

POSSESSION LETTER

RUNWAL  
FORESTS

Dated: 08-Mar-2021

To,  
Mr. Vikas Bhaguji Said  
Mrs. Kanchan Vikas Said  
67/2, Vishram Tower No.1, B-Wing, Shreenagar,  
Sector -9, Wagle Estate, Thane-4000604.

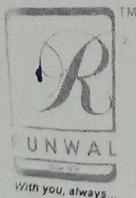
Ref: Occupation Certificate ("OC") dated 23-Oct-2020 granted by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential building known as "Runwal Forests" in the project known as "Runwal Forests" being constructed on the plot of land bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 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, situate at Village Kanjur, Taluka Kurla, situate at Lal Bahadur Shastri Marg, Bhandup (W) Mumbai - 400 078 ("the said Land")

Sub: Handing over possession of the Flat bearing no T4-3002, ("Said Flat") situated on 30th floor of Tower 4 known as "Oak" ("Said Building")

Dear Sir / Madam,

We once again record that we have received OC from MCGM as referred hereinabove (copy whereof has already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:

1. We confirm having received the entire consideration and other charges from you in respect of the Said Flat in terms of the Agreement for Sale dated 19-Jan-19 ("said Agreement") and nothing is due and payable by you to us. You hereby agree that whenever called upon by us, you will provide us with necessary documents evidencing payment of entire consideration and other charges to us in terms of the said Agreement.
2. You have personally visited and inspected the Said Flat, said Building/Tower and the amenities and facilities in the Real Estate Project (as defined in the said Agreement) and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
3. You will use the Said Flat for residential purpose only.
4. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors shall also strictly follow the same.
  - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;



**RUNWAL GROUP**

**Head Office :**

Runwal & Omkar Esquare, 4th Floor, Off. Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400022. Tel.: 6116 2000

**Registered & Site Office :**

Wheelabrator Alloy Castings Limited, Near Mangalram Petrol Pump, LBS Marg, Kanjur West, Mumbai - 400078. Tel.: 022 6114 3000

Toll Free : 1800 102 3939 • Email: customer.care@runwal.com • Website: www.runwalforests.com • CIN : U99999MH1959PLC011472



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 19<sup>th</sup> day of Jan, 2019

BETWEEN

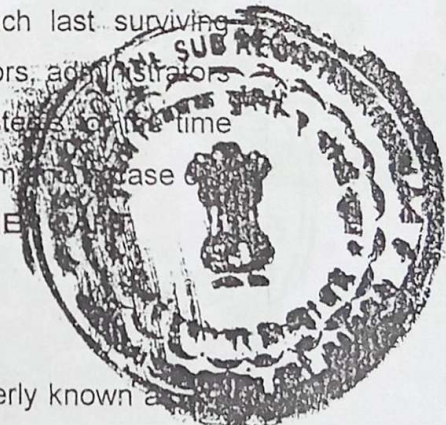
WHEELABRATOR ALLOY CASTINGS LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory Mr. Sohit. V. Bajpai, authorized under Board Resolution/ POA dated 28/12/18 hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

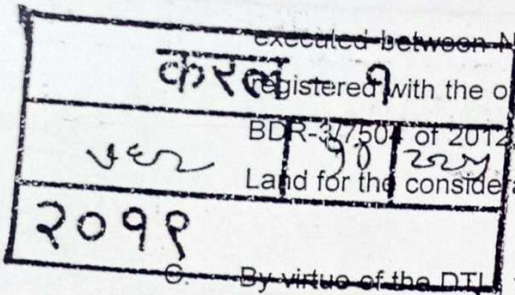
VIKAS BHAGUJI SAID / KANCHAN VIKAS SAID, having his/her/their address at **67/2, VISHRAM TOWER NO.1, B-WING, SHREENAGAR, SECTOR-9, WAGLE ESTATE, THANE - 400604** hereinafter referred to as "**the Allottee**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to 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 or trustees for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHE**

WHEREAS:

- A. By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as Indian Smelting and Refining Co. Ltd.) ("**Neosym**") was seized, possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of land admeasuring 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"**.
- B. By and under a Deed of Transfer of Undertaking dated 1<sup>st</sup> August, 2012 ("**the DTU**")



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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-377507 of 2012, the Promoter purchased and acquired from Neosym the Larger Land for the consideration and on the terms and conditions set out therein.

C. By virtue of the DTL, the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Larger Land.

D. On an application made by the Promoter, the Government of Maharashtra vide its orders dated 11<sup>th</sup> July, 2013 and 4<sup>th</sup> March 2014, permitted the Promoter to close down the factory and also vide order dated 20<sup>th</sup> August, 2013, the Commissioner of Labour, Govt of Maharashtra has issued a no-objection certificate (NOC) in respect of the development of the Larger Land.

E. The Municipal Corporation of Greater Mumbai ("MCGM") has changed the user of the Larger Land from Industrial to Residential / Commercial purposes by its letter bearing reference No. CHE/31275/DPES dated 15<sup>th</sup> January 2014.

F. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as **Annexure "B"** and the encumbrances affecting the Larger Land are annexed hereto and marked as **Annexure "C"**

G. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.

H. The Promoter is now developing/redeveloping 3 (Three) towers/wings of a building known as Tower No. 1 [Tower 1 shall consist of two buildings i.e., Palm & Citrus], Tower No. 3 (Palm) and Tower No.4 (Oak) on a portion of the Larger Land measuring 18,478 square metres (plinth area) ("the said Land") (the said Land is the particular described in the **Second Schedule** hereunder written and delineated in Yellow colour boundary line and the 3 (three) Towers/Wings are washed in Yellow 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. **P51800000818** dated **23rd July 2017** ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.

I. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

J. The principal and material aspects of the development of the Real Estate Project

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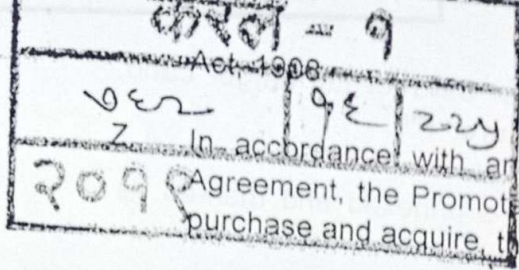
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- (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as **Annexure "F"**.
- Q. An authenticated copy of the plan of the Premises, is annexed and marked as **Annexure "G"** hereto.
- R. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- S. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter.
- T. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- U. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement including in the Recitals above and applicable law and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.
- V. The carpet area of the said Premises as defined under the provisions of RERA, is **61.39** square metres plus  $\pm$  square metres balcony area, if any.
- W. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.
- X. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of **Rs.15660062/- (Rupees One Crore Fifty Six Lakhs Sixty Thousand Sixty Two 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.1550346/- (Rupees Fifteen Lakhs Fifty Thousand Three Hundred Forty Six 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



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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.

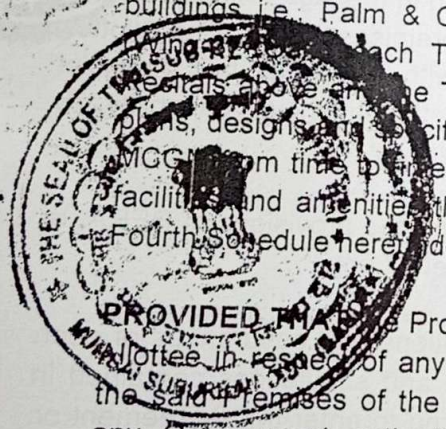
AA. The list of Annexures attached to this Agreement are stated hereinbelow,-

Annexure "A"	(Plan demarcating (i) the Larger Land in Blue colour boundary line, (ii) the said Land in Yellow colour boundary line and (iii) the towers/wings <b>T4</b> of the Real Estate Project washed in Yellow 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
Annexure "F"	Certified true copy of Property Register Card/Larger Land
Annexure "G"	Plan of the said premises
Annexure "H"	Payment schedule

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

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) Towers/Wings known as Tower No. 1 (Wing-1) [Tower 1 shall consist of two buildings i.e. Palm & Citrus], Tower No. 3 (Wing-2) (Pine), and Tower No. 4 (Wing-3) [Tower 4 shall consist of two buildings i.e. Oak & Maple]. 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 MCGD 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.



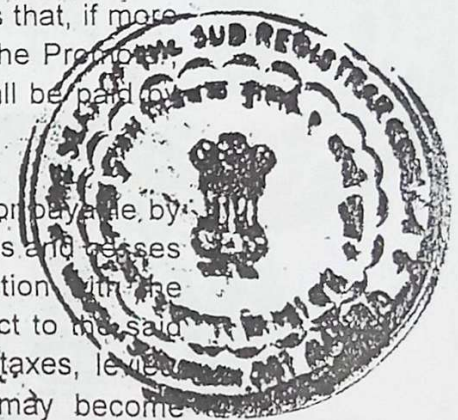
Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, 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. **3002** of the **2 BHK** type admeasuring **61.39** square metres carpet area plus **-** square metres balcony area as per RERA on the **30th** floor in the Tower/Wing **T4 (OAK)** (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.15660062/- (Rupees One Crore Fifty Six Lakhs Sixty Thousand Sixty Two 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

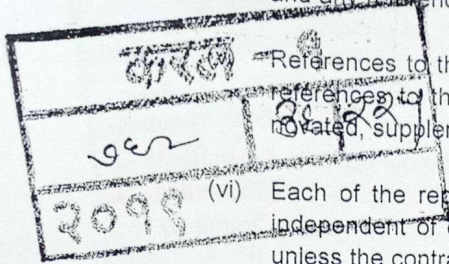
- (iii) The total aggregate consideration amount for the said Premises including car parking space is **Rs. 15660062/- (Rupees One Crore Fifty Six Lakhs Sixty Thousand Sixty Two Only)** ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (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. 1550346/- (Rupees Fifteen Lakhs Fifty Thousand Three Hundred Forty Six Only)**, as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 14109716/- (Rupees One Crore Forty One Lakhs Nine Thousand Seven Hundred Sixteen Only)** in the manner and payment instalments more particularly set out in Annexure "H" hereto.
- (v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. **57500000167041** maintained with HDFC Bank, Sion Branch with IFSC Code **HDFC0000163** ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. **57500000166676** maintained with HDFC Bank, Sion Branch with IFSC Code **HDFC0000163** ("the RERA Account"). It is further clarified between the parties that, if more than **9.9%** Sale Consideration has already been received by the Promoter, then as the case may be, the balance Sale Consideration shall be paid to the Allottee in the Said Account.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be.
- (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.



*[Handwritten signature]*

*[Handwritten signature]*

and any reference to this Agreement shall include any schedules to it;



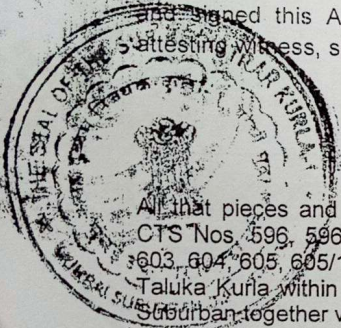
References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, modified, supplemented or replaced from time to time;

(vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(vii) References to a person (or to a word importing a person) shall be construed so as to include:

- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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



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

All that pieces and parcels of land admeasuring about 81,665.60 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 Kuria within the Registration District and Sub-District of Mumbai City and Mumbai Urban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.

- On or towards North: Nalla adjoining Jai Hind Oil Mills
- On or towards South: Part of property developed by Gundecha Builders
- On or towards East: Central Railway Line
- On or towards West: LBS Marg

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

All those pieces and parcels of land admeasuring 1874.78 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>
1 (Palms & Citrus) (Wing-1)	<b>320</b>	44 Nos of slabs of super structures (42 Habitable floors)
3 (Pine) (Wing-2)	<b>320</b>	44 Nos of slabs of super structures (42 Habitable floors)
4 (Oak) (Wing-3)	<b>231</b>	42 Nos of slabs of super structures (40 Habitable floors)
<b>Grand Total</b>	<b>871</b>	

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(Details of

- Building Amenities**
- Entrance lobby in
  - DG back up for e
  - 2 staircase per t
  - Multiple level Pa
  - High-speed Elev

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**External Amenities**

- Common Parki
- Common Base
- Recreational O
- RG Area
- Central landsc
- Modern clubho
  - State-c
  - Party h
  - Café
  - Mini-th
  - Baske
  - Squas
  - Tennis
  - Game
  - Baby
  - Music
  - Stean
  - Conve
  - Bake

- Two Swimm
- Jogging / run
- Zen garden
- Water bodie
- Dedicated cl
- Open air Gy
- Skating rink
- Cricket pitch
- Putting gree
- Yoga Zone
- Senior citize

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sq.ft. carpet area a  
\_square metres b  
the Larger property

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**Internal amenities**

- Vitrified flo
- Kajaria/Nit
- Branded C
- Polished g  
equivalent

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



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

All that piece and parcel of the Flat/ Unit being No **3002** on **30th** floor admeasuring **661 sq.ft.** carpet area and (equivalent to **61.39** sq. mtrs.) in Tower No. **T4** (Building **OAK**) plus **\_**-square metres balcony area and also **1** Car parking constructed or to be constructed on the Larger property as described in the First Schedule hereunder.

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

**Internal amenities for 1 .5 BHK /2 BHK**

- Vitrified flooring in Living, Dining, Bedrooms and Kitchen – Kajaria/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

A 29

(KSD)



This CC is valid upto 6/1/2016

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वेर	५०	२२५
२०१९		

Issue On : 7/1/2015

Valid Upto : 6/1/2016

Remark :

C.C. Upto basement top for Tower 6 part and Tower 7 as per phase programme and as per approved plans dt. 06/09/2014.

Approved By

A.C. WADE

Executive Engineer

Issue On : 3/7/2015

Valid Upto : 6/1/2016

Remark :

C.C. Upto basement top for Tower 1 to 5, 6 part & 8 to 10 as per approved plans dt. 06/09/2014.

Approved By

S.Tatekar

Executive Engineer



Issue On : 31/12/2015

Valid Upto : 6/1/2016

Remark :

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

Approved By

A.G. Tambewagh

Executive Engineer

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५१२२७  
२०१९

Issue On : 22/4/2016

Valid Upto : 6/1/2017

Remark :

Grant C.C. Upto 10th floor for tower 7 & re-endorsed the plinth C.C. For Tower no. 1, 3, 4, 5, 6, 8, 9, 10 & 11 as per approved plans dt 13/04/2016.

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 27/4/2016

Valid Upto : 6/1/2017

Remark :

Full C.C. i.e. Upto 11th floor for tower 1 & 3 and full C.C. i.e. Upto 10th floor for tower 2 & 6 as per approved amended plans dt. 13/04/2016.



Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 27/6/2016

Valid Upto : 6/1/2017

Remark :

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

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 12/8/2016

Valid Upto : 6/1/2017

Remark :

CHE/ES/1458/S/337(NEW)

2099

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

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

Issue On : 7/11/2016 Valid Upto : 6/1/2017

Remark :  
Further C.C. For tower no. 01 (full C.C. i.e. Upto 15th floor), Tower No. 3 upto 11th floor, Tower No. 04 upto 7th floor, Tower No. 5, 6 & 7 ( full C.C. i.e. Upto 17th floor), Tower No. 8 upto 6th floor & Tower No. 09 upto 4th floor as per approved plans dt. 08/09/2016.

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

Issue On : 12/4/2017 Valid Upto : 6/1/2018

Remark :  
Further C.C. For Tower 1 upto 21st floor, Tower No. 3 upto 16th floor, Tower No. 4 upto 10th floor, Tower No. 5 upto 6th floor, Tower No. 6 upto 7th floor, Tower No. 7 upto 20th floor, Tower No. 8 upto 10th floor & Tower No. 9 upto 2nd floor as per approved plan dt. 08/09/2017



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

Issue On : 15/6/2017 Valid Upto : 6/1/2018

Remark :  
"Further C.C. up to 19th floor for Tower No. 3, C.C. up to 14th floor for Tower No. 4, upto 23rd floor for Tower No. 5 & 6, up to 22nd floor for Tower No. 7, up to 14th floor for Tower No. 8, upto 4th floor for Tower No. 9 & re-endorsement of C.C. up to 21st floor for Tower No. 1 and up to plinth for Tower No. 10 & 11 as per amended plans dated 13/06/2017.

Approved By  
J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 21/7/2017

Valid Upto : 6/1/2018

Remark :

The C.C. up to 26th floor for Tower no.1, C.C. up to 23rd floor for Tower no. 3, C.C. up to 24th floor for Tower no. 5, C.C. up to 25th floor for Tower no. 6 & 7, C.C. up to 5th floor for Tower no. 9 & re-endorsement of C.C. up to 14th floor for Tower no. 4 & 8 and up to plinth for Tower no. 10 & 11 as per amended plans dated 19.07.2017.

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 22/12/2017

Valid Upto : 6/1/2018

Remark :

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

Approved By

J.C.Siddhpura

Assistant Engineer (BP)



Issue On : 7/6/2018

Valid Upto : 6/1/2019

Remark :

Re-endorsement of full C.C. upto 35th floors for Tower no.1, upto plinth for Tower no. 10 & 11, further full C.C. upto 35th floors for Tower no.3, full C.C. upto 26th floors for Tower no.4, full C.C. upto 34th floors for Tower no. 5 & 6, full C.C. upto 32nd floors for Tower no.7, C.C. upto 21st floors for Tower no.8 and upto 9th floors for Tower no.9 as per approved amended plans dtd:14.12.2017

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

करल - १		
५४	२२५	
२०१९		

Issue On : 1/12/2018

Valid Upto : 6/1/2019

Remark :

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

Approved By

J.C. DUSANE

Assistant Engineer (BP)

Issue On : 14/12/2018

Valid Upto : 6/1/2019

Remark :

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



Designation : Assistant Engineer  
 Organization : MCGM  
 Date : 14-Dec-2018 15:23:35

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

Assistant Engineer . Building Proposal

Cc to :  
 1. Architect.

CHE/ES/1458/S/337(NEW)

## गावाचे नाव : कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15660062
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11883167.145
(4) भू-मापन, पोटोहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: टी4-3002, माळा नं: 30 वा सजला, इमारतीचे नाव: ओक रुणवाल फॉरिस्ट, ब्लॉक नं: भांडुप प मुंबई-400078, रोड नं: एल बी एस मार्ग, इतर माहिती: एक कार पार्किंग स्पेस, फ्लॉटचे क्षेत्र 661 चौ फुट कारपेट ( ( C.T.S. Number : 596 596/1 TO 6 597 597/1 TO 7 598 598/1 TO 3 599A 599A/1 TO 81 601 602 602/1 TO 9 603 604 605 605/1 TO 17 608 606/1 TO 83 607 607/1 TO 31 607A 607D ; ) )
(5) क्षेत्रफळ	1) 67.57 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:-व्हिलान्नेटर अलॉय कास्टिंग्स लिमिटेड चे ऑयोरार्ईज सिग्रेटरी सोहित डी बाजपई तर्फे मुखत्यार गणेश आर शेटी वय:-57; पत्ता:-फ्लॉट नं: -, माळा नं: 4 या सजला, इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्केअर, ब्लॉक नं: ऑप चुनामट्टी सिग्नल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. 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:-विकास भागुजी सैद वय:-40; पत्ता:-फ्लॉट नं: 67/2, माळा नं: -, इमारतीचे नाव: विश्राम टॉवर नं 1 वि विंग श्रीनगर सेक्टर -9, ब्लॉक नं: वागळे इस्टेट ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AJUPS4756J 2): नाव:-कांचन विकास सैद वय:-32; पत्ता:-67/2, -, विश्राम टॉवर नं 1 वि विंग श्रीनगर सेक्टर -9, वागळे इस्टेट ठाणे, -, वागळे ई.ए., MAHARASHTRA, THANE, Non-Government. पिन कोड:-400604 पॅन नं:-CNQPS8335B
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	762/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	783100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of documents. Details of this transaction have been forwarded by Email ( dated 21/01/2019 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.







Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 3(1))

करल - १	
२२	२२/२१
२०१९	

This registration is granted under section 5 of the Act to the following project under project registration number : P51800001838

Project: Runwal Forest Tower 5 - 8, 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 a t Kurla, Kurla, Mumbai Suburban, 400022;

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 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 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 the purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
  - OR
  - That entire of the amounts to be 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 29/07/2017 and ending with 30/04/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/29/2017 5:57:46 PM

Dated: 29/07/2017  
Place: Mumbai

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



**M A: PERSONAL DETAILS**

Existing Customer:  Yes  No

CIF No/ Account No.

APPLICANT  CO

First Name

Middle Name

Last Name

VIKAS BHAGUJI SAID

Date of Birth: 05031978

PAN: AJUP54756J

Mobile: 9820651401

Email: Saidvikas@gmail.com

Name of Spouse: KANCHAN VIKAS SAID

Name of Father: BHAGUJI MHATARBA SAID

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Documents of KYC (Minimum one to be filled)

Bank Passbook / UID No. 925044176267

Driver ID No.

Passport No.

Driving License No. MH0420150007050

MGNREGA Job card No.

Document issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign Citizen

**ARMED DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**YOUR SERVICE UNDER:**

Defined Benefit Pension  New Pension Scheme

**Permanent Address:**

**Current Address:**

Address 1: 867 VISHRAM TOWER NO-1, SHREENAGAR, SECTOR

Address 2: ESTATE THANE 400604

Address 3:

City:

City: THANE

State:

State: MAHARASHTRA

Country:

Pin Code: 400604

Address same as the

Take Over Home Loan

LOS ID : HL / CL / PL / ED / 20 - 20

Applicant Name : (2) Mr. Vikas Bhagyi Said

Co - Applicant Name : (1) Mrs. Kanchan V Said

Contact Number (R) 9820651401 (O)

Applicant CIF : (2) 85546285095

Co - Applicant CIF : (1) 91251094020

Loan Account No. :

Collateral :

Loan Amount : 99,00,000/- Tenure : - 186 mths.

Interest Rate : EMI :

Loan Type : SBI LIFE : YES / NO

Individual Housing Loan \_\_\_\_\_ Maxgain \_\_\_\_\_ Flexi \_\_\_\_\_

Realty \_\_\_\_\_ Optima \_\_\_\_\_ Others: \_\_\_\_\_

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

Ref no :- LAPHL20237003213227

Name of Sourcing Person :

Mobile No / Email :

Vastukarla - 21/07/28



Mulund (E) Branch(04210)