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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 :
P51900031924

Project: **AJMERA DOWNTOWN** , Plot Bearing / CTS / Survey / Final Plot No.: **996** at **ABCD-400002**, Ward **ABCD**,
Mumbai City, 400002;

1. **Ashjit Realities Pvt. Ltd.** having its registered office / principal place of business at Tehsil: **Ward ABCD**, District: **Mumbai City**, Pin: **400002**.
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 **22/11/2021** and ending with **31/12/2027** 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. Vaasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:22-11-2021 12:36:28

Dated: **22/11/2021**
Place: **Mumbai**

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

Mobile No. 9892441441

Rakesh Kumar Singh

704, Harsh Vihar Bldg. No. 41-B CHS.LTD. Sector -1, Shanti Nagar, Mira Road (E)
District Thane- 401107.

FORM-2
ENGINEER'S CERTIFICATE
(From 01.07.2023 - TO 31.09.2023)

Date: 16.10.2023

To
M/s. Ashjit Realities Pvt. Ltd,
Ajmera House, 4th Floor,
Pathak wadi Road,
Opp. G. T. Hospital
Mumbai - 400002.

Subject: Certificate of Cost Incurred for Development for the Work of Residential cum Commercial Building, Known as "Ajmera Downtown" the project situated on the plot bearing C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Marg (Picket Road), Mumbai - 400002. demarcated by its boundaries Latitude - 18°56'46.30"N & Longitude - 72°49'04.015"E to the North Latitude - 18°56'44.45663"N & Longitude - 72°49'50.58908"E to the South Latitude - 18°56'46.46109"N & Longitude - 72°49'50.29128"E to the East Latitude - 18°56'44.33339"N & Longitude - 72°49'49.35819"E to the West) admeasuring plot area of 2473.26 sq. mts. being developed by M/s. Ashjit Realities Pvt. Ltd.

Ref: MahaRERA Registration Number: P51900031924.

Sir,

I, Rakesh Kumar Singh, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential cum Commercial Building situated on the plot bearing situated at, C. S. No. 996 of Bhuleshwar Division, R. S. Sapre Marg (Piket Road), Mumbai - 400002

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Narendra V. Patidar of M/s. Patidar Alliance - as L.S.
- (ii) Shri Piyush kumar K. Sura M/s. Sura & Associates - Consulting Engineer as Structural Consultant.

Rakesh Kumar Singh

Mobile No. 9892441144

704, Harsh Vihar Bldg. No. 41-B CHS.LTD. Sector -1, Shanti Nagar, Mira Road (E)
District Thane- 401107.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 185,72,82,000/- (Rupees One Hundred Eighty Five Crores Seventy Two Lacs Eighty Two Thousand Only)**. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.34,56,86,918/- (Rupees Thirty Four Crores Fifty Six Lacs Eighty Six Thousand Nine Hundred Eighteen Only)**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from M.C.G.M. is estimated at **Rs.151,15,95,082 /- (Rupees One Hundred Fifty One Crores Fifteen Lacs Ninety Five Thousand Eighty Two Only)**.
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A below :

704, H

Sr. No

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3

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Rakesh Kumar Singh

Mobile No. 9892441441

704, Harsh Vihar Bldg. No. 41-B CHS.LTD. Sector -1, Shanti Nagar, Mira Road (E)
District Thane- 401107.

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30.09.2023	Rs.185,72,82,000/-
2	Cost incurred as on 30.09.2023 (based on the Estimated cost)	Rs. 34,56,86,918/-
3	Work done in Percentage (as Percentage of the estimated cost)	29.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 151,15,95,082 /-
5	Cost Incurred on Additional /Extra Items as on 30.09.2023 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully

Rakesh Singh
Signature of Engineer
(Old License No. S/894/SS-I)
(New License No. - 840014987)

ASHJIT REALTIES PVT.LTD.

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TO WHOMSOEVER IT MAY CONCERN

Reg : Proposed Project known as "Ajmera Downtown, " being constructed on plot bearing C. S. No. 996 of Bhuleshwar Division, Situated at R. S. Sapre Marg (Piket Road), Mumbai - 400002, 'C' Ward.

Ref : RERA Registration No. P51900031924.

We hereby place on record that, we have completed RCC work up to 14th Slab Level. on site, and Upper Floors Construction work is in progress on site as per Further C. C. Dated 08th June, 2022.

Place : Mumbai

Date : 10th October, 2023

For Ashjit Realities Pvt. Ltd.

PARTNER

**DISCLOSURE OF SOLD / BOOKED INVENTORY
(BUILDING WISE)**

NAME OF THE PROJECT	:	AJMERA DOWNTOWN
MAHARERA REGISTRATION NO.	:	P51900031924
INFORMATION OF SOLD/BOOKED INVENTORY	:	6
INFORMATION AS ON DATE	:	06.07.2023
BUILDING NAME / NO.	:	AJMERA DOWNTOWN

Sr. No.	Floor/Wing	No. of Flat / Shop	RERA Carpet Area in Sq. Mt.	Sold / Unsold	Registration Date of sub registrar
a	b	c	d	e	f
1	9 th	904	52.02	Sold	BBE-4/4645/2023 dt.24.03.2023
2	14 th	1406	57.60	Sold	BBE-4/8498/2023 dt.26.05.2023
3	17 th	1702	40.88	Sold	BBE-4/6250/2022 dt.13.04.2022
4	19 th	1907	57.60	Sold	BBE-5/3335/2022 dt.10.03.2022
5	25 th	2504	52.02	Sold	BBE-5/10612/2022 dt.03.08.2022
6	29 th	2907	57.60	Sold	BBE-5/9008/2023 dt.20.06.2023

Date: 06.07.2023

Place: Mumbai

For Ashjit Realities Pvt. Ltd.



ASHJIT REALTIES PVT LTD

DATE : 13/12/2023

AJMERA DOWNTOWN RERA CARPET AREA & FLAT BIFURCATION STATEMENT

RERA CARPET AREA	Flat No.1	Flat No.2	Flat No.3	Flat No.4	Flat No.5	Flat No.6	Flat No.7	Flat No.8
Floor	560	440	440	560	870	620	620	870
1	COMM. TENANT	COMM. TENANT	COMM. TENANT	COMM. TENANT	P A R K I N G	COMM. TENANT	COMM. TENANT	P A R K I N G
2	COMM. TENANT	COMM. TENANT	COMM. TENANT	COMM. TENANT		COMM. TENANT	COMM. TENANT	
3	TENANT	TENANT	TENANT	TENANT		TENANT	TENANT	
4	TENANT	TENANT	TENANT	TENANT		TENANT	TENANT	
5	TENANT	TENANT	TENANT	TENANT		TENANT	TENANT	
6	TENANT	TENANT	TENANT	TENANT		REFUGE	TENANT	
7	SALE	TENANT	TENANT	SALE		TENANT	TENANT	
8	SALE	TENANT	TENANT	SALE		TENANT	TENANT	
9	SALE	TENANT	TENANT	SOLD		TENANT	TENANT	
10	TENANT	TENANT	TENANT	SALE		TENANT	TENANT	
11	SALE	TENANT	TENANT	SALE		TENANT	TENANT	
12	SALE	TENANT	TENANT	SALE		REFUGE	TENANT	
13	SALE	TENANT	TENANT	TENANT		SOLD	TENANT	
14	SALE	TENANT	TENANT	TENANT		TENANT	TENANT	
15	SALE	TENANT	TENANT	SALE		SALE	TENANT	
16	SALE	TENANT	TENANT	SALE		TENANT	TENANT	
17	SALE	SOLD	TENANT	SALE		TENANT	SOLD	
18	TENANT	TENANT	TENANT	SALE	REFUGE	TENANT		
19	SALE	TENANT	TENANT	SALE	TENANT	TENANT		
20	SALE	SALE	TENANT	SALE	TENANT	SALE		
21	SALE	TENANT	TENANT	TENANT	TENANT	TENANT		
22	TENANT	SALE	TENANT	TENANT	TENANT	TENANT		
23	SALE	TENANT	SALE	SALE	TENANT	SOLD		
24	SALE	TENANT	TENANT	SALE	TENANT	TENANT		
25	SALE	SALE	SALE	SOLD	TENANT	TENANT		
26	SALE	SALE	TENANT	TENANT	TENANT	REFUGE		
27	SALE	TENANT	SALE	SOLD	TENANT	TENANT		
28	SALE	SALE	SALE	SALE	TENANT	SOLD		
29	SALE	SALE	SALE	SALE	TENANT	TENANT		
30	SALE	SALE	SALE	SALE	TENANT	TENANT		
31	SALE	SALE	SALE	SALE	TENANT	TENANT		
32	SALE	SALE	SALE	SALE	TENANT	SALE		
33	SALE	SALE	SALE	SALE	TENANT	SALE		
34	SALE	SALE	SALE	SALE	TENANT	SALE		
35	SALE	SALE	SALE	SALE	TENANT	SALE		
36	SALE	SALE	SALE	SALE	TENANT	SALE		
37	SALE	SALE	SALE	SALE	TENANT	SALE		
38	SALE	SALE	SALE	SALE	TENANT	SALE		
39	SALE	SALE	SALE	SALE	TENANT	REFUGE		
40	SALE	SALE	SALE	SALE	TENANT	SALE		
41	SALE	SALE	SALE	SALE	TENANT	SALE		
42	SALE	SALE	SALE	SALE	TENANT	SALE		
43	SALE	SALE	SALE	SALE	TENANT	SALE		
44	SALE	SALE	SALE	SALE	AMENITY	AMENITY		
45	SALE	SALE	SALE	SALE	AMENITY	AMENITY		
46	SALE	SALE	SALE	SALE	AMENITY	AMENITY		
47	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY		

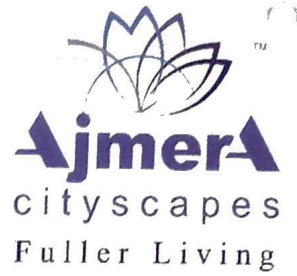
For Ashjit Realities Pvt Ltd

Authorised Signature





ASHJIT REALTIES PVT LTD



Date: 27.12.2023

To,
State Bank of India
Mumbai

A) Details about Builder:

SR. NO.	COMPONENT	DETAILS
1.	Name of the Builder	ASHJIT REALTIES PVT. LTD.
2.	Brief about Other Group Companies	M.K. Group Hersh Construction Shreenath Construction Dhruv Construction Earth Developers Giriraj Builders J. D. Corporation Vaishnav Developers
3.	Concern (Proprietorship, partnership, Pvt. Ltd etc.)	Private Limited
4.	Regd. Office Address	63/67, Ajmera House, Pathakwadi, Mumbai - 400002
5.	Other Address (in any)	N.A.
6.	Phone number	+91 22 4062 8888
7.	Date of Partnership deed	
8.	Name of Partners	Mr. Manish K Ajmera Mr. Alpesh K Ajmera Mr. Jiten K Ajmera
9.	Total No. of Projects Completed	16
10.	No. of projects in which there was delay & brief details in below format C	N.A.
12.	Total Built up area completed in past (in sq.ft)	10,00,000 sq.ft. approx.
13.	Total Built up area sold in past (in sq.ft.)	10,00,000 sq.ft. approx.
14.	Website url	www.ajmeracityscapes.co.in
15.	List of Bankers/banking relationship	HDFC Bank, ICICI Bank, Axis Bank, Kotak Bank,

B) Proposed Details on Project on which APF is proposed:

Sr. No.	Component	Details
1.	Name of the project	Ajmera Downtown
2.	Address & Location	R. S. Sapre Marg, K. H. Ajmera Chowk, Mumbai - 400 002.
3.	Land area	2473.26 sq.mtrs.
4.	Total built up area	-
5.	Project commencement Date	May 2021
6.	Expected completion Date	December 2027
7.	Total No. of Buildings/Wings in the Project	One
8.	Total Number of flats/units in the project	300 approx.



Sr. No. 771, Pg. No. 69



9.	Number of units sold till date in the project	Nil
10.	Is the Project approved by any other banks/FI/NBFC.(List the names)	Approvals in Process
11.	Other amenities in the project	N.A.
12.	Project Broucher /Marketing arrangement/tie-up	Attached
13.	Is Legal Clear?	Yes
14.	Is Technical Clear?	Yes
15.	Are approved plans in place & mentioned by valuer in technical report?	Yes

C) Details about all Completed projects of the builder :

Location	Project Name	Built up Area (approx.)	No. of Units	Construction Dates	
				Start Dt.	End Dt.
Malad Link Road	Krishna Apartment	38980 sq.ft.	25	2008	2011
Malad Link Road	B2B Business Centre	90000 sq.ft.	140	2004	2011
Andheri (W)	Divyam Apartments B3	50000 sq.ft.	60	2006	2009
Andheri (W)	Rajveer Apartment	50000 sq.ft.	42	2014	2016
Andheri (W)	Divyam Apartments B2	50000 sq.ft.	64	2015	2017
Marine Lines	Marine Palace	35000 sq. ft.	56	2017	2021
Kalbadevi	Ajmera Midtown	40000 sq. ft.	35	2018	2021

D) Proposed Project:

Flat Type	Area (sq.ft) per flat	Rate per sq.ft.	Cost of each flat (Area x Rate)	No. of flats
1 BHK, 2 BHK, 3 BHK	440, 560, 620, 870	Rs.45,000/-	Rs.1,98,00,000/- + Taxes onwards	180



Sr. No. 771, P.L.No. 69



C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-0188/2019/(996)/C Ward/BHULESHWAR/FCC/1/New

COMMENCEMENT CERTIFICATE

Ashjit Realities Pvt. Ltd.
Sahara House 4th floor, Pathak Wadi Road, opp.
T. Hospital, Mumbai-400002

With reference to your application No. **P-0188/2019/(996)/C Ward/BHULESHWAR/FCC/1/New** Dated **Feb 2019** 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 **19 Feb 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building Building development work of on plot No. **996** C.T.S. No. **996** Division / Village / Town Planning Scheme No. **2031** situated at **Picket Road (R.S. Sapre Marg)** Road / Street in **C Ward** Ward .

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

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

The Municipal Commissioner has appointed Shri. **Asst.Eng.(BP)City II C Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 13/5/2022



Sr. No. 1171, Pj.No. 69
DEC 2022