

ANNEXURE "J"

क.ल.न.-५

दस्तक्र. १६७२९/२०२३

१०५

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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 :
P51700020725

Project: GURU ATMAN A, B, HP lot Bearing / CTS / Survey / Final Plot No.: 20 211/1 21 1/2 24 /1A 24 1/B at Kalyan-
Dombivali (M Corp.), Kalyan, Thane, 421301;

1 Guru Ashish Corporation having its registered office / principal place of business at Tehsil. Borivali, District:
Mumbai Suburban, Pin: 400066.

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 06/05/2019 and ending with 31/12/2022 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 5/8/2019 5:44:38 PM

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

Dated: 06/05/2019
Place: Mumbai

KUNCHAL S. BHATIA
MOB.: 8169982050
MUMHLC03077



VASHI TURBEH BRANCH

Saving A/C No.	RLMS REF. NO
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CIF NO.	Tie up no (if applicable)
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LOS Reference No.	<input checked="" type="checkbox"/> RAL / <input type="checkbox"/> Take Over / <input type="checkbox"/> New / <input type="checkbox"/> Resale / <input type="checkbox"/> Top-up / <input type="checkbox"/> LAP
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Applicant Name	ANIKET A. BORKAR
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Co-Applicant Name	SUNANDA A. BORKAR
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Co-Applicant Name	
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Co-Applicant Name	
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Contract (Resi)	8879300350	Mobile	8879300350
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Loan Amount	30 Lakhs	Tenure	25 Years
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Interest Rate	EMI
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Loan Type	TL	SBI LIFE	y-
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Moratorium Require	Yes/No <input checked="" type="checkbox"/>	Moratorium Period	NIL
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Property Location	KALYAN
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Property Cost	65 Lakhs
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Name of Developer / Vendor	GURU ASHISH CORP.
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RBO - NAVI MUMBAI ZONE - THANE Branch	Vashi Turbhe (03736) (Code No.)	mum01284
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Contact Person	SANDEEP BHATIA	Mobile No.	8169982050
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Name of RACPC Co-ordinator along with Mob No.	
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	DATE		DATE
SEARCH - 1	Shilpa Mangale	ITR VERIFICATION	
SEARCH - 2	05/12/2023	RESIDENCE VERIFICATION	
VALUATION - 1	Vastukala	OFFICE VERIFICATION	
VALUATION - 2	05/12/2023	SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.	SANDEEP BHATIA	8169982050
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A/C NO.	
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SBI LIFE A/C NO.	
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NAME : 1	
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2	
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3	
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CERSAI NO. : ASSET ID	
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SI ID	
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FILE NO.	COMPACTOR NO
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KUNCHAL S. BHATIA
MOB.: 8169982050
MUMHLC03077

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. कल्याण 5

दफ्त क्रमांक : 16729/2023

रीजिस्ट्री

Regn-53m

गावाचे नाव : गौरीपाडा

करारनामा	6552150
करारनामा	5726000
करारनामा प्रकार	
करारनामा	
करारनामा भावभावाप्रमाणे भाडेपट्ट्याच्या	
करारनामा प्रकार आकारणी देतो की पट्टेदार	
करारनामा	
करारनामा (पोटहिस्सा व	
करारनामा असल्यास)	
करारनामा	
करारनामा किंवा जुडी देण्यात असेल तेव्हा.	
करारनामा करून देणा-या/लिहून ठेवणा-या	
करारनामाचे नाव किंवा दिवाणी न्यायालयाचा	
करारनामा किंवा आदेश असल्यास, प्रतिवादिचे	
करारनामा	
करारनामा करून घेणा-या पक्षकाराचे व	
करारनामा दिवाणी न्यायालयाचा हुकुमनामा किंवा	
करारनामा असल्यास, प्रतिवादिचे नाव व पत्ता	
करारनामा करून दिल्याचा दिनांक	01/12/2023
करारनामा नोंदणी केल्याचा दिनांक	01/12/2023
करारनामा क्रमांक, खंड व पृष्ठ	16729/2023
करारनामा भावाप्रमाणे मुद्रांक शुल्क	459000
करारनामा भावाप्रमाणे नोंदणी शुल्क	30000

1) पानिकेचे नाव: कल्याण-डोबिवली इतर वर्णत : इतर माहिती: विभाग क्र. 18/62, मीजे गौरीपाडा, स. नं. 20,21/1/1,21/1/2,24/1 पैकी वरील गुरु आत्मन बिल्डिंग, सदनिका क्रमांक 2203,22 वा मजला, ए विंग, गुरु आत्मन कॉम्प्लेक्स, गौरीपाडा रोड, निबर योगीधाम ऑपोजिट वुंदावन रेसिडेंसी, कल्याण पश्चिम, ठाणे 421301, रेरा प्रमाणे क्षेत्रफळ 46.76 चौरस मीटर कार्पेट व बाल्कनी कप बोर्ड व टेरेस चे क्षेत्र 13.83 चौरस मीटर कार्पेट व 1 कार्पेटिंग नं 87 एन ओपन कार्पेटिंग (स्टॅंग पार्किंग) लोअर लेवल ((Survey Number : 20,21/1/1,21/1/2,24/1 part ;))

1) 51.4 J चौ. मीटर

1): नाव:-मे गुरु आशिष कॉर्पोरेशन तर्फे पार्टनर चेतन एम पटेल तर्फे मुखत्यार धर्मेन्द्र वैशनानी वय:-52; पत्ता:- प्लॉट नं: ए/205, माळा नं: 2, इमारतीचे नाव: वेस्टर्न एज २, ब्लॉक नं: बोरिवली पूर्व मुम्बई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AADFG4437A

1): नाव:-अनिकेत अरुणकुमार बोरकर वय:-35; पत्ता:-प्लॉट नं: बी-403, माळा नं: 4, इमारतीचे नाव: भाग्योदय हाइट्स, ब्लॉक नं: उंबरठे कल्याण पश्चिम ठाणे, रोड नं: मुधा स्कूल जवळ, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ALXPB9226D

2): नाव:-सुनंदा अरुणकुमार बोरकर वय:-63; पत्ता:-प्लॉट नं: बी-403, माळा नं: 4, इमारतीचे नाव: भाग्योदय हाइट्स, ब्लॉक नं: उंबरठे कल्याण पश्चिम ठाणे, रोड नं: मुधा स्कूल जवळ, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AKVPB2182P

Kalopga
प्र. सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

दी विचारात घेतलेला तपशील:-

कारताना निवडलेला अनुच्छेद

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



INVESTIGATION OF THE TITLE BY THE ALLOTTEE:

The Allottee has prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Promoters to the said property and the Allottee shall not be entitled to further investigate the title of the Promoters and/or raise requisition or objections upon any matter relating thereto.

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APARTMENT AND COVERED CAR PARKING SPACE AGREED TO BE PURCHASED:

(i) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee Apartment bearing No. 2202 admeasuring 46.76 sq. mtrs. of carpet area the area of exclusive balcony, cupboard and terrace is 13.83 sq. mtrs as defined under the said Act on 22nd floor in the Wing A of the said complex to be known as "GURU ATMAN" (hereinafter referred to as "the said Apartment") as shown in the Floor plan thereof hereto annexed and marked as Annexure "K" for the consideration of Rs. 65,52,150/-

(Rupees Sixty Five Lakh Fifty Two Thousand One Hundred Fifty only, exclusive of all taxes as provided in clause 5 (e) hereinbelow but including the costs of the common areas and the said Apartment, the nature, extent and description of the areas and facilities which are more particularly described in the schedule annexed hereto and marked as "ANNEXURE 'K'" in the



(ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee Covered/Open parking spaces bearing No. [67-L] ~~under the silt 1 on the ground~~

ANNEXURE-31



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

क.ल.न.-५	
दस्तावेज क्र. १६७२९	२०२३
१०३	१३०

This registration is granted under section 5 of the Act to the following project under project registration number :
1700020725

Project: GURU ATMAN A,B ,HPlot Bearing / CTS / Survey / Final Plot No. 20 211/1 21 1/2 24 /1A 24 1/B at Kalyan-
Borivali (M Corp.), Kalyan, Thane, 421301;

1. Guru Ashish Corporation having its registered office / principal place of business at Tehsil: Borivali, District:
Mumbai Suburban, Pin: 400066.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottee;
- 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 scheduled 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 06/05/2019 and ending with 30/06/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:25-06-2020 10:12:07

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

18/05/2020
Mumbai

of the One Part thereto from the Party of the Other Part thereto and the terms and conditions set out therein.

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दिनांक १९०२९ २०२३

(E) By another Deed of Confirmation dated 24th December 2010 registered with the Office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLN/2-12412 of 2010 executed between Smt. Sevantibai Balram Bhoir alias

Manerkar and 6 ors., therein referred to as 'the Party of the One Part' and the Promoters herein referred to as 'the Party of the Other Part'; the Party thereto of the One Part inter-alia confirmed that the terms and conditions set out in the Agreement dated 31st October, 2007 registered under Sr. No. KLN-1-6842 of 2007 were binding on them and further confirmed having received the entire proportionate consideration receivable by them from the Promoters herein.

(F) By a Deed of Conveyance dated 21st March 2011, registered with the Office of the Sub-Registrar of Assurances at Kalyan-II under Sr. No. KLN-2/3189 of 2011 read with Deed of Rectification dated 13th April, 2011, registered with the Office of the Sub-Registrar of Assurances at Kalyan-II/3845 of 2011 executed between Shri Babu Sitaram Bhoir alias Manerkar & 18 ors. therein referred to as 'the First Vendors' and Smt. Durgabai Manerkar alias Manerkar & 35 ors., therein referred to as the Second Vendors, Draupadi Mhadu Gadge Nee D/o. Kanhu Bhoir and 12 ors. therein referred to as 'the Third Vendors' and Shri Chaitanya Sankhlesha alias Jain and 24 others, therein referred to as 'the Fourth Vendors' and M/s. B.F.M Corporation therein referred to as 'the First Confirming Party' and M/s. Sonesar Enterprises therein referred to as 'the Second Confirming Party' and M/s. Shera Construction therein referred to as 'the Third Confirming Party' and M/s. Sankheshwar Gruhnirman therein referred to as 'the Fourth Confirming Party' and (1) Nakul Namdeo Bhoir



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 SHB

THIS AGREEMENT made at Kalyan this 15th day of December 2023;

BETWEEN

M/S. GURUASHISH CORPORATION, a partnership firm governed by the provisions of Indian Partnership Act, 1932, having its registered office at A-205, western Edge II, Behind Metro Mall, Near western Express Highway, Borivali (East), Mumbai 400 066 hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context and meaning thereof shall be deemed to mean and include the partners for the time being of the said firm, survivor/s of them and the heirs, executors and administrators of such last surviving partner and its assigns) of the One Part.



 SHB 

AND

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 its

partner or partners for the time being, the survivor of them and the heirs, executors and administrators of such last surviving partner) of the Other Part;

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AND

~~_____ Pvt. Ltd. a Company registered under the provisions of Companies Act, 1956 bearing CIN _____, and having its registered office at _____, 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 its successors and assigns) of the Other Part;~~

WHEREAS:

(A) Shri Dharma Manerkar and his three sons i.e. (1) Shri Sitaram Dharma Manerkar (2) Shri Jani Dharma Manerkar and (3) Shri Kanhu Dharma Manerkar during their life time were joint-tenants of all those pieces and parcels of land bearing Survey Nos. 20, 21/1/1, 21/1/2, 24/1(pt) and 24/1(pt) in aggregate admeasuring about 62,010 sq. mtrs. equivalent to 74,164 sq. yards owned by Shri Otarmal Jain and family i.e. Shri Otarmal Ardamalji Sankhlesha alias Jain & 24 Others, which property is more particularly described in the Schedule hereto annexed and marked as "ANNEXURE-A" and delineated with a Red colour boundary lines of the plan annexed hereto and marked as "ANNEXURE-B" (for the sake of brevity and convenience hereinafter referred to as "the said larger Property"). However as per the survey conducted by Kalyan Dombivali Municipal Corporation (KDMC) area of the said larger property is 60,390 sq. mtrs. equivalent to 72,226.44 sq.yards.



(W) The authenticated copies of the plan and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed hereto and marked as "ANNEXURE-K".

(X) The Promoters have got some of the approvals from the concerned local authority and shall obtain the പ്രകൃതം the specifications, elevations, sections of the Wing/s and shall obtain the പ്രകൃതം approvals from various authorities from time to time so as to obtain പ്രകൃതം Certificate of the Wing/s.

(Y) ~~While sanctioning the said~~ plans the concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only the occupancy certificate in respect of the respective Wing/s shall be granted by the concerned local authority.

(Z) The Allottee has applied to the Promoters for Allotment of an Apartment bearing no. 2203 on 2nd floor in Wing "A" being constructed by the Promoters. The area of the said Apartment is 46.76 Square Meters of carpet area and the area of exclusive balcony, cupboard and/or on terrace is [13.83] sq. mtrs as defined under the said Act. (For the sake of brevity and convenience hereinafter referred to as "the said Apartment").

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon പ്രകൃതം Parties, the Promoters also hereby agree to sell and പ്രകൃതം to purchase the said Apartment and the പ്രകൃതം in part പ്രകൃതം under the പ്രകൃതം on the ground floor of പ്രകൃതം " പ്രകൃതം on the first floor level പ്രകൃതം പ്രകൃതം parking on the upper / lower പ്രകൃതം on ground floor level പ്രകൃതം പ്രകൃതം parking on the upper / lower level of the podium on the first level.



Mr./Mrs./Ms. _____ of Mumbai
Indian Inhabitant, residing at _____ 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 his/her heirs,
executors and administrators) of the Other Part;

AND

- (1) Mr. ANIKET A BORKAR
(2) Mrs SUNANDA ARUNKUMAR BORKAR
and (3) Mrs. _____

all of Mumbai Indian Inhabitants, residing at B/403, Bhagyoday Heights, Koliwal,
Near Madha School, Umberde - Kalyan (W) Thane - 421301.
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 their
respective heirs, executors and administrators) of the Other Part;

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M/s. _____, a Partnership Firm registered under
the provisions of the Indian Partnership Act, 1932 with the office of the Registrar of
Firms- Mumbai, bearing Registration Number _____ and having its
registered office at _____, 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 the partner or
partners for the time being, the survivor of them and the heirs, executors and
administrators of such last surviving partner) of the Other Part;

AND

M/s. _____, a Limited Liability Partnership
Firm registered under the provisions of the Limited Liability Partnership, 2002
registered with the Registrar of Companies bearing CIN _____ and
having its registered office at _____



(B) In respect of the said larger property proceedings were initiated under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 in which application ultimately a settlement was arrived at between Shri Babu Sitaram Bhoir alias Manerkar and 64 others on one hand and Shri Otarmal Aidanmalji Sankhlesha alias Jain and 24 others on the other hand, where-under land bearing Survey No. 24/1-(Part), admeasuring about 2H-92R-0P was retained by the Shri Otarmal Aidanmalji Sankhlesha alias Jain & 24 Others while the remaining of the property bearing Survey Nos. 20, 21/1/1, 21/1/2 and 24/ (Part) admeasuring 3H-27R-0P came to the share of Shri Babu Sitaram Bhoir alias Manerkar & Ors.

कल.न. - 24/1-(Part)	
bearing Survey No. 24/1-(Part), admeasuring about 2H-92R-0P was retained by the Shri Otarmal Aidanmalji Sankhlesha alias Jain & 24 Others while the remaining of the	
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and 24/ १०	(Part) १३
Sitaram Bhoir alias Manerkar & Ors.	

(C) In the events that have transpired and by diverse means acts and deeds and ultimately by an Agreement for Sale dated 31st October, 2007 registered with the Office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-1-6842 of 2007 executed in favour of the Promoters herein, parties thereto agreed to sell, transfer and convey unto the Promoters herein the said larger property more particularly described in the Schedule annexed hereto and marked as "Annexure A" hereto save and except 9 Gunthas equivalent to 910 Sq. Mtrs. equivalent to 1088.36 sq.yds., forming part thereof.

(D) By a Deed of Confirmation dated 10th October, 2008 registered with the Office of the Sub-Registrar of Assurances at Kalyan under Registration No. KLN-2/7943 of 2008 executed between Smt. Durgabai Mhadu Bhoir alias Manerkar and 9 Ors., therein referred to as 'the Party of the First Part' and the Promoters herein referred to as 'the Party of the Other Part'; the Party thereto of the Deed of Confirmation confirmed that the terms and conditions set out in the Agreement dated 31st October, 2007 registered under Sr. No. KLN-1-6842 of 2007 executed between them and further confirmed having received the entire proportionate consideration receivable by the Party

