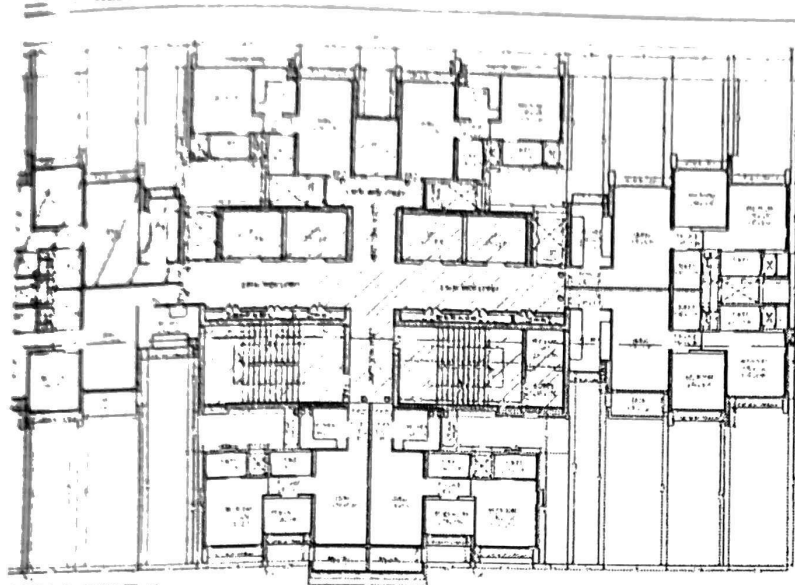
RECEIVED of and from the Flat/Unit
Allottee/s /s above named the sum of
Rs.1544268/- (Rupees Fifteen Lakhs
Forty Four Thousand Two Hundred
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as advance payment or deposit paid by
The Allottee/s to the Promoter

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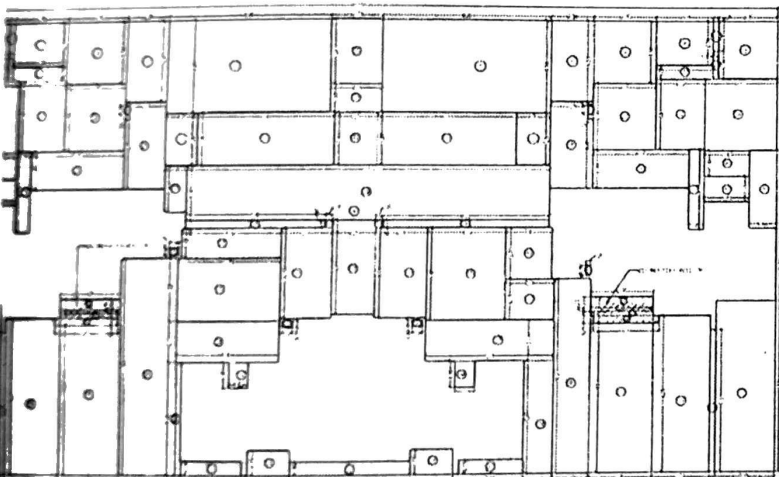
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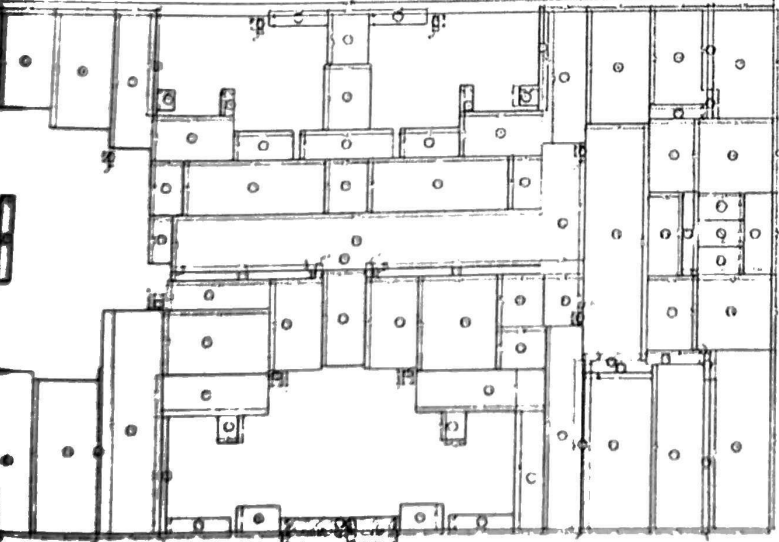




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FLOOR PLAN FOR TOWER 11



FLOOR PLAN FOR TOWER 11

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PROJECT NAME:

CLIENT:

ARCHITECT:

ENGINEER:

REGISTRATION NO.:

SCALE:

DATE OF ISSUE:

DATE OF VALIDITY:

REMARKS:

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING

No CHE/ES/1458/S/337(NEW)/FCC/9/Amend

COMMENCEMENT CERTIFICATE



LABRATOR ALLOY CASTINGS LIMITED
arg, Near Mangram Petrol Pump, Bhandup
Mumbai.

With reference to your application No. CHE/ES/1458/S/337(NEW)/FCC/9/Amend Dated. 18 Dec 2018 relopment Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 (new) dated 18 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building permission work of on plot No. - C.T.S.No. 596, 596/1-6, 597, 597/1-7,598, 598/1-3, 599A, 599A/1-81, 601, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D Division / Village / Town Planning No. KANJUR-W situated at LBS Marg Road / Street in S Ward Ward .

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

The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

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.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

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.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

- 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.
- 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.
- The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

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. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/ES/1458/S/337(NEW)/337/24/AMEND dated 11.01.2024

of Local Authority
n of Greater Mumbai
er. Building Proposal
S Ward Ward

MEET G. PAWAR
TYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
LOOR, DAYALDAS ROAD, VILE
PARE EAST, MUMBAI-400057.

CC (Owner),
WHEELABRATOR ALLOY CASTINGS
LIMITED
LBS Marg, Near Mangtram Petrol
Pump, Bhandup (West), Mumbai.

Subject : Proposed building on plot bearing CTS No. 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, 607/1-31, 607A, 607D of village Kanjur, At LBS Marg, Kanjur(W), Mumbai.

Reference : Online submission of plans dated 11.01.2024

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

- 1) That the compliance of the conditions mentioned in this office Intimation of Disapproval under even No. dated 06/09/2014 and amended plan approval letter under even No. dated 13/04/2016, 08/09/2016, 07/04/2017, 13/06/2017, 19/07/2017, 16/10/2017, 14/12/2017, 13/11/2018, 08/03/2019, 15/01/2020, 08/07/2020, 05/12/2020, 20/05/2021, 05/07/2021, 22/12/2021, 14/07/2022, 13/11/2022, 13/02/2023, 18/08/2023 and 31/10/2023 shall be complied with.
- 2) That the revised R.C.C. design & calculations and Methodology as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 3) That the No Dues pending from A, A. & C. 'S' Ward shall be submitted.
- 4) That the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 5) That the C.C. shall be got endorsed as per approved amended plans.
- 6) That the CC for BUA equivalent to 10% shall be requested only after payment of all Installment.
- 7) That the C.C. shall be got endorsed as per the amended plan.
- 8) That the valid Janata Insurance Policy shall be submitted.
- 9) That the requisite payments of fees, deposits, premium etc. shall be paid & also the installment schedule shall be strictly followed as per competent authority's sanction.

3-Sep-2023

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



Registration is granted under section 5 of the Act to the following project under Registration Number : 51800001137

Project: Runwal Forests Tower 9 - 11, Plot Bearing / CTS / Survey / Final Plot No.: 16,607A607D596/1-6,597/1-7,598/1-3,599A/1-81,602/1-9,605/1-17,606/1-83,607/1-31 at Kurla, Kurla, Mumbai Suburban, 400078:

1. Wheelabrator Alloy Castings Limited having its registered office / principal place of business at Tehsil: 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, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 26/07/2017 and ending with 30/06/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 21:01:20

ANNEXURE

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



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

PS1800001137

Project Runwal Forests Tower 9 - 11, Plot Bearing / CTS / Survey / Final Plot No.: Pt.596-598,599A,601-606,607A607D596/1-6,597/1-7,598/1-3,599A/1-81,602/1-9,605/1-17,606/1-83,607/1-31 at Kurla, Kurla, Mumbai Suburban, 400078.

1. Wheelabrator Alloy Castings Limited having its registered office / principal place of business at Tehsil: 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, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 26/07/2017 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 04-03-2021 06:40:31

26/07/2017

Mumbai

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

Form 346
88

In replying please quote No. Valid upto
and date of this letter

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



No. E.R./CE/ BS/A of 20 - 20

MEMORANDUM

CE / 1375 / BPES / AS 06 SEP 2014

M/s. Wheelabrator Alloy Casting Ltd.

Municipal Office,
Mumbai20

With reference to your Notice, letter No. 6291 dated 29.03.2014 and delivered on 20 and the plans, Sections Specifications and Description and further particulars and details of your building at Proposed building on plot bearing C. I. S. No. 596, 596/1 to 6, 597, 597/1 to 7, 598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605, 605/1 to 17, 606, 608/1 to 83, 607/1 to 31, 607A & 607D of village Kanjur, at LBS Marg, Bandrup(W), Mumbai furnished to me under your letter dated 20 I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof 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.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 5" 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.

[Signature]
6/9/14
S.E.B.P.s/w B.P.(SM)

[Signature]
06/09/14
Executive Engineer Building Proposal
o/c (Eastern Suburbs.) --II



02/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 8817/2024

नोदणी

Regn 63m

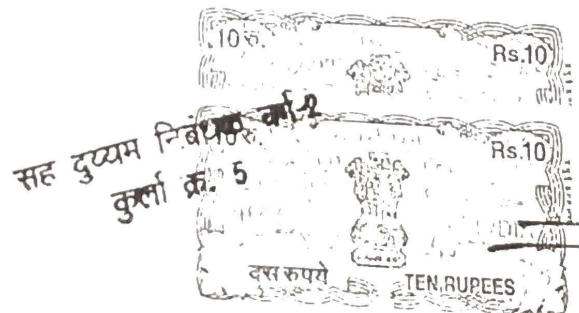
गावाचे नाव : काजर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15442727
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12357203.59
(4) भू-भाजन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं: 4806, माळा नं: 48 वा मजला, इमारतीचे नाव: टॉवर नं. 11, रुणवाल फरिस्टम, ब्लॉक नं: भाडूप पश्चिम, मुंबई - 400078, रोड नं: एल.बी.एस.मार्ग, इतर माहिती: एक कार पार्किंग स्पेस सहित ((C.T.S Number : 596,596/1 TO 6, 597,597/1 TO 7, 598,598/1 TO 3, 599A, 599A, 1 TO 81, 601, 602/1 TO 9, 603, 604, 605, 605/1 TO 17, 606, 606/1 TO 83, 607A, 607A/1 TO 31 AND 607D ;))
(5) क्षेत्रफळ	1) 62.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स विलायेटर आर्लॉय कारिंटिम लिमिटेड चे ऑथोराइज मिनेटरी - विक्रम बोर्ड तर्फे, मुंबई - गणेश शेड्डी बय:-63; पत्ता:-प्लॉट नं:-, माळा नं: 4 था मजला, इमारतीचे नाव: रुणवाल एड ओभकार इन्फ्रेअर, ब्लॉक नं: सायन चुनावट्री सिग्नलच्या समोर सायन पूर्व., रोड नं: ऑफ. ईस्टर्न एक्सप्रेस हायवे, MAHARASHTRA, MUMBAI. पिन कोड:-400022 पॅन नं:-AAACW0462F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल शहाजी घाडगे बय:-43; पत्ता:-प्लॉट नं: प्लॉट नं.12, माळा नं: -, इमारतीचे नाव: डी - 1 विल्डिंग, सिद्धिविनायक सि. एच. एस., ब्लॉक नं: प्लॉट - 47, सेक्टर - 8 सानपाडा, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AJGPG1700J
(9) दस्तऐवज करून दिल्याचा दिनांक	02/04/2024
(10) दस्त नोदणी केल्याचा दिनांक	02/04/2024
(11) अनुक्रमांक, खड व पृष्ठ	8817/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	927000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेंग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



DYNAMIC An Exchange iPhone 15

SBI PACPC Belcepar - Pravin Guikwad, CSSL
(Noco)

7718840038

10/4/24

Amol- 8237864406

3:30 PM

520/8817

Tuesday, April 02, 2024

8:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9305 दिनांक: 02/04/2024

पावतीचे नाव: कांजूर

दस्तावेजाचा अनुक्रमांक: करल5-8817-2024

दस्तावेजाचा प्रकार: करारनामा

पट्ट करणाऱ्याचे नाव: अमोल शहाजी घाडगे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 4500.00

DELIVERED

सूची संख्या: 225

एकूण:

₹. 34500.00

अपणाय मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:08 AM ह्या वेळेस मिळेल.


Joint S.R. Kulkarni

वाढार मूल्य: ₹. 12357203.59/-

मावदया ₹. 15442727/-

भारतेल मुद्रांक शुल्क: ₹. 927000/-

सह दुय्यम निबंधक कार्ड
कुर्ला क्र. 5

1) दस्तकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0424016713649 दिनांक: 02/04/2024

विक्रेते नाव व पत्ता:

2) दस्तकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0424018213687 दिनांक: 02/04/2024

विक्रेते नाव व पत्ता:

3) दस्तकाचा प्रकार: DHC रकम: ₹. 500/-

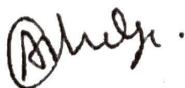
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0424019513718 दिनांक: 02/04/2024

विक्रेते नाव व पत्ता:

4) दस्तकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH000044822202425E दिनांक: 02/04/2024

विक्रेते नाव व पत्ता:



ANNEXURE - E

करल - ५
दस्ता क्र. ८५७ / २०२४
७२ / २०५

KANGA & CO. (Regd.)
ADVOCATES & SOLICITORS
ESTABLISHED 1890

Readymoney: Mansion 43, Veer Nariman Road, Mumbai - 400 001, India, Tel : (91 22) 6623 0000, 6633 2288, 2204 2288 Fax : (91 22) 6633 9655, 6633 9657
Email : mail@kangacompany.com, www.kangacompany.com

M. L. Shekta • A. M. Desai • K. M. Vussonji • B. D. Damodar • S. S. Vaidya • A. R. Amlin • Ms. P. S. Thakkar
R. P. Bhatt • Ms. A. S. Murray • P. S. Damodar • B. S. Vaidya • Ms. Srisha V. Damodar • R. V. Gandhi • Ms. S. Thakkar

SV/6485 /2017

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



Re: Addendum to the Report on Title dated 29th August 2012.

We have by our Report on Title bearing reference No. MLB/SV/MDS/6860/2012 dated 29th 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.

2. 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.
3. 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.
4. This Addendum should be read alongwith the said Report on Title.

Yours faithfully,
Kanga & Company,

S. S. Vaidya
Partner

Encl: as above.



B. SECOND PROPERTY:

By and under an Indenture dated 30th April, 1947 made between Darashaw Framroz 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 21st 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. (26,650 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 16th 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 24th 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 1st September, 1951 made between Abdul Kadir Abdul Latif as the First Vendor of the First Part therein and Wasuldin Mobin 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 13th 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

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

FIFTH PROPERTY:

By and under an Indenture dated 23rd April, 1954 made between Tomu Francis Damel 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 25th 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 thereunder written, at or for the consideration and in the manner therein contained.

F. SIXTH PROPERTY:

By and under an Indenture dated 15th 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 80110.69 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:

4/1/2024

B. SECOND PROPERTY:



and under an Indenture dated 30th April, 1947 made between *Shaw Framroz* 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 of Book No.1 on 21st 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. (26,650 $\frac{1}{4}$ 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.



C. THIRD PROPERTY:

By and under an Indenture dated 16th 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 24th 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 1st September, 1951 made between *Abdul Kadir Abdul Latif* as the First Vendor of the First Part therein and *Wasuldin Mobin 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 13th 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

E. FIFTH

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F. SIXTH

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3. The original
Third Prop
per Property
mtrs. or the
divested the

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



F. FIFTH PROPERTY:

By and under an Indenture dated 23rd April, 1954 between Tomu Francis Damel 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 25th 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 thereunder written, at or for the consideration and in the manner therein contained.

F. SIXTH PROPERTY:

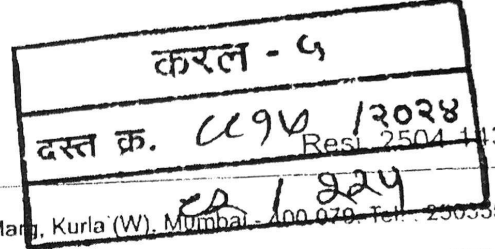
By and under an Indenture dated 15th March, 1969 made between Chimani Ramji and Others therein referred as the Vendors of the One Part and the Company therein referred as the Purchaser of the Other Part and registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BOM/1073 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 80110.69 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:

Change Effective Price of
The Magic.

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.: 25033520

OFFICE : Correspondent

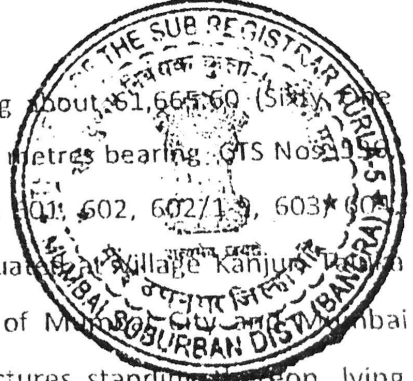
105/C, 1st floor, 144, Esplanade Mansion, M.G. Road, Kala Ghoda, Fort, Bombay - 400 023. Ph.: 2285 6630 Mobile : 9820050163

Ref. No. _____

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 GTS Nos. 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, 607/1-31 and 607D situated in Village Kanjura, Kurla within the Registration District and Sub-District of Mumbai Suburban, together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.



Dated this 20th day of January, 2015.

(S. K. Dubey)

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

करल - ५
दस्त क्र. ८९४ / २०२४
२३ / २२५

S.K. DUBEY

Advocate, High Court,

Resi. 2504 1435

103, Keshav Baug, 1st floor, Near Sheetal Cinema & State Bank of India, L.B.S. Marg, Kurla (W), Mumbai - 400 090 PH: 2285 6630 Mobile: 982050163

OFFICE :

OFFICE : Correspondent

105/C, 1st floor, 144, Esplanade Mansion, M.G. Road, Kala Ghoda, Fort, Bombay - 400 023 PH: 2285 6630 Mobile: 982050163

Ref. No _____



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 20th 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 20th January, 2015]:
 1. Search Report dated 9th March, 2017 issued by Mr. Rakesh Kubal;
 2. Debenture Trust Deed dated 10th November, 2015 bearing registration no. KRL-2-8548/2015.
 3. Deed of Mortgage dated 23rd December, 2015 bearing registration no. KRL-1-11562/2015.
 4. Deed of Re-conveyance dated 19th July, 2016 bearing registration no. KRL-1-7471/2016;
 5. Indenture of Mortgage dated 19th July, 2016 bearing registration no. KRL-1-7472/2016;
 6. Other relevant documents.

करल - ५
दस्त क्र. ८९० /२०२४
२५ / २०२४

S.K. DUBEY

Advocate, High Court,

Resi. 2504 1435

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Ref. No. _____



SCHEDULE

All that piece or parcel of freehold land a about 61,665.60 (Sixty One Thousand Six Hundred and Sixty Five point Sixty) square metres bearing CTS 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 14th day of March, 2017.

(S. K. Dubey)

Advocate, High Court

For M/s S. K. Dubey Law Firm