



CHALLAN
MTR Form Number-6



GRN	MH007687082202122E	BARCODE			Date	19/10/2021-20:29:47	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)	AILPM5588Q				
Location	MUMBAI			Full Name	SEEMA GANESH MENDON				
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 3601 36th FLOOR T5 HAZEL RUNWAL				
				Premises/Building	FORESTS				
Account Head Details				Amount In Rs.	Road/Street				
0030045501 Stamp Duty				808900.00	L B S MARG BHANDUP W				
0030063301 Registration Fee				30000.00	Area/Locality				
					MUMBAI				
					Town/City/District				
					PIN				
					4 0 0 0 7 8				
					Remarks (If Any)				
					PAN2=AAACW0462F-SecondPartyName=WHEELABRATOR ALLOY				
					CASTINGS LTD-CA=16176594				
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					१८३५ २ २६०				
					२०२१				
				Amount In	Eight Lakh Thirty Eight Thousand Nine Hundred Rupe				
Total				8,38,900.00	Words	es Only			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021102010190	2708599364		
Cheque/DD No.				Bank Date	RBI Date	19/10/2021-20:30:44	Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9324159667
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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करल ४		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 20 day of OCT, 2021.

BETWEEN

WHEELABRATOR ALLOY CASTINGS LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp Sion Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 through its duly Authorized Signatory SAURABH CHATURVEDI, authorized under Board Resolution/ POA dated 18/12/2020 hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

Saurabh

AND

SEEMA GANESH MENDON & GANESH GOVIND MENDON & SIDDESH GANESH MENDON, having his/her/their address at A/801, SAI RADHA COMPLEX, L.B.S ROAD, BHANDUP (W), MUMBAI-400078 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-parcenership 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**

Siddesh

OTHER PART

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"**.



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B.

By and under a Deed of Transfer of Undertaking dated 1st August, 2012 ("the DTU") executed between Neosym of the One Part and the Promoter of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. BDR-3/7504 of 2012, the Promoter purchased and acquired from Neosym the Larger Land for the consideration and on the terms and conditions set out therein.

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 11th July, 2013 and 4th March 2014, permitted the Promoter to close down the factory and also vide order dated 20th August, 2013, the Commissioner of Labour, Govt of Maharashtra has issued a no-objection certificate (NOC) in respect of the development of the Larger Land.

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

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

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

H. The Promoter is now developing/redeveloping 4 (Four) towers/wings of a building known as Tower No. 5 (HAZEL) Tower No.6 (WILLOW), Tower No.7 (WALNUT) and Tower No. 8 (MAGNOLIA) on a portion of the Larger Land admeasuring 819.66 square metres (plinth area) ("**the said Land**") (the said Land is more particularly described in the **Second Schedule** hereunder written and delineated in Yellow colour boundary line and the 4 (four) Towers/Wings are washed in Yellow colour boundary line on the plan annexed hereto and marked as **Annexure "A"**) as a 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. P51800001838 dated 29th July 2017 ("**the RERA Certificate**") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.

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







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- (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land viz. diverse deeds and documents whereby Neosym acquired the Larger Land and Deed of Transfer of Undertaking dated 1st August, 2012.
- (iii) All the documents mentioned in the Recitals hereinabove;
- (iv) Title Certificate M/s Kanga & Company, Advocates & Solicitors and Mr. S.K. Dubey Advocate, High Court ("Title Certificate"), certifying the right/entitlement of the Promoter, copies whereof are annexed hereto and collectively marked as Annexure "E"; and
- (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as Annexure "F".
- Q. An authenticated copy of the plan of the Premises, is annexed and marked as Annexure "G" hereto.
- R. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- S. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities to be required for the development of the Real Estate Project are applied for and in process of being obtained and/or obtained by the Promoter.
- T. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- U. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement including in the Recitals above and applicable law and sell the premises 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 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



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purchase and acquire from the Promoter, the said Premises, at or for the price of Rs.16176594/- (Rupees One Crore Sixty One Lakhs Seventy Six Thousand Five Hundred Ninety Four 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.1616042/- (Rupees Sixteen Lakhs Sixteen Thousand Forty 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 herein below,-

Annexure "A"	(Plan demarcating (i) the Larger Land in Blue colour boundary line, (ii) the said Land in Blue colour boundary line and (iii) the towers/wings T5 of the Real Estate Project washed in Blue colour.
Annexure "B"	Details of Litigation in Larger Land
Annexure "C"	List of Encumbrances in Larger Land
Annexure "D"	RERA Certificate & Copy of IOD & CC
Annexure "E"	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: -

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 4 (four) Towers/Wings known as Tower No. 5 (HAZEL) Tower No. 6 (WILLOW), Tower No. 7 (WALNUT) and Tower No. 8 (MAGNOLIA), each Tower/Wing consisting of such floors as set out in the Recitals above and the Third Schedule hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written.

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

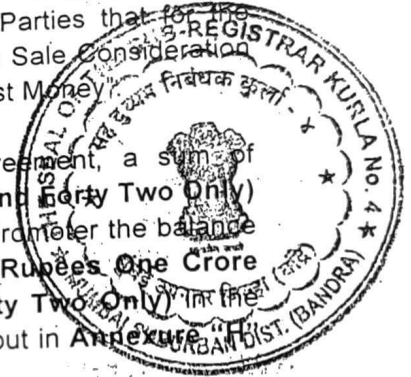
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3. Purchase of the Premises and Sale Consideration:

- (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. **3601** of the **2 BHK** type admeasuring **61.39** square metres carpet area plus \pm square metres balcony area as per RERA on the **36th floor** in the Tower/Wing **T5 (HAZEL)** (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.16176594/- (Rupees One Crore Sixty One Lakhs Seventy Six Thousand Five Hundred Ninety Four 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. 16176594/- (Rupees One Crore Sixty One Lakhs Seventy Six Thousand Five Hundred Ninety Four 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.1616042/- (Rupees Sixteen Lakhs Sixteen Thousand Forty Two Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 14560552/- (Rupees One Crore Forty Five Lakhs Sixty Thousand Five Hundred Fifty Two 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. **57500000167054** 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. **57500000167245** maintained with HDFC Bank, SION Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than **10.0%** Sale Consideration has already been received by the Promoter, then as the case may be, the balance Sale Consideration shall be paid by the Allottee in the said Account.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of 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



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

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;



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

- (a) Any 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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THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)

All those pieces and parcels of land admeasuring 1818.86 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
5 (HAZEL)	145	40 No's of slabs of Super Structures (38 Habitable floors)
6 (WILLOW)	145	40 Nos of slabs of Super Structures (38 Habitable floors)
7 (WALNUT)	145	40 Nos of slabs of Super Structures (38 Habitable floors)
8 (MAGNOLIA)	191	53 Nos of slabs of Super Structures (50 Habitable floors)
Grand Total	626	

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Details of the common area facilities in the Real Estate Project)

Building Amenities

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



THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Details of the common area facilities in the Whole Project)

External Amenities

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

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

All that piece and parcel of the Flat/ Unit being No. 3601 on 36th floor admeasuring 661 sq.ft. carpet area and (equivalent to 61.39 sq. mtrs.) in Tower No. 15 (HAZEL) 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
- 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 – Kajaria/Nitco/RAK/Simpolo 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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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 : **P5180000818**

Project: *Runwal Forest Tower 1-4, 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;

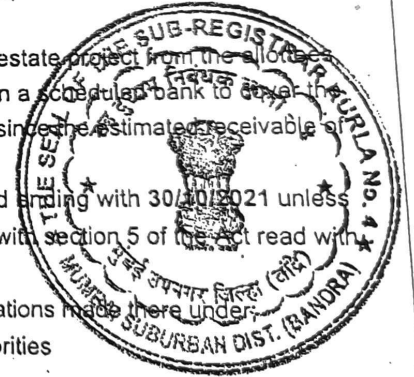
OR

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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **23/07/2017** and ending with **30/06/2021** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:10-06-2020 11:55:17



Dated: 18/05/2020

Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

Project: *Runwal Forests 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 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:-

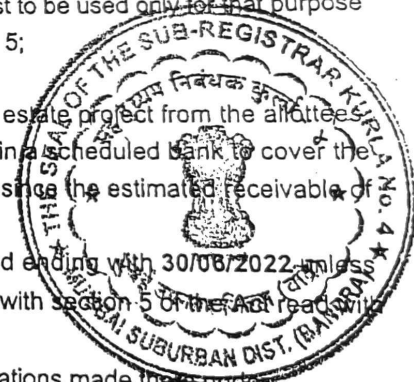
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 29/07/2017 and ending with 30/06/2022 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:01-03-2021 11:42:16

Dated: 29/07/2017

Place: Mumbai

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



Maharashtra Real Estate Regulatory Authority

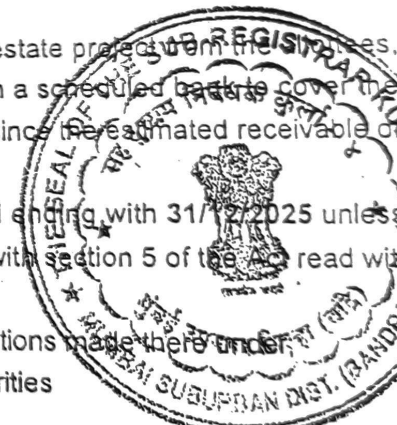
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

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

Dated: 26/07/2017

Place: Mumbai

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

करल ४		
१०८३५	२५	२६०
२०२५		

ANNEXURE



C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1458/S/337(NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. Subhodh S. Runwal, Director of Wheelbrator
Alloy Casting,
Omkar and Runwal Esquare, Opp. Sion-Chunabhatti
signal, Sion(E), Mumbai-400022

Sir,

With reference to your application No. CHE/ES/1458/S/337(NEW)/FCC/4/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, 1966, 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 of on plot No. - C.T.S. No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 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 development 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. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

2029

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

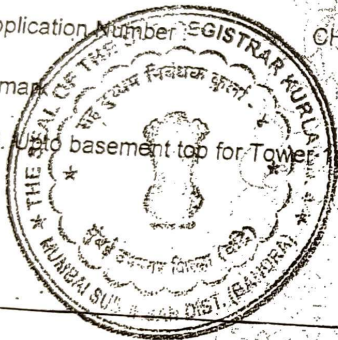
Issue On : 03 Jul 2015

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/4/Amend

करल ४		
१६३५	४०	२६०
२०२१		

Issue On : 22 Apr 2016

Valid Upto : 06 Jan 2017

Application Number :

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

Remark :

Grant C.C. Upto 10th floor for tower 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 Apr 2016

Valid Upto : 06 Jan 2017

Application Number :

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

Remark :

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

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 27 Jun 2016

Valid Upto : 06 Jan 2017

Application Number :

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

Remark :

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

Approved By

J.C.Siddhpura

Assistant Engineer (BP)

Issue On : 12 Aug 2016

Valid Upto : 06 Jan 2017

Application Number :

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

CHE/ES/1458/S/337(NEW)/FCC/4/Amend

Page 3 of 8 On 24-May-2021

करल ४		
१८३५	५२	२६०
२०२१		

re-endorsement of C.C. for Tower 1, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7 & re-endorsement of C.C. up to plinth for Tower No. 10 & 11 as per amended plans dated 08-07-2020

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 24 May 2021

Valid Upto : 06 Jan 2022

Application Number :

CHE/ES/1458/S/337(NEW)/FCC/4/Amend

Remark :

Plinth CC for Tower 10, Full C.C. i.e. up to 48th floor for Tower no. 8, C.C. up to Plinth is re-endorsed for Tower 11 along with fitness centre and C.C. is re-endorsed for Tower 1, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7 & Tower 9 as per amended plans dated 20/05/2021.



Name : JAYESH CHHAGAN
DUSANE
Designation : Assistant
Engineer
Organization : Personal
Date : 24-May-2021 18:00:18

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer . Building Proposal
Eastern Suburb S Ward Ward

Cc to :

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

CHE/ES/1458/S/337(NEW)/FCC/4/Amend



20/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 18935/2021

नोदंणी :

Regn:63m

गावाचे नाव : कांजुर


(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16176594
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12800101.435
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: टि5-3601, माळा नं: 36 वा मजला, इमारतीचे नाव: हेडल रणवाल फॉरेस्टस, ब्लॉक नं: भांडुप प मुं-400078, रोड : एल बि एस मार्ग, इतर माहिती: एक कार पार्किंग स्पेस सदनिकेचे क्षेत्रफळ 61.39 चौ मिटर कारपेट((C.T.S. Number : 596 596/1 TO 6 597 597/1 TO 7 598 598/1TO3 599A 599A/1TO 81 601 602 602/1 TO 9 603 604 605 605/1TO 17 606 606/1 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/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द्विलाब्रेटर अलॉय कास्टिंग्स लिमिटेड चे ऑयोरार्इज सिग्नेटरी सौरभ चतुर्वेदी तर्फे मुखत्यार गणेश आर शेट्टी वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: ऑफिस 4 था मजला, इमारतीचे नाव: रणवाल एन्ड ओमकार इन्क्वेअर ब्लॉक नं: ऑप सायन चुनाभट्टी 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:-सीमा गणेश मॅडन वय:-42; पत्ता:-प्लॉट नं: ए/801, माळा नं: -, इमारतीचे नाव: साई राधा कॉम्प्लेक्स , ब्लॉक नं: भांडुप प , रोड नं: एलबीएस रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AILPM5588Q 2): नाव:-गणेश गोविंद मॅडन वय:-46; पत्ता:-प्लॉट नं: ए/801, माळा नं: -, इमारतीचे नाव: साई राधा कॉम्प्लेक्स , ब्लॉक नं: भांडुप प , रोड नं: एलबीएस रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ADAPM5562C 3): नाव:-सिद्धेश गणेश मॅडन वय:-18; पत्ता:-प्लॉट नं: ए/801, माळा नं: -, इमारतीचे नाव: साई राधा कॉम्प्लेक्स , ब्लॉक नं: भांडुप प , रोड नं: एलबीएस रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-GUTPM7206K
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2021
(10)दस्त नोंदणी केल्याचा दिनांक	20/10/2021
(11)अनुक्रमांक,खंड व पृष्ठ	18935/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	808900
(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.


MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/1458/S/337(NEW)/OCC/3/New of 31 May 2021]

To,
Shri. Subhodh S. Runwal, Director of Wheelbrator Alloy Casting.
Omkar and Runwal Esquare, Opp. Sion-Chunabhatti signal, Sion(E), Mumbai-400022.

Dear Applicant/Owners,

The **Part 3** development work of **Residential** building comprising of **Part occupation to residential building i.e. for entire Tower no. 1 & 3 each consisting of 3 level Basement (Pt) + Ground + P1 Level + 1st to 38th Floors and Tower no. 4 consisting of 3 level Basement (Pt) + Ground + P1 Level + 1st to 40th and Tower no. 5, 6 & 7 each consisting of 3 level Basement (Pt) + Ground + P1 Level + 1st to 36th Floors including OHT & Lift Machine** on plot bearing C.S.No./CTS No. **596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D** of village **KANJUR-W** at - is completed under the supervision of **Shri. AMEET G. PAWAR**, **Architect**, Lic. No. **CA/2004/34543**, **Shri. Jayant Kulkarni**, **RCC Consultant**, Lic. No. **STR/K/57** and **Shri. Suresh Sabale**, **Site supervisor**, Lic.No. **S/919/SSI** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/ES/1458/S/337(NEW) Dtd. 10.01.2020 & dated 10 January 2020.**

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no. shall be complied with before requesting full OCC.
- 2) That the balance conditions of I to R permission shall be complied with before requesting full OCC.
- 3) That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violations within the said portion shall be permitted by the developer.
- 4) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 5) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 6) That the RG/ LOS shall be fully developed as per approved plans & same shall be planted with trees as per regulations.
- 7) That the developer shall be abided with the Govt notification dt 14.01.2021 & MCGM policy circulars dtd 22.02.2021 & 05.03.2021.
- 8) That the prospective buyers shall be made aware of the installment facility availed for the proposal as per policy circular dtd 17.09.2019.
- 9) That the compliances as stipulated in NOCs from CFO issued time to time & completion certificate issued by CFO shall be observed as stipulated thereat.
- 10) That the compliances of all special purpose NOC's shall be responsibility of project proponent.
- 11) That the compliances of civil aviation NOC shall be abided by the developer & any violation of any of the conditions shall be liability of developer. Rectification, if any, to that effect shall be done before requesting full OCC to the entire building.

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, **AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYADAS ROAD, PARLE EAST, MUMBAI-400057.**
- For information please

Name : **Lotan Sukadeo Ahire**
Designation : **Executive Engineer**
Organization : **Personal**
Date : **31.05.2021** 14:18:16



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक SX0503420800142	मालमत्ता करवर्ष / देयक कालावधी 2024-2025 01/04/2024 ते 31/03/2025	Inward No: देयक क्रमांक 202410BIL24110783 202420BIL24110784	देयक दिनांक 12/12/2024
पक्षकाराचे नाव व पत्ता : Mrs. Seema Mendon 3601, T-5, Runwal Forests Tower 5,6,7 CHS Ltd, HEZAL BUILDING, L.B.S. MARG., BHANDUP (WEST), Mumbai-400078		प्रेषक - Asstt. Assessor & Collector, S Ward, Amenity Building 1st Floor Lodha Complex, Station Road, KanjurMarg (East), Mumbai - 400042 ईमेल पत्ता- aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे . 596, 597, VILLAGE KANJUR, L.B.S. MARG., RCC BUILDING M/s. Wheelabrator Alloy Casting Ltd.			
प्रथम करनिर्धारण दिनांक: 26/02/2020	जलजोडणी क्रमांक: SX*0013874	User Category* :- R	
एकूण भांडवली मूल्य: ₹ 5322880/-	एकूण भांडवली मूल्य (अक्षरी): ₹ Fifty Three Lakh Twenty Two Thousand Eight Hundred Eighty Only	01/10/2024 ते 31/03/2025 (202420)	
कराचे नाव	01/04/2024 ते 30/09/2024 (202410)	01/10/2024 ते 31/03/2025 (202420)	Bill Amount (₹)
सर्वसाधारण कर (General Tax)	2928	0	2928
जल कर (Water Tax)	0	1837	1837
जल लाभ कर (Water Benefit Tax)	1837	0	1837
मलनिःसारण कर (Sewerage Tax)	0	1142	1142
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	1142	1065	1065
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	1065	932	932
राज्य शिक्षण उपकर (State Edu.Cess)	932	0	932
रोजगार हमी उपकर (EGC)	0	53	53
वृक्ष उपकर (Tree Cess)	53	1331	1331
पथ कर (Street Tax)	1331	9288	9288
एकूण देयक रक्कम (Total Amount)	9288	0	9288
अनधिकृत बांधकामावरील कलम 152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0	0
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 9288	(B) ₹ Nine Thousand Two Hundred Eighty Eight Only	9288
अक्षरी रुपये (Bill Amount)	₹ Nine Thousand Two Hundred Eighty Eight Only		
प्रतिदानाची निव्वळ रक्कम (Refund Amt.)	0	0	0
अंतिम देय दिनांक (Due Date)	12/03/2025	12/03/2025	
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTSX0503420800142 , Name-BMC Property Tax.	(C) दि. 12/12/2024 या तारखेपर्यंतची थकबाकी:		0
	(D) दि. 12/12/2024 या तारखेपर्यंतची शास्ती आणि शुल्क		0
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 12/12/2024 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)		18576

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (1डड) चा अंतर्भाव होण्यासापेक्षा जारी करण्यात येत आहे.

मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारवार जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website : 	महेश पाटील करनिर्धारक व संकलक
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POSSESSION LETTER



To,
Ms. Seema Ganesh Mendon
Mr. Ganesh Govind Mendon
Mr. Siddesh Ganesh Mendon
A/801, Sai Radha Complex, L.B.S Road,
Bhandup (West), Mumbai-400078.

Ref: Occupation Certificate ("OC") dated 31-May-2021 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. T5-3601, ("Said Flat") situated on 36th floor of Tower 5 known as "Hazel" ("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 20th-Oct-2021 ("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



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 Mangatram 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 : I

the terms and conditions of the said Agreement and also subject to the existence of all statutory laws, rules and regulations;



- (ii) To quietly and peacefully carry out the furniture/interior work in the Said Flat and not at any time cause any nuisance or disturbance or hindrance or obstruction to the neighboring occupants and/or any other occupants of the building or otherwise;
- (iii) Not to make any addition or any alteration to the architectural elevation, structure, projection of the building or to change the outside colour scheme or coating of the same;
- (iv) Not to partition the Said Flat or remove/demolish the existing partition and not to amalgamate, merge the Said Flat with other(s) or adjoining flat(s);
- (v) Not to make any change in any of the external windows or doors of the Said Flat by way of shifting, altering, changing the colour or in any other way whatsoever;
- (vi) Not to provide external grills over the windows which will affect the elevation of the building;
- (vii) Not to affix any fixtures or grills on the exterior of the Said Flat for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the Said Flat;
- (viii) Not to keep any plants in pots or any other objects on the outer sill of the windows or on the parapets or chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat and not to do anything which may cause discoloration or disfiguration or any damage to the building or the external facade;
- (ix) Not to cover any chhajjas/ terrace/ balconies or construct any structure or poles or pergolas or trellis on the chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat;
- (x) Not to chisel or break or cause any damage to the columns, beams, walls, slabs, chhajjas, R.C.C. or other structural members in the building etc. as provided therein;
- (xi) Not to carry out any alteration in the Said Flat and/or the building by way of breaking any walls, beams, columns, chhajjas so as to alter the external appearance of the Said Flat, nor to cause or create any slabs on voids provided in the building;
- (xii) Not to make any other structural additions or alterations of a temporary or permanent nature, in or to the Said Flat;
- (xiii) Not to damage the water proofing layers in the bathrooms, dry balconies, flowerbeds, niches and chhajjas while doing interior works or otherwise of the Said Flat;
- (xiv) Not to break or damage the final coat of waterproofing or damage the brick bat layer either in the bathrooms, dry balconies, flowerbeds, niches, chhajjas of the Said Flat. In the event, any change/s is/are done or caused to be done by you in the Said Flat which causes leakage to the flat below the Said Flat or otherwise, you shall be liable and responsible for the same and you shall make good the loss suffered and/or sustained by us /occupant of such affected flat in addition to restoring/ repairing the damage caused;



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Toll Free : 1800 102 3939 • Email: customer.care@runwal.com • Website: www.runwalforests.com • CIN : U99999MH1959PLC0114

- (xv) Your workmen and agents will not do any work of interior decoration, renovation, furniture making or any other allied work between 7:00 P.M. and 9:00 A.M. in the Said Flat and no nuisance shall be caused at any time in the building and at the time of any work. Your workmen/agent/contractor or their employees, etc. will wear identity card and the same will be produced as and when demanded by any occupant/ security personnel in the building;
- (xvi) To make suitable arrangements for removal of debris. In case debris are not removed, you authorise and entitle us to remove the same and debit Rs. 10,000/- (Rupees Ten Thousand Only) for each Lorry Trip for removal of such debris and same shall be initially adjusted against the Security Deposit paid by you and in case if the expenses exceed more than the security deposit, then, the same shall be paid by you immediately on receipt of the necessary intimation/invoice from the Promoter;
- (xvii) To store dirt, rubbish, refuse, garbage, etc. only in the designated places.
- (xviii) Security Deposit amount shall be refunded to you upon settlement of all accounts, including without limitation, settlement of accounts in respect of society maintenance charges and common area maintenance charges, by Promoter with the Society.
5. You shall pay Society/Building maintenance charges **Rs.154344 /-** (Rupees Rupees **One Lacs Fifty Four Thousand Three Hundred Forty Four Only Only**) ("BCAM Charges") towards outgoings in respect of the Said Flat in a timely manner.
6. You shall also pay Federation/common area maintenance charges **Rs.123476 /-** (Rupees Rupees **One Lacs Twenty Three Thousand Four Hundred Seventy Six Only Only**) ("FCAM Charges") including but not limited to maintenance of common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land (as defined in the said Agreement) to the Promoter in a timely manner effective from the date of issue of Occupancy Certificate for the said Building. In the event, if Part Occupancy Certificate for the said Building is issued by MCGM prior to issue of Full Occupancy Certificate, then such share of FCAM Charges shall be payable by you from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate. Once the said Building is conveyed to the Society, the Society shall collect the FCAM Charges from you every quarter in advance and hand over the same to the Promoter till the Larger Land is conveyed to the Apex Body (as defined in the said Agreement). FCAM Charges shall be borne and paid by you in common with other allottees of the Whole Project in proportion to the carpet area of the Said Flat to the total carpet area of all the flats in the Whole Project.
7. You shall be liable to additionally bear and pay your share of Property Tax as and when demanded by Promoter and/or MCGM, as the case may be. The amount payable by you as specified herein, does not include your share of Property Tax, which you shall be liable to bear and pay, effective from the date of issue of Occupancy Certificate for the said Building. In the event, if Part Occupancy Certificate for the said Building is issued by MCGM prior to issue of Full Occupancy Certificate, then such share of Property Tax shall be payable by you from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate.
8. You have physically inspected, checked and verified the Said Flat and have fully satisfied yourself about the accuracy of the carpet area, height, quality of construction, flooring, painting, plastering,

electrical fitting, fixture, plumbing, sanitary work and all other amenities and specifications as provided in the Said Flat and that the same are in accordance with the terms of the said Agreement executed between ourselves and yourselves and confirm the same.

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9. You will not store any goods in the common areas.
10. While carrying out the furniture./ interiors in the Said Flat, in case the Promoter suffers any loss, cost, damages or expenses (including advocate fee) of any nature due to any of your acts/ deeds, you shall indemnify and keep the Promoter indemnified from time to time and at all times in future for such loss, costs, expenses, etc.
11. You agree and confirm that in the event you, or any flat purchasers of the said Building, make any internal structural / non-structural changes to any flat in the said Building, the Promoter shall stand discharged of all their expressed and implied warranties with respect to the construction issues of the said Building.
12. You have agreed that you will not carry out any work by which structure or RCC changes are made in the Said Flat or any part thereof and in case the Promoter finds any unauthorized work or extension, covering any area is being carried out in the Said Flat, the Promoter is entitled to stop the same immediately without any notice to you and you will solely and exclusively be liable for such act, losses and damages and shall restore the same to the earlier position at your own costs and expenses. In case any action is initiated by any authority including MCGM for such changes/ alterations, you will be solely liable for the same.
13. You are aware that the Club House and other common areas and amenities are being developed in a phase wise manner and hence they are currently not ready. They shall be ready in due course of time, along with completion of all phases of the larger layout. You shall not raise any objection or dispute in this regard. Further, you are aware that the Club House and other common areas and amenities provided by the Promoter in the layout of the Larger Land shall be used in common by other allottees of the Whole Project. All amenities including, but not limited to, Party Hall, Café, Convenience Store, Bakery outlet etc. to be provided in the Club House, shall be managed and operated either by the Promoter or through an external agency, until the same are handed over to the Apex Body / Federation. Till such time that the aforesaid amenities are handed over to the Apex Body/Federation to be formed for the Project, all revenues generated from the aforesaid amenities shall be appropriated by the Promoter in such manner as it deems fit and you hereby grant your unconditional and unequivocal consent to the same.
14. The Promoter has disclosed to you the entire layout of the Larger Land and the buildings being constructed thereon. You agree that until Conveyance of the layout Larger Land is executed in favour of the Apex Body in terms of the Agreement for Sale, the Promoter shall be entitled in its own discretion, to develop, and construct structures on the remaining portion/s of the layout of the Larger Land in utilization of the development potential becoming available from time to time, without any disturbance or hindrance from you, and you shall not raise any objection or dispute in that regard.
15. You shall not raise any objection or protest on account of any disturbance or nuisance of whatsoever nature due to construction activities going on around the Said Flat or building.



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Registered & Site Office :

Wheelabrator Alloy Limited, Near Ma...

16. You will not cause any damage to the building or any other flat, common area by any act or omission or commission. In case of any damage caused to other flats you will be solely responsible for the same and shall rectify the damage or shall compensate the concerned party for such damage.
17. You will not use the Said Flat for any illegal or immoral purpose. You will not change the user thereof without our consent and permission and/or the consent of the Society and also the MCGM and/or any other concerned authority, as the case may be.
18. You will be admitted as a member of the Society, as and when formed, subject to compliance with the terms and conditions of the said Agreement and the applicable laws.
19. You (or your nominee) will not sell, transfer, mortgage, license, sublet, rent or dispose off the Said Flat or create third party right or interest therein without obtaining prior written permission/NOC from the Promoter, till formation of Co-operative Society; and upon formation of the Society, permission of the Society shall be sought by you.
20. You have paid an adhoc sum of Rs 154344/- (**Rupees Rupees One Lacs Fifty Four Thousand Three Hundred Forty Four Only Only**) and Rs. 123476/- (**Rupees Rupees One Lacs Twenty Three Thousand Four Hundred Seventy Six Only Only**) (including the respectively applicable GST) towards BCAM charges in respect of the Said Flat, and FCAM charges respectively, for a period of (24) months (collectively, "the said maintenance charges"). The adjustment of the aforementioned maintenance charges has commenced from **06th-Dec-2021**. The said maintenance charges do not include property tax and same is payable by you separately as and when demanded by the Promoter or the competent authority. If the said maintenance charges available with the Promoter is lesser/shorter than the expenses incurred towards respective maintenance of the said Building and common area, then you shall be liable to proportionately contribute to such shortfall. Any delay in payment of the aforementioned shortfall on the stipulated due date will attract interest at the prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, p.a. from the due date till the date of actual payment apart from disconnection/discontinuation of common services till such time the payment, including interest and restoration charges, are paid. The Promoter shall be under no obligation to carry out any maintenance in the building and/or common area if adequate maintenance charges are not available and/or not paid.
21. You shall adhere to, observe and perform all the guidelines, bye-laws, rules, regulations, instructions, directions as may be issued, from time to time, by the Promoter or the Society (when formed) or the competent authorities.
22. You shall unconditionally comply with the terms and conditions as enumerated in the registered Agreement/s for Sale dated **20-Oct-2021** and instructions as may be specified by us from time to time.
23. The Promoter has kept you informed from time to time about the factors which have caused passage of time in handing over possession of the Said Flat and you are satisfied that the said passage of time has been caused due to factors mentioned in the said Agreement. In view of the satisfactory explanation given from time to time, you have agreed to unconditionally accept the possession of the Said Flat and hereby discharge the Promoter from the obligation of handing over the possession on or before the date mentioned in the Agreement. In light of the aforesaid, you have agreed that you will not claim and/or demand any interest, fine, penalty, damages, compensation etc., if at all, now or in future, from the Promoter towards delay, if any, in handing over possession of the Said Flat.

24. You will indemnify and keep the Promoter indemnified from time to time and at all times in future against any loss, cost, damage, expenses, etc. (including advocate fee) that the Promoter may incur or suffer or is likely to incur or suffer for any act of omission or commission on your part.
25. Notwithstanding anything to the contrary, any breach on your part will entitle the Promoter or the Society (when formed), as the case may be, to take such action against you as deemed fit, entirely at your risk, cost and consequences.

In token of acceptance of the above, you are requested to sign herein below.

Thanking you,

Yours Faithfully,

For Wheelabrator Alloy Castings Ltd.



Authorized Signatory

I/We have read and understood the contents mentioned above and accept the same and have taken quiet, vacant and peaceful possession of the Said Flat along with keys.

On this _____ day of _____, 2021.

Ms.Seema Ganesh Mendon

Mr.Ganesh Govind Mendon

Mr.Siddesh Ganesh Mendon

बीज पुरवठा देयक
BILL OF SUPPLY FOR THE MONTH OF - फेब्रुवारी-2025

File No : 3-142/400-M
CB 6.1.23

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 14-02-2025
देयक रक्कम रु : 2250.00

देय दिनांक : 06-03-2025
या तारखे नंतर भरल्यास : 2280.00

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

बीज वापर
फेब्रुवारी - 2024 : 185
फेब्रुवारी - 2025 : 174

आम्ही येथेही उपलब्ध आहोत



NO.(GGN): 000002767421551

क्रमांक : 000083178086

मोबाईल/ईमेल : 93xxxxxx67

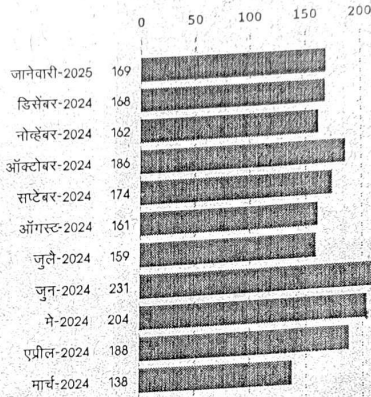
SEEMA G MENDON AND GANESH G MENDON
3601 HAZEL BUILDING; T-5 LBS ROAD; KANJURMARG (W)MUMBAI MUMBAI SUBURBAN Greater

बिलिंग युनिट : 4732/ISHWAR NAGAR S/DN./BHANDUP
दर संकेत : 92/LT I Res 3-Phase
पोल क्रमांक : 00000001
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/07/1803/3601/3555801
मिटर क्रमांक : 07642879142
रिडिंग ग्रुप : 13

पुरवठा दिनांक : 13-04-2020
मंजूर भार : 4.60 KW
सुरक्षा ठेव जमा (रु) : 5000.00
चालु रिडिंग दिनांक : 09-02-2025
मागील रिडिंग दिनांक : 09-01-2025

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
6734	6560	1.00	174	0	174

Meter Status: Normal
Bill Period: 1.03/



महत्वाचे

छपील बिला ऐवजी ई-बिला साठी नोदणी करा व ग्राहक बिलामागे 10 रूपांचा गो-ग्रीन डिस्काउंट मिळवा. नोदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला खऱ्या कोप्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 09-03-2025 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

*ऑनलाईन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन पॅमेंट सुविधेचा अवलंब करा आणि 0.25% (ज्यस्तित जास्त रु.500)चढवत मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

विशेष संदेश

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यासाठी ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.



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स्थळप्रत बिलिंग युनिट : 4732	ग्राहक क्रमांक : 000083178086	पी.सी. : 13	दर : 92	या तारखे पर्यंत भरल्यास	24-02-2025	Rs. 2230.00
अंतिम तारीख	06-03-2025	Rs. 2250.00		या तारखे नंतर भरल्यास	06-03-2025	Rs. 2230.00

बँकेची स्थळप्रत:

बिलिंग युनिट : 4732
ग्राहक क्रमांक : 000083178086
47323000083178086060320250000022500030002402250020

डिटिसी क्र. : 3555801
पी.सी. : 13 दर : 92

अंतिम तारीख	06-03-2025	Rs. 2250.00
या तारखे पर्यंत भरल्यास	24-02-2025	Rs. 2230.00
या तारखे नंतर भरल्यास	06-03-2025	Rs. 2280.00



(Handwritten signature)