



26/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14194/2024

नोंदणी

Regn 63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12144140
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10561400.11
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 2408,24 वा मजला, अंशफोर्ड रिगल फेस 1 - ए विंग, मुलुंड गोरेगाव लिंक रोड, नाहूर पश्चिम इंडस्ट्रियल एरिया, भांडुप पश्चिम मुंबई, सदनिकेचे क्षेत्र(602 चौ.फूट रेरा कार्पेट) व सोबत 1 कव्हर्ड कार पार्किंग स्पेस सहित (C.T.S. Number : 358/11,358/25 ;)
(5) क्षेत्रफळ	1) 61.54 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-डब्लू एम आय रियल इस्टेट डेव्हलपर्स एल एल पी चे ऑथोराइज सिग्नेटरी प्रविण गुरुनाथ नाबर तर्फे मुखत्यार विवेक तांबे . वय:-40; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 10 अंशफोर्ड सेंटर शंकरराव नरम पथ पेनिन्सुला कॉर्पोरेट पार्क समोर लोवर परेल, मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AACFW2534P 2): नाव:-ग्राउंड होल्डिंग बिल्डकॉन प्रा लि चे ऑथोराइज सिग्नेटरी वरुण अग्रवाल तर्फे मुखत्यार विवेक तांबे . वय:-40; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 603 सी विंग वन बीकेसी सी-66 बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा पूर्व मुंबई, ब्लॉक नं. : , रोड नं. : महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAJCG0443M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुजाता विश्वनाथ काराणे वय:-49; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 1201, मायक्रो सृष्टी, गुरुद्वारा दशमेश रोड, हयुंदाई सविहस स्टेशन जवळ, भांडुप पश्चिम, मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AMHPK4435A 2): नाव:-विश्वनाथ सीताराम काराणे वय:-53; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: 1201, मायक्रो सृष्टी, गुरुद्वारा दशमेश रोड, हयुंदाई सविहस स्टेशन जवळ, भांडुप पश्चिम, मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AJGPK7685J
(9) दस्तऐवज करून दिल्याचा दिनांक	26/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/06/2024
(11) अनुक्रमांक, खड व पृष्ठ	14194/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	728700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

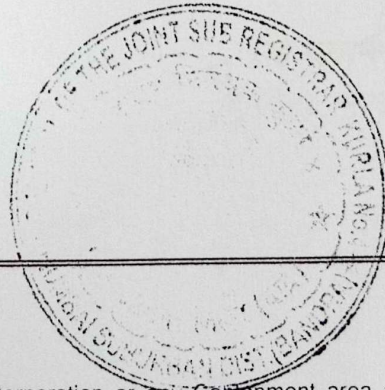
मुल्याकनासाठी विचारात घेतलेला

तपशील :-

मुद्राक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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



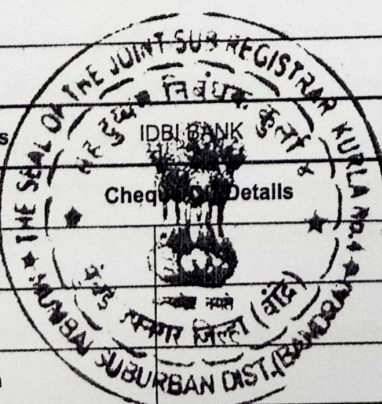


CHALLAN
MTR Form Number-6



GRN	MH004179291202425E	BARCODE		Date	26/06/2024-11:19:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	Sujata Vishwanath Karane		
Location	MUMBAI			Flat/Block No.	Flat No 2408, Wing A, Ashford Regal Phase 1		
Year	2024-2025 One Time			Premises/Building	Wing A Project		
Account Head Details		Amount In Rs.					
0030045501 Stamp Duty		728700.00		Road/Street	Mulund Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West		
0030063301 Registration Fee		30000.00		Area/Locality	Mumbai		
				Town/City/District			
				PIN	4 0 0 0 7 8		
				Remarks (If Any)	SecondPartyName=WMI Real Estate Developers LLP And Ground Holding Buildcon Private Limited~		
				Amount In	Seven Lakh Fifty Eight Thousand Seven Hundred Rupee		
Total		7,58,700.00		Words	es Only		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/Details				Bank CIN	Ref. No.	69103332024062612492	2875759164
Cheque/DD No.				Bank Date	RBI Date	26/06/2024-11:20:21	Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Sujata
W. Karane

Mobile No. : 0000000000



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed at Mumbai on this 26th day of June in the Christian Year 2024

[Handwritten signature]

By and Between

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

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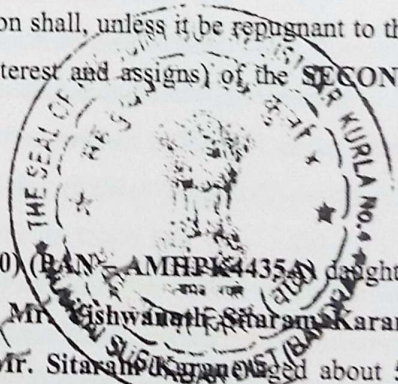
AND

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(formerly known as GROUND HOLDING BUILDCON PRIVATE LIMITED)

GROUND HOLDING BUILDCON PRIVATE LIMITED (CIN - U70109MH2021PTC360937), a company incorporated under the Companies Act, 2013, having its registered office at 603, C Wing, ONE BKC, C-66, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 represented by its Authorized Signatory, hereinafter referred to as "**Promoter 2**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in interest and assigns) of the **SECOND PART**;

AND



(1) Mrs. Sujata Vishwanath Karane (Aadhar no. 3189 6598 2190) (PAN - AMHPK4435A) daughter of Mr. Rajaram Shivram Ingle, aged about 49 years and (2) Mr. Vishwanath Sitaran Karane (Aadhar no. 9435 7287 7058) (PAN - AJGPK7685J) son of Mr. Sitaran Karan aged about 53 years, residing at 1201, Micro Srushti, Gurudwara Dashmesh Road, Near Hyundai Service Station, Bhandup West, Mumbai 400 078. hereinafter called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART**.

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

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

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A. The Promoter 1 hereby represents that:

- (i) By a Notification dated 7 May, 1959 bearing No. LBS 15-58 /59649-H published by the Revenue Department of the Government of Bombay in the Official Gazette of Government on 14 May 1959, land admeasuring in the aggregate 4 Acre 35 Gunthas i.e. equivalent to 19,728.15 square meters (approximately), bearing Survey No.79 (Part), Survey No. 80 (Part), Survey No. 81 (Part) and Survey No. 82 (Part) situated at Village Bhandup, in Greater Bombay in the Registration District of Bandra Acquired Land, was acquired by the Government of Bombay under the provisions of Part III of the Land Acquisition Act, 1894 ("LA Act") for Western Mechanical Industries Private Limited ("WMIPL") for industrial purpose.
- (ii) As required under the provisions of Section 42 of the LA Act, the Revenue Department of the Government of Bombay published, in the Official Gazette on 14 May, 1959 vide a Notification dated 7 May 1959, the Agreement dated 18 April, 1959 (required to be executed under Section 41 of the LA Act) for the Acquired Land, for WMIPL, on the terms and conditions mentioned therein.
- (iii) At the request of the erstwhile original owners of the Acquired Land, the Special Land Acquisition Officer had filed 22 References before the Hon'ble High Court at Bombay for the determination of compensation to be awarded to the erstwhile original owners under the provisions of the LA Act for such acquisition ("References").
- (iv) The References in respect of the Acquired Land were ultimately settled by Consent Orders dated 26 August, 1965 passed by the Hon'ble High Court at Bombay whereby the Special Land Acquisition Officer was directed to pay additional compensation to the original owners inclusive of solatium and interest as detailed in the Consent Orders, which was fully paid to the original owners through the Government appointed Solicitors.
- (v) By and under an Indenture dated April 30, 1966 registered under Serial No. 1396 of 1966, with the Sub Registrar of Assurances at Bandra, between (i) Tarachand Rijhumal Thadani; (ii) Bhagwan Rijhumal Thadani; (iii) Moti Rijhumal Thadani; and (iv) Sunder Lekhraj Advani (in their capacity as partners of the Western Manufacturing Company) along with the confirmation of (i) Tarachand Rijhumal Thadani; (ii) Bhagwan Rijhumal Thadani; (iii) Moti Rijhumal Thadani; (iv) Sunder Lekhraj Advani and (v) Leela Jodhasingh Lalwani (in their capacity as partners of the M/s Western Manufacturing Company) therein referred to as the Vendors of the First Part, and the Vendors along with Leela Jodhasingh Lalwani in their capacity as Confirming Parties of the Second Part and WMIPL therein referred to as Purchasers of the Third Part, WMIPL purchased and acquired from the Vendors therein all those pieces and parcels of lands bearing (i) Survey No. 73 Hissa No. 3; (ii) Survey No. 73 Hissa No. 5; (iii) Survey No. 74 Hissa No. 1; (iv)

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

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

R. The Allottee/s has/have applied to the Promoters for allotment of Unit No. 2408 on 24th floor in the Ashford Regal- Phase 1- Wing A Project.

S. The carpet area of the Unit is 55.93 square meters equivalent to 602 square feet and "Carpet Area" means the net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Unit for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the Unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Unit.

T. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

U. The Allottee/s prior to execution of these presents has/have paid to the Promoter 1 an amount of **Rs. 11,78,100/- (Rupees Eleven Lakhs Seventy Eight Thousand One Hundred Only)** being part payment of the Sale Consideration (defined hereinafter) of the Unit agreed to be sold by the Promoters to the Allottee/s as advance payment or deposit (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has agreed to pay the remaining/balance consideration of the Unit as prescribed in the payment plan as may be demanded by the Promoters within the time and the manner hereinafter appearing.

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

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

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

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

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

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

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

3. SALE CONSIDERATION OF THE UNIT

3.1.1 The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s, a residential unit viz. Unit No. 2408 of the type 2 BHK of carpet area admeasuring 55.93 square metres along with right to exclusively use Nil sq. mtrs. of deck area appurtenant to the Unit on 24th floor ("Unit") in the Ashford Regal- Phase 1 - Wing A Project as shown in the Floor plan thereof hereto annexed and marked Annexures "E" for the sale consideration of Rs. 1,21,44,140/- (Rupees One Crore Twenty One Lakhs Forty Four Thousand One Hundred and Forty Only) including proportionate price of the common areas and facilities appurtenant to the said Unit, which are more particularly described in the Second Schedule annexed herewith save and except club house, infrastructure and other charges as set out in clause 14 ("Sale Consideration") The Promoters have also agreed to permit the Allottee/s to use (1) covered car parking spaces (hereinafter referred to as the "Parking space/s").

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

3.1.3 The Allottee/s has/have paid on or before execution of this Agreement an amount of Rs. 11,78,100/- (Rupees Eleven Lakhs Seventy Eight Thousand One Hundred Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter 1 the balance amount of Rs. 1,09,66,040/- (Rupees One Crore Nine Lakhs Sixty Six Thousand and Forty Only) in the following manner:-

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35. The PAN of the Parties are :

Promoter1	:	AACFW2534P
Promoter2	:	AAJCG0443M
Allottee (1)	:	AMHPK4435A
Allottee (2)	:	AJGPK7685J



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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

FIRSTLY

DESCRIPTION OF THE LARGER LAND

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

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

SECONDLY

DESCRIPTION OF THE PROJECT LAND

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

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

FIRSTLY

(COMMON AREAS AND FACILITIES OF THE WING)

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

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[Handwritten signature: A. Sujata]
[Handwritten signature: N. Karan]

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SECONDLY

(COMMON AREAS AND FACILITIES OF THE UNIT)

1. Lift plus staircase as per plan;
Direct access to road;

THIRDLY

(LIMITED COMMON AREAS AND FACILITIES OF THE PROJECT LAND)

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

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(List of Title Documents of which inspection was provided)

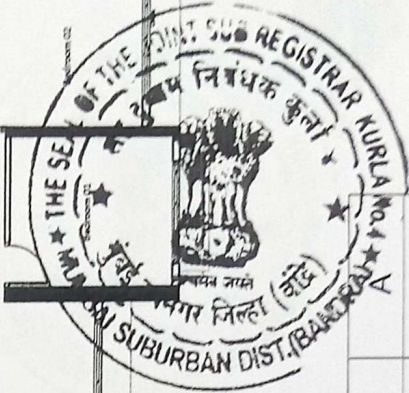
- (1) Notification bearing No. LBS.15-58/59649-H dated 7th May 1959 issued by the Government in the Bombay Government Gazettee for acquiring the land for Western Mechanical Industries Private Limited.
- (2) Indenture dated April 30, 1966 executed between Partners of the Western Manufacturing Company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



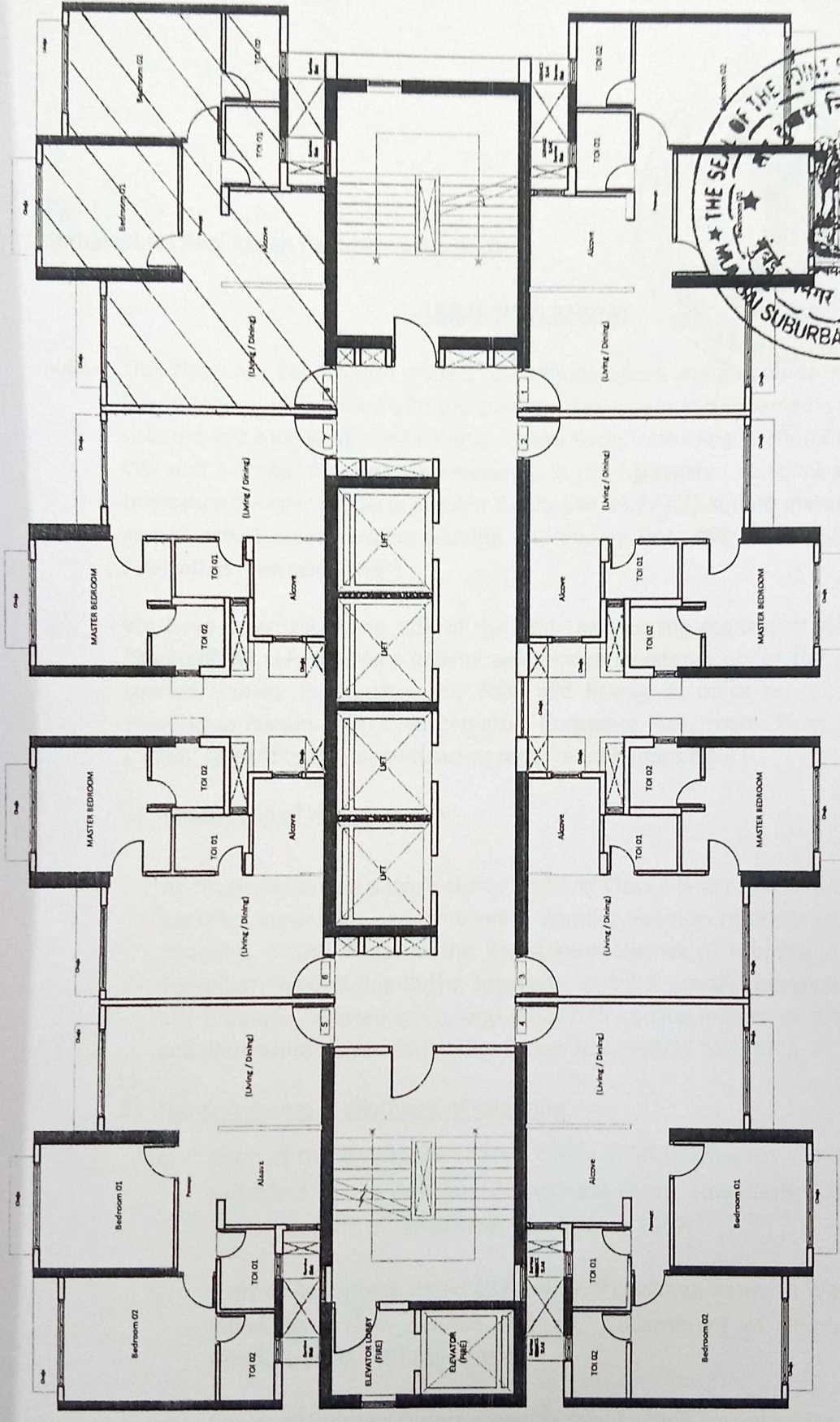
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WING	
FLAT NO.	2408
AREA	602 Sq.Ft



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



For Ground Holding Buildcon Private Limited
[Signature]
 Director / Authorized Signatory

WMI REAL ESTATE DEVELOPERS LLP
[Signature]
 Authorized Signatory

[Handwritten signatures]
 Sujata
 N. Kanam

2792 400 934
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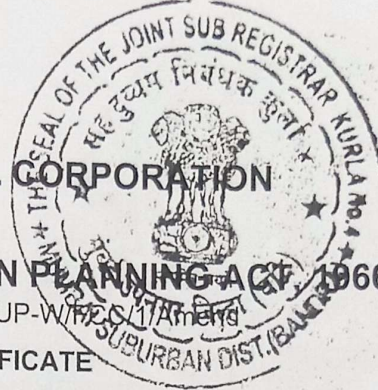
BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9962/2022/(358/11)/S Ward/BHANDUP-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE



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

Sir,

With reference to your application No. **P-9962/2022/(358/11)/S Ward/BHANDUP-W/FCC/1/Amend** Dated. **06 Jan 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **06 Jan 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **358/11** C.T.S. No **358/11** Division / Village / Town Planning Scheme No. **BHANDUP-W** situated at **18.30mt Wide Proposed Road Road / Street in S Ward Ward** .

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

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

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

27/09/2023
2024

This CC is valid upto 27/09/2023



Issue On : 28 Sep 2022

Valid Upto : 27 Sep 2023

Application Number :

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

Remark :

Approved plinth C.C as per Zero FSI IOD plans

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 12 Jun 2023

Valid Upto : 11 Jun 2024

Application Number :

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

Remark :

C.C. re-endorsement up to 'Top of Plinth' as per approved amended plans dated 16.03.2023. (CC valid upto 27.09.2023)

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 20 Jun 2023

Valid Upto : 19 Jun 2024

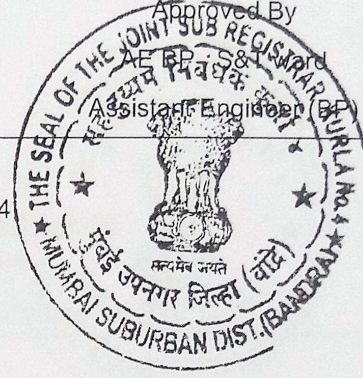
Application Number :

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

Remark :

Further C.C. is granted up to Top of 32nd upper floor i.e. total height of 99.10 mt. AGL for wing A and Full C.C. to top of 21st upper floor i.e. total height of 66.90mt. AGL+ OHT/LMR for EWS Wing as per last approved amended plans dated 16.03.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

करल ४		
१२९	७२	१३५
२०२४		



Issue On : 01 Mar 2024

Valid Upto : 27 Sep 2024

Application Number :

P-9962/2022/(358/11)/S
Ward/BHANDUP-W/FCC/1/Amend

Remark :

Full C.C. is granted up to top of 39th upper floor i.e. total height of 119.75 mt. AGL+ LMR & OHT for Wing 'A' and Further C.C. is granted up to Top of 21st upper floor i.e. total height of 66.65 mt. AGL for Wing 'B' as per last approved amended plans dated. 21.11.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.



Digitally signed by Nitin Vasantao Patil
Date: 01 Mar 2024 19:37:01
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल ४		
Project	by	33y
२०२४		

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800047421**

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

- Wmi Real Estate Developers Llp** having its registered office / principal place of business at **37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 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2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 218**



HOME LOAN

File No.:

C-KYC YES NO

RLMS ID : ~~CAR LOAN/2024~~ -2025

Applicant Name : SUJATA VISHWANATH KARANE

Co - Applicant Name :

Contact Number (R) 9869459280 (O)



Applicant CIF : 80699533425

Co - Applicant CIF :

Loan Account No. :

Collateral :

Loan Amount : 40,00,000 Tenture :

Interest Rate : EMI :



Dealer Name :

Name of Sourcing Person :



Disbursed On :

UTR No. Or J. No. :



BHANDUP BRANCH (00562)

001
23/09/24