

# SSL

Code No.

File

Ref No.

SALES FORCE LEAD ID.

ASE	ANINASH BHOSALE 916F389229
ASM	SARVESH PANDY
AQM	ROHIT PENKAR

RLMS Number	
Branch Name & Code	07212 NEISHROLE EAST BRANCH
Source Type	CONNECTOR
CRM ID	
Applicant Name	NIDHI PRAVIN CHHEDA
Co-Applicant Name	PRANAV KUTTAN
CIF NO. APPLICANT & CO. APPLICANT	9203FL919FB/85241223486
Date of Birth	09-12-1996
Pan Card Number	BCZPC5805K
Bank Account Number	SBI-43861188629
E-mail ID	nidhichheda96@gmail.com
Mobile No.	9594728133/9768055420
Loan Amount & Interest Rate	86 LAKHS
Tenure	86 MONTHS
Connector Name & Code	NEISHL MORE
Proposal Type	HOMER LOAN
Property Final: Yes / No	Y Y
RACPC	GHATKOPAR
RBO	
AMT NO.	

AMT		
PROCESSING OFFICER		
RESI/OFF	04-05 CRUX	
TIR	04-05 Subheda	
VALUATION	04-05 Vasukata	
SITE		
LOAN A/C		
T.D.		
D.E.		

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 28<sup>th</sup> day of February, 2025

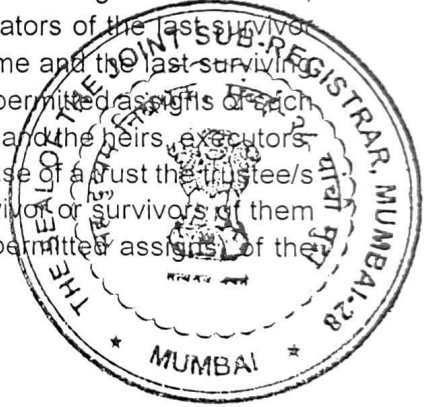
BETWEEN

*N. P. Chheda*  
*[Signature]*  
*N. P. Chheda*  
*[Signature]*

**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 Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory Mr. Ameya R. Joshi, authorized under Board Resolution/ POA dated 08/02/2024 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

**NIDHI PRAVIN CHHEDA & PRANAV KUTTAN** having his/her/their address at **5497/169, A WING, ANAND VASTI CHS, OPP. TRIANGLE GARDEN, KANNAMWAR NAGAR, VIKHROLI (E)-400083** 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 each last surviving member of the co-parcenersy 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 and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.



**WHEREAS:**

- A. By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as The Indian Smelting and Refining Co. Ltd.) ("Neosym") was seized, possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of land 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, 605/1-7, 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") 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.
- C. By virtue of the DTU, the Promoter is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Larger Land.
- D. On an application made by the Promoter, the Government of Maharashtra vide its orders dated 11<sup>th</sup> July, 2013 and 4<sup>th</sup> March 2014, permitted the Promoter to close down the factory and also vide order dated 20<sup>th</sup> August, 2013, the Commissioner of

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*N. P. Chheda*  
*[Signature]*

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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.
- 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 1631.43 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 washed 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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APPLICATION FOR



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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 and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement including in the Recitals above and applicable law and sell the premises therein. 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 39.98 square meters equivalent to 430.34 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. 8796277/- (Rupees Eighty Seven Lakhs Ninety Six Thousand Two Hundred Seventy 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. 888832/- (Rupees Eight Lakhs Eighty Eight Thousand Eight Hundred Thirty Two 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

*Palkheda*

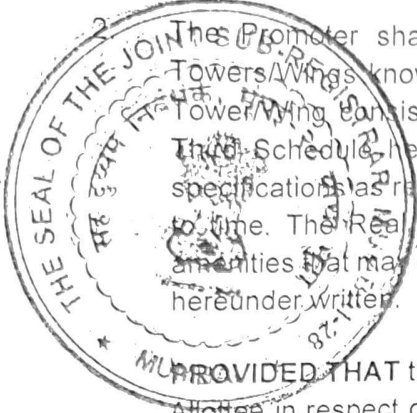
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3624	Annexure "F"	90	204
	Annexure "G"		
2024	Annexure "H"		
	Annexure "I"		
			Certified true copy of Property Register Card/Larger Land
			Plan of the said premises
			Payment schedule
			Copy of Proposed amended Plan

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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.



The Promoter shall construct the Real Estate Project being the 3 (Three) Towers/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:**

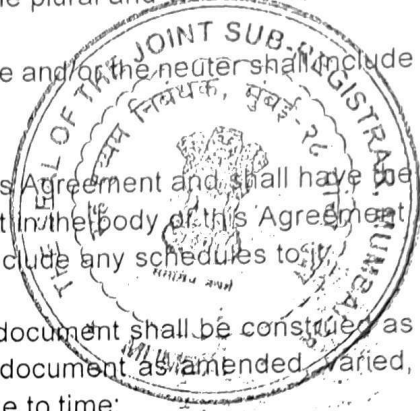
- The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. 5108 of the 1 BHK type admeasuring 39.98 square meters equivalent to 430.34 sq. feet carpet area plus 0.00 square meters balcony area as per RERA on the 51st 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. 8796277/- (Rupees Eighty Seven Lakhs Ninety Six Thousand Two Hundred Seventy Seven Only)**.
- The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park **[0] ([ZERO])** car/s in the car parking space in the basement/podium/stilt being constructed on the said Land. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly.
- The total aggregate consideration amount for the said Premises including car parking space is **Rs. 8796277/- (Rupees Eighty Seven Lakhs Ninety Six Thousand Two Hundred Seventy 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".
- The Allottee has paid before execution of this Agreement, a sum of **Rs.888832/-(Rupees Eight Lakhs Eighty Eight Thousand Eight Hundred Thirty Two Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of

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Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include:
  - (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and,
  - (b) That person's successors in title and assigns or transferees permitted in 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 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.  
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

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[Signature]

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

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

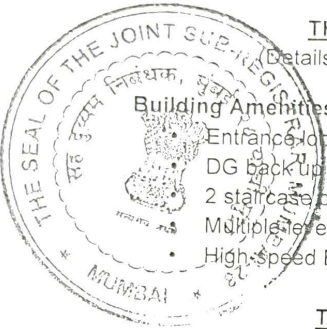
**THE THIRD SCHEDULE ABOVE REFERRED TO:**

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

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

**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

All that piece and part sq. ft. carpet area and metres balcony area the Larger property a

**Internal amenities**

- Vitrified floor
- Kalaria/Nitco
- Branded CP
- Polished gra or equivalent
- Acrylic /Plas or equivalent
- Exhaust fan
- Powder coa equivalents
- Solid Flush for main do
- Solid Flush Asian/Shre
- Bathroom
- Kitchen da

**Internal amenities**

- Polished g or equivalent
- Air-conditi
- Agglomer Kalinga/Jo
- Vitrified fl equivalent
- Luster pai equivalent
- Height of
- Branded C
- Solid Flus for main d
- Solid Flus Asian/Shr
- Powder r equivalent
- Bathroom
- Exhaust f
- Kitchen d equivalent

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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.5108 on 51st floor admeasuring 430.34 sq. ft. carpet area and (equivalent to 39.98 sq. mtrs.) in Tower No T11 plus 0.00 square metres balcony area and also 0 (ZERO) 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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N. P. K. Beda

*[Handwritten signature]*





BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1458/S/337(NEW)/FCC/11/Amend

COMMENCEMENT CERTIFICATE



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

Sir,  
With reference to your application No. CHE/ES/1458/S/337(NEW)/FCC/11/Amend Dated. 18 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1956, to carry out development and building permission under Section 346 no 337 (New) dated 18 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work 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, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D Division / Village / Town Planning Scheme No. KANJUR-W situated at LBS Marg Road / Street in S Ward Ward.

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

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

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

This CC is valid upto 6/1/2016

Issue On : 07 Jan 2015 Valid Upto : 06 Jan 2016

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

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 : 03 Jul 2015 Valid Upto : 06 Jan 2016

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

Remark :

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

Approved By  
S.Tatekar  
Executive Engineer

Issue On : 31 Dec 2015 Valid Upto : 06 Jan 2016

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

Remark :

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

Approved By  
A.G. Tambewagh  
Executive Engineer



CHE/ES/1458/S/337(NEW)/FCC/11/Amend

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ANNEXURE 'D'



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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 : P51800001137

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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:04-03-2021 06:40:31

Dated: 26/07/2017

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



28/02/2025

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.मुंबई 28

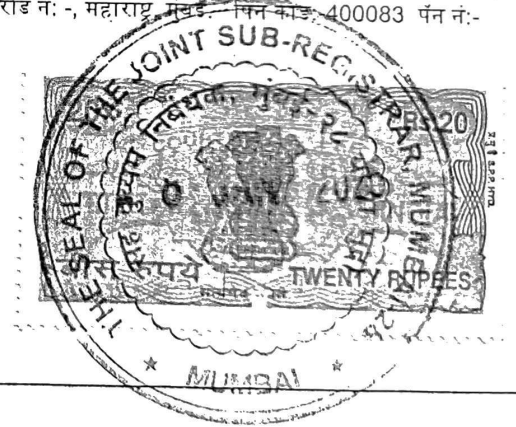
दस्त क्रमांक : 3825/2025

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	8796277
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8257010.98
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 5108, माळा नं: 51 वा मजला, इमारतीचे नाव: टॉवर नं. 11,रुणवाल फॉरेस्ट्स, ब्लॉक नं: भाडूप पश्चिम,मुंबई - 400078, रोड : एल.बी.एस.मार्ग( ( 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) 43.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मेसर्स विलाब्रेटर आलॉय कास्टिंग्स लिमिटेड चे ऑथोराइज सिग्रेटरी - अमेय आर. जोशी तर्फे मुखत्यार - गणेश शेटी वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला , इमारतीचे नाव: रुणवाल एंड ओमकार ईस्केअर, ब्लॉक नं: सायन चुनाभट्टी सिग्नलच्यासमोर सायन पूर्व,, रोड नं: ऑफ. ईस्टर्न एक्सप्रेस हायवे, MAHARASHTRA, मुंबई. पिन कोड:-400022 पॅन नं:- AAACW0462F
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निधि प्रवीण छेडा वय:-28; पत्ता:-प्लॉट नं: 5497, माळा नं: 3, इमारतीचे नाव: 169,बी-विंग, आनंद वस्ती मी. एच.एस., ब्लॉक नं: ऑप. ट्रॅंगल गार्डन, कन्नमवार नगर, विक्रोळी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- BCZPC5805K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-प्रणव कुट्टन वय:-34; पत्ता:-प्लॉट नं: 5497, माळा नं: 3, इमारतीचे नाव: 169,बी-विंग, आनंद वस्ती मी. एच. एस., ब्लॉक नं: ऑप. ट्रॅंगल गार्डन, कन्नमवार नगर, विक्रोळी पूर्व, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:- BLCPK0059H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2025
(11) अनुक्रमांक,खंड व पृष्ठ	3825/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	528000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मूल्यांकनासाठी 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 पाठविणेन 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 document.

Details of this transaction have been forwarded by Email ( dated 28/02/2025 ) toMunicipal Corporation of Greater Mumbai.

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