

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the
Dy. Chief Engineer (Building Proposals) City
New Municipal Building, Bhagwan Walmiki Chowk, Vidyalankar Marg,
Opp. Hanuman Mandir, Antop Hill, Wadala (East), Mumbai – 400 037.

P-0188/2019/(996)/C Ward/BHULESHWAR/337

CC
Revalidation

To,
Mr. Narendra V. Patidar
Licensed Surveyor
Of M/S. Patidar Alliance
Office No. 211, 2nd Floor,
Jolly Bhavan -2, New Marine Lines
Mumbai – 400020.

**Sub: Proposed redevelopment of property on plot bearing C. S. No. 996 of
Bhuleshwar Division, Known as "Gita Gruh", Situated at 4, R.S. Sapre
Marg (Picket Road), Mumbai -40002, C- Ward, under Regulation 33(7)
of DCPR 2034.**

Ref: Your online application.

Sir,

With reference to above, this is to inform you that the CC issued under even no.
dated 14.05.2021 is hereby revalidated upto 13.05.2024.

Copy of revalidation letter is digitally signed herewith & same may be downloaded
from your console or from <http://www.autodcr.mcgm.gov.in/CitizenSearch.aspx>.

Yours faithfully

S.E.(B.P.)City – III

A.E.(B.P.)City – II

Copy to:

The Owner/Developer
M/s. Ashjit Realities Pvt. Ltd.
Ajmera House, 4th Floor,
Pathakwadi, L.T. Marg
Mumbai – 400002.



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

To,
M/s. Ashjit Realities Pvt. Ltd.
Ajmera House 4th floor, Pathak Wadi Road, opp.
G.T. Hospital, Mumbai-400002

Sir,

With reference to your application No. **P-0188/2019/(996)/C Ward/BHULESHWAR/FCC/1/New** Dated. **19 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 in 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

Issue On : 14 May 2021

Valid Upto : 13 May 2022

Application Number : P-0188/2019/(996)/C
WARD/BHULESHWAR/CC/1/NEW

Remark :

This C.C. is issued upto Plinth level as per IOD/plans issued dated 27.07.2020.

Approved By
Executive Engineer (Rajesh Dholay)
Executive Engineer

Issue On : 24 Dec 2021

Valid Upto : 23 Dec 2022

Application Number : P-0188/2019/(996)/C
Ward/BHULESHWAR/CC/1/Amend

Remark :

This CC is endorsed up to Plinth Level as per approved amended plans dated 12 .08.2021.

Approved By
Executive Engineer (Rajesh Dholay)
Executive Engineer

Issue On : 12 Apr 2022

Valid Upto : 23 Dec 2022

Application Number : P-0188/2019/(996)/C
Ward/BHULESHWAR/FCC/1/New

Remark :

This C.C. is issued up to top of 48th upper floor + LMR + OHT i.e. Full CC as per amended plans dated 12.08.2021.

✓
Name : ROSHAN
BHANCHANDRA BHOIR
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 12-Apr-2022 16: 33:00

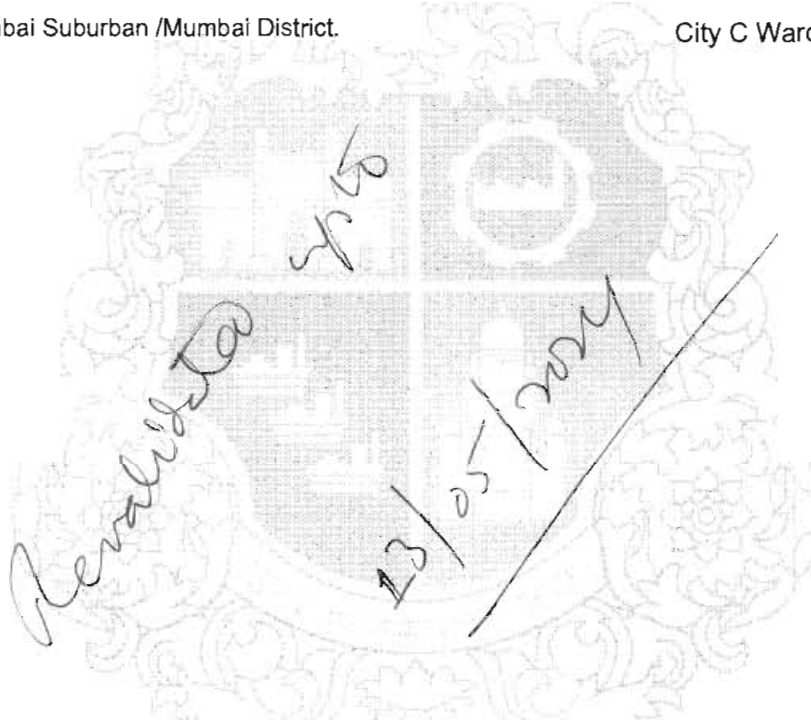
For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Cc to :

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

Assistant Engineer . Building Proposal

City C Ward Ward



BRIHANMUMBAI MAHANAGARPALIKA

No. AA & C/ C / TCC 95 /2018-19

17 JUN 2019

To,
Patidar Alliance
Office No.11, 1st Floor,
Tardeo Air Condition Market Bldg.,
Tardeo Road,
MUMBAI 400 034.

OFFICE OF THE
Supdt. 'C' Ward
Assessment & Collection Deptt.
4th Floor, Brihanmumbai Mahanagarpalika
76, Shrikant Palekar Marg,
MUMBAI-400 002.
Ph: 22014022 Ext: 248/249

SUB : Tax Clearance Certificate in respect of
Property bearing Ward No.C-896 (1-1A),
Situated at 4, Picket Road,
A/c. No. CX – 01-0232-00-1

REF : Your letter dated 20.02.2019.

Sir,

This is to certify that the bills for Property Taxes & Repair-Cess in respect of above mentioned property is paid upto the period ended 31.03.2019 and 31.03.2018 respectively, subject to any ammendment in Capital Value System.

Yours faithfully,

Shou
17/06/2019

Asstt. Assessor & Collector / C-Ward



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Mr. Jiten K. Ajmera, Director of M/s. Ashjit Realities Pvt. Ltd
63/67, Ajmera House, 4th Floor, Pathakwadi
Road, Opp. G.T.Hospital, Mumbai- 400 002

Date: 30-06-2020

Valid Upto: 28-06-2028

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	SNCR/WEST/B/032120/452280 ✓
Applicant Name*	Amish Agashiwala
Site Address*	Plot bearing C. S. No. 996 of Bhuleshwar Division, 'C' Ward at R. S. Sapre Marg (Previously known as Picket Road), Mumbai 400 002, Mumbai City, Mumbai City, Maharashtra ✓
Site Coordinates*	18 56 46.30N 72 49 49.04E, 18 56 44.33N 72 49 49.35E, 18 56 44.07N 72 49 49.89E, 18 56 46.46N 72 49 50.29E, 18 56 44.45N 72 49 50.58E
Site Elevation in mtrs AMSL as submitted by Applicant*	6.91 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	201.91 M ✓

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

30/6/2020
जितीश श्रीवास्तव / Jitesh Shrivastava
संयुक्त महाप्रबंधक (ए.टी.ए. - डी.ओ.ए. ए.सी.), ए.सी.
Jt. General Manager (ATM - DoAS), W.R.
एरोड्रम सुरक्षा विभाग / Deptt. Of Aerodrome Safeguarding
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
मुंबई - 400 099

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 201.91 M (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-IH, Schedule-IV(Part-1), Schedule-IV(Part-2; RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR751(E).

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

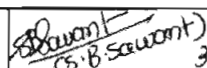
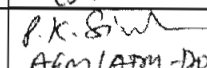
Address: General Manager Airports Authority of India, Regional Headquarter, Western Region,
Opp. Parsiwada, Sahar Road, Vile Parle (E) MUMBAI-400099

Email ID: nocwr@aai.aero

Contact No: 022-28300656

निदेशी प्रमाणित
30/06/2020
निदेशी प्रमाणित / GIRISH SHIRVASTAV
संयुक्त महामन्त्र (ए.टी.ए. - डी.ओ.ए. एस.), ए.के.
Jt. General Manager (ATM - DOAS) WR

एरोड्रोम सुरक्षा विभाग / Dept. Of Aerodrome Safeguarding
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
मुंबई / Mumbai - 400 099

Name / Designation / Sign with Date	
Prepared By :	 G.B. Sawant 30/06/2020
Verified By :	 P.K. Sinha 20/06/2020 AGM (ATM - DOAS)

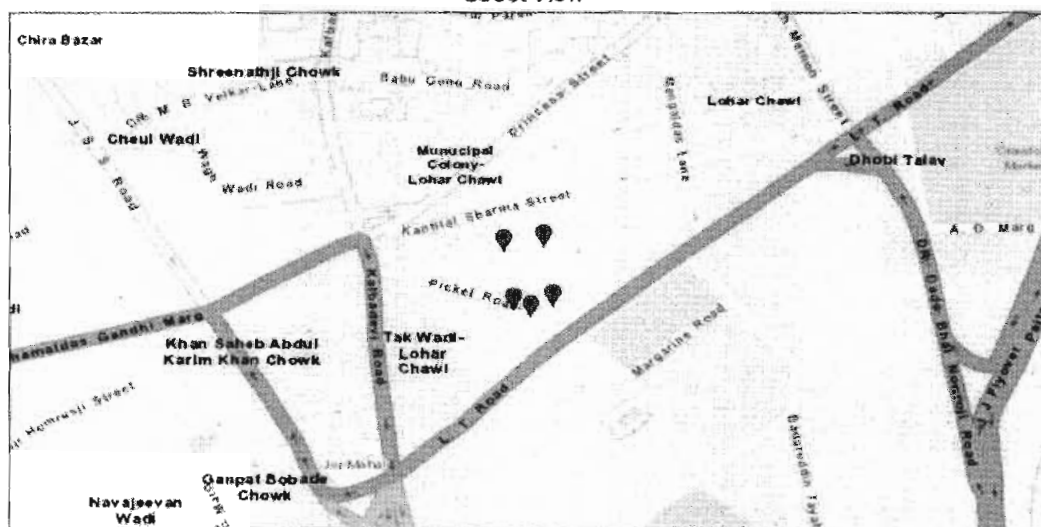
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

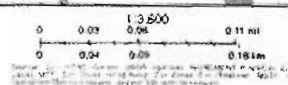
Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	16756.05	181.9
Navi Mumbai	25796.48	258.74
Santa Cruz	16513.89	193.72
NOCID	SNCR/WEST/B/032120/452280	

Street View



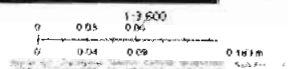
March 21, 2020



Satellite View



March 21, 2020



S. No.	Particulars	Complied	Not Complied
1.	Flow of Title	✓	
2.	Plans	✓	
3.	N.A. Order	N.A.	
4.	IOD/IOA/LOI	✓	
5.	Commencement Certificate	✓	
6.	RERA Registration	✓	
7.	Environmental Clearance	N.A.	
8.	Aviation NOC	✓	
9.	Fire NOC	✓	
10.	Property Tax Receipt / Assessment order	✓	
11.	MOA / AOA / Certificate of Incorporation	✓	
12.	Board Resolution / Authorised Signatory	✓	
13.	Partnership / LLP Deed /Registration Certificate	N.A.	
14.	Property Card / 7-12 Extract / Mutation entries	✓	
15.	D. P remarks	✓	
16.	Charge / Mortgage	N.A.	
17.	Title Deeds Verification	✓	
18.	Litigation / Lis Pendens	N.A.	

Case Survey No.	8. Collectors' Visa No. _____ (Collectors Rent Roll No.)
	1079 & 1072 (-NOL-)
<u>12. Resolution of Title</u>	
<u>Agents Initial</u>	
SB/-15-06-07, SB/-15-06-2007 SUPPL.M.C.S.E L.R.	
10/-5-03-09 SUPPL.M.C.S.E L.R.	
-16-02-2019 ASST.SUPPL.,SB/-10-2-17 SUPPL.M.C.S.E LA	





17. Remarks

IN THE NAME OF SUREN JIVRAJ BALU BUTCH BHATTIA RAHJAJARAGSI VIDE ORDER NO. REV/ISSUED BY P. COLLECTOR, TAWATI & SPT, TAWATI ACQUISITION DEPARTMENT B'WAY CITY, ORDER IS FILED IN FILE NO. SPT/REV/ISSUED/RAHJAJARAGSI. M. SPT/26.3

CERTIFICATE OF EXEMPTION IS RETURNED FOR THE PERIOD FROM 1.8.1978 TO 31.7.1984 IN THE NAME OF SUREN JIVRAJ BALU BUTCH BHATTIA RAHJAJARAGSI AND FIVE OTHERS TRUST. VIDE ORDER NO. TAWATI/REV/ISSUED BY P. COLLECTOR, TAWATI & SPT, TAWATI ACQUISITION DEPARTMENT B'WAY CITY, ORDER IS FILED IN FILE NO. SPT/REV/ISSUED/RAHJAJARAGSI. M. SPT/19.17



Name of Applicant: ASHUT REALITIES PVT. LTD.
Date of Application: 21/02/2019
Fee received: Rs. 2147720.00
Reference of order: 221/02/2019
Date of issue: 21 FEB 2019

(Rectangular 'J' Brackets show entry deleted)

Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 2873.55 Sq. meters.
(TWO THOUSAND FOUR HUNDRED SEVENTY THREE POINT TWENTY SIX SQ. MTRS. ONLY)

[Signature]

Superintendent
Muzrai City Survey and Land Records



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34201901111191253 D.P. Rev. dt. Refer Inward Number: P/N/2019/111191255 Payment Dated 09/01/2019

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. abhishek prakash gaikwad
ajmera house, pathakwadi, mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 334A/1,334A/2,334A/3,362A,362B,361A,361B,360 and 577 of VALNAI Village situated in P/N Ward, Mumbai.

Ref : Application u/no. P/N/2019/111191255 Payment Challan No. DP34201901111191253 Dated 09/01/2019 certifying payment of charges made under Receipt no. 18200082302 Dated 09/01/2019

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	334A/1,334A/2,334A/3,362A,362B,361A,361B,360 and 577	
Village	VALNAI	
Development Plan 2034 referred to Ward	P/N	
Zone [as shown on plan]	Residential(R) and Industrial(I)	
Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 12.2 m
	Proposed Road Widening	Proposed Road 13.4 m, Proposed Road 12.2 m (2 nos) and Proposed Road 18.3 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
ROAD	EP NO: EP-PN20	Affected Area - 334A/1 (Abutting), 334A/2 (Abutting), 334A/3 (Abutting), 362A (Abutting), 362B :495.115 sqm, 361A (Abutting), 361B :30.170 sqm, 360 (Abutting), 577 (Abutting)
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed Grade- I heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	

Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
<p>Note:</p> <p>The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.</p>	
<p>Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.E&C./A.E.(Survey) as case may be.</p>	
<p>Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.</p>	
<p>The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-</p>	
<p>Notifications:</p> <p>MCGM Home Page (portal.mcgm.gov.in)> Related Link> More> Draft Development Plan (2014-34)</p>	
<p>Plans:</p> <p>EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Related Link> More> Draft Development Plan (2014-34)> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018</p> <p>SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Related Link> More> Draft Development Plan (2014-34)> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018</p>	

Additional Information

<p>Water pipeline Remark:</p> <p>Water pipeline near the plot (0.00 meters far) has 300 mm pipe diameter.</p>
<p>Water supply Tunnel Remark:</p> <p>No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (P/N ward) for any work or deepening of existing well/borewell on the plot.</p>
<p>Sewerline Remark:</p> <p>Sewer Manhole near the plot (Node No. 15335810, 0.00 meters far) has invert level 30.29 meters with reference to Town Hall Datum (THD).</p>
<p>Ground level:</p> <p>The plot has minimum 30.20 meters and maximum 37.40 meters ground level with reference to Town Hall Datum (THD)</p>
<p>RL Remark:</p> <p>REGULAR LINE REMARKS (Traffic):</p> <p>Regular line remarks for the land under reference are as given below:</p> <p>Land bearing C.T.S. No.(s) 334A/1,334A/2,334A/3,362A,362B,361A,361B,360 and 577 of Village/Division VALNAL in P/N ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 9.15mts. i.e. (30.0' approx.) wide Bavdi lane. marked in violet colour on the block plan submitted by you.</p> <p>These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue.</p> <p>This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) P/N Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.</p> <p>It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.</p> <p>This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the arch and if any are found fake/fraud the permission issued shall be revoked/cancelled.</p>
<p>Acc: As Plan</p> <p>Note: The above information is as per the data received from concerned MCGM Departments.</p>

RECEIPT NO.: 0140908

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Date: 22-07-2022 11:58:30

Receipt No: 2023ACR03996476

Tax: Property

Account No: CX0102320010000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	Net+Vat+Interest+Penalty+Chrg	Total	Early Bnd	Discount	Payable	Net	Cash/ Chg Amt
202210BIL15697832	01/10/2022	2451752	0+0+0+0+0+0+0	2476270	0	0	2476270	2476270	1850000
202210BIL15697833	01/10/2022	2451752	0+0+0+0+0+0+0	2476270	0	0	2476270	2476270	1850000

Reg No.	Instrument type	Date	No.	ECN No.	Bank Name	Branch
1/Chq	20/12/2022	478519/400211025/	KGS BAHK LTD	1/370005	01/10/2022	01/10/2022

Net Amount	CGST	SGST	U/GST	IGST	Gross Value
3700000	0	0	0	0	3700000

Total in Words: Thirty Seven Lakh Only

Advance Payment: HSN/SAC NO.: 999111
MCGM PAN NO.: AAALM00421
MCGM GST NO.: 27AAALM004212124
Type of Collection: Authorised
Remark: Paid Payment
Ch: 01/10/2022 11:58
Pr: 01/10/2022 11:58
Ch: 01/10/2022 11:58

Cheque Received Subject to Realisation

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-I), Byculla – Regional Command Centre,
Byculla Fire Station, Bapurao Jagtap Marg, Byculla (West), Mumbai-
400008. Telephone No. – 022-23076111/2/3, 022-23001393/4/5,
Fax No. 24153027

=====

Sub :- Stipulating fire-protection and fire-fighting requirements to the amended building plan of proposed High-rise Residential cum Commercial building under section 33 (7) of DCPR 2034 on plot bearing C.S. No. 996 of Bhuleshwar Division known as "Gita Griha", situated at 4, R.S. Sapre Marg (Picket Road), Mumbai- 400 002, C – Ward.

Ref: i) Online Submission from Shri. N.V. Patidar, Architect.
ii) File No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/Amend.

EARLIER NOC: i) P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New,
dated 02/03/2020.
ii) P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New,
dated 29/07/2021

Shri. N. V. Patidar,
Architect,

In this case, please refer to Fire-protection & fire-fighting requirements issued by this office, u/r No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New dated 02/03/2020, proposal for the construction of a High rise Residential Cum Commercial building having basement for Services + Ground floor on stilt + 1st floor commercial user + Service floor + 2nd to 38th upper residential floors (Part 38th floor) + 39th (Part) Amenity floor with a total height of 134.50 Mtrs. Measured from general ground level to terrace level. Architect has also proposed two Nos. of parking tower at North West & South West side in the building line having height of 59.09 Mtrs. from ground floor level to 16th floor top & service floor is proposed in between 1st & 2nd floor and in between car parking tower & 17th floor level above. Proposed car parking tower & building is segregated by 4.00 hrs. fire resistant wall without any opening in the building as shown on the plan.

Further please refer to the FSRL issued vide No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New, dated 29/07/2021 for the amendment in construction of proposed High rise Residential cum Commercial building comprising of Basement for Services + Ground floor part for Services & part stilt for two tier stack parking + 1st & 2nd floors for commercial user + 3rd to 45th upper floors for residential + 46th (Part) partly for residential & partly for fitness center & swimming pool service area + 47th floor for fitness center & open to sky swimming pool deck area + 48th terrace floor (Part) having fitness center & society office with a total height of 161.40 Mtrs. measured from general ground level to ceiling level of fitness center on 48th floor along with 02 Nos. of car parking tower at North west & South west side in the building line having height of 67.60 Mtrs. measured from general ground level to top of car parking towers with provision of 01.00 Mtrs. wide railing platform at alternate floor level accessible by open type M.S. emergency staircase

leading from ground floor to top of car parking tower, as per the details shown on the enclosed amended plans.

I] Now, the Architect has online submitted amended plans & has proposed following amendments:

1. Proposed Electric meter room on 6th, 13th, 20th, 27th, 34th & 41st floors i.e. in Refuge floors as shown on plans.
2. Proposed to change the location of Fire Control Room/ BMS Room on Ground floor as shown on plans.

II] The Floor-wise User of the building is as under:-

FLOOR	USER
Basement (-6.00 Mtrs.)	Domestic Tank + Pump Room + STP + Fire Tank + Flush Tank
Ground / Stilt floor	Fire Control room + 01 No. of Electrical Meter room + Entrance lobby + Space for OWC + Electric Sub-station + Two tiers stack parking + 2 Nos. of Mechanical Tower Parking.
1 st floor (Commercial)	08 Nos. of N.R./offices + 2 Nos. of Mechanical Tower Parking.
2 nd floor (Commercial)	06 Nos. of N.R./offices + 2 Nos. of Mechanical Tower Parking.
3 rd to 5 th , 7 th to 12 th , 14 th to 19 th floor	06 nos. of Residential flats + 2 Nos. of Mechanical Tower Parking on each floor.
6 th , 13 th , (Refuge area)	04 Nos. of Residential flats + Refuge area + 2 Nos. of Mechanical Tower Parking + 01 Electric Meter room on each floor.
20 th , 27 th , 34 th & 41 st floor (Refuge area)	06 Nos. of Residential flats + Refuge area+ 01 Electric Meter room on each floor
21 st to 26 th , 28 th to 33 rd , 35 th to 40 th & 42 nd to 45 th floor	08 Nos. of Residential flats on each floor.
46 th floor	04 Nos. of Residential flats + 02 Nos. of Swimming pool service areas + 02 Nos. of fitness centers
47 th Amenity Floor (Part)	Fitness center + 02 Nos. of Swimming pool deck areas (open to sky)
48 th (Part) Terrace floor	Society office + Part terrace open to sky (Part terrace treated as Refuge area

III] Refuge area has been provided are as under:-

Refuge area has been provided as under.

Refuge floor	Refuge area in Sq. meters		Height from ground level at which refuge area provided. (In meters)
	Required	Proposed	
6 th floor	89.03 Sq. Mtrs.	93.74 Sq. Mtrs.	22.80 Mtrs.
13 th floor	89.03 Sq. Mtrs.	93.74 Sq. Mtrs.	45.20 Mtrs.
20 th floor	139.25 Sq. Mtrs.	139.82 Sq. Mtrs.	67.60 Mtrs.
27 th floor	139.25 Sq. Mtrs.	139.82 Sq. Mtrs.	90.00 Mtrs
34 th floor	139.25 Sq. Mtrs.	139.82 Sq. Mtrs.	112.40 Mtrs
41 st floor	105.19 Sq. Mtrs.	107.61 Sq. Mtrs.	134.80 Mtrs.
48 th floor (Part)	Terrace Floor		

In addition to that Terrace floor above 47th floor shall be treated as refuge area.

Refuge area beyond 4.25% shall be counted in F.S.I.

The plot abuts on 13.20 Mtrs. wide R. S. Sapre Marg Road on south side.

IV] The detail of staircases as under:

Staircase	Width	Nos.	Type
Leading from Basement to terrace level	2.00 Mtrs.	01 No.	Enclosed
Leading from Ground to terrace level	2.00 Mtrs.	01 No.	Enclosed
The proposed staircases as shown in plans are enclosed type and are externally located and adequately ventilated to outside air. The staircase leading to basement is diverted at ground floor level & provided with smoke check lobby at basement.			

V] The detail of lifts as under:

Lift	Profile	Nos.
Passenger lift	Leading from Ground floor to 47 th floor	02 Nos.
Fire lift	Leading from Ground floor to Terrace level	02 Nos.
Stretcher Lift	Leading from Ground floor to Terrace level.	01 No.
Fireman Evacuation Lift	Leading from Ground floor to Top Floor Mid landing	01 No.
Two passenger lifts leading from ground to top floor are converted into fire lift as per norms. The lift lobby/common corridor at each floor level is ventilated to outside air as shown in the enclosed plans		

No any other changes in Open spaces are proposed by the Architect.**VI] The proposal has been considered favorably taking into consideration the following facts: -**

- i) This proposal falls under Reg. 33 (7) of DCR 1991/DCPR 2034.
- ii) This department has already issued Fire Protection & Fire Fighting requirements u/no. No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New dated 02/03/2020 for the said proposal of Redevelopment and u/no. No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New dated 29/07/2021.
- iii) In this case plinth C.C. was issued 14/05/2021 and construction work is commenced on site as per the last approved plan by EEBP(City) vide No. P-0188/2019/(996)/C Ward/BHULESHWAR-CFO/1/New dated 27/07/2020.
- iv) The Architect has uploaded approval from B.E.S.T. vide No. DECCB /CCB/ CM/ 3476/ 2022, dated 11/02/2022.
- v) The plot abuts on 13.20 Mtrs. wide R. S. Sapre Marg Road on south side.
- vi) No compound wall is proposed on Road side on West/South side.
- vii) The Automatic sprinkler system is recommended in the entire building including each habitable room in each flat, in basement & entire car parking tower area, in each N.R./offices on 1st & 2nd floors, Society office, BMS room/Fire Control room, Fitness Centers & lift lobby / common corridor on each floor level of the building.
- viii) Automatic smoke detection system is also recommended in each N.R./office on 1st & 2nd floor, fitness centers, BMS room/Fire Control room, electric meter rooms, lift machine rooms, electrical shaft & lift lobby / common corridor on each floor level.
- ix) The entire building will be protected with advanced inbuilt fixed fire-fighting system such as wet riser-cum down comer system, hydrant system, fire alarm system, automatic smoke detection system, automatic sprinkler system, integrated system, voice evacuation system & public-address system etc.
- x) The fire resistance rating for staircase FRD, lift lobby / protected lobby & the lift doors are as per NBC provisions.
- xi) Efficient P.A. system is recommended for building with standard Building Management System & Integrated System.
- xii) Firemen Evacuation lift at the staircase mid landing level from top floor up to ground floor is provided as shown on the plan.

- xiii) Electrical cables in electrical shaft and electric meter room on upper floors are of low smoke hazard type & fire resistant.

Architect/L.S. is requested to get scrutinized the plans as per DCPR 2034 & verify the civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, height, refuge area in sq. Mtrs. & Floor occupancy of the building from competent Municipal Authority and if these plans, given open space is not approvable then this Fire Safety Requirement Letter shall be treated as cancelled & referred back to this department for revised Fire Safety Requirement Letter also till then further process of issuing F.C.C. shall not be permitted by the competent Municipal Authority.

In view of the above, as far as this department is concerned, the fire-fighting & fire-protection requirements for the proposed construction of the High rise Residential cum Commercial building comprising of Basement for Services + Ground floor part for Services & part stilt for two tier stack parking + 1st & 2nd floors for commercial user + 3rd to 45th upper floors for residential + 46th (Part) partly for residential & partly for fitness center & swimming pool service area + 47th floor for fitness center & open to sky swimming pool deck area + 48th terrace floor (Part) having fitness center & society office with a total height of 161.40 Mtrs. measured from general ground level to ceiling level of fitness center on 48th floor along with 02 Nos. of car parking tower at North west & South west side in the building line having height of 67.60 Mtrs. measured from general ground level to top of car parking towers with provision of 01.00 Mtrs. wide railing platform at alternate floor level accessible by open type M.S. emergency staircase leading from ground floor to top of car parking tower, as per the details shown on the enclosed amended plans, signed in token of approval, subject to satisfactory compliance of the following fire safety requirements are as follows

1. All the Fire Protection & Fire-Fighting requirements stipulated earlier vide No.- i) P-0188/2019/(996)/C-Ward/BHULESHWAR-CFO/1/New dated 02/03/2020 & u/no. No. P-0188/2019/(996)/C Ward/ BHULESHWAR-CFO/1/New dated 29/07/2021 shall be strictly adhered to along with the following additional / modified requirements;
2. All the earlier Fire Protection & Fire Fighting requirements stipulated shall be extended up to terrace level & applicable to the entire building.
3. All the earlier Fire-Protection & Fire-Fighting requirements stipulated for the refuge areas shall be strictly adhered to for the proposed Refuge areas.

VII} AMENDMENTS TO N.O.C. No.- u/no. No. P-0188/2019/(996)/C Ward/ BHULESHWAR-CFO/1/New dated 02/03/2020.

Amendment to the requirement Sr. No. 27) REFUGE AREA: -

- a) Refuge area provided on 7th, 14th & 21st floor as shown on the plan shall be confirmed to the following requirements:
 - i) **Manner of refuge area:**
 - a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
 - b) The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20 mt.
 - c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA".
 - d) The lift/s shall not be permitted to open into the refuge areas.

- e) The refuge area provided within building line shall be accessible from common passage/ staircase.

ii) Use of refuge area:

- a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- c) Adequate emergency lighting facility shall be provided.

iii) Terrace floor as a refuge floor:

- a) The necessary facilities such as emergency lighting, drinking water etc shall be provided.
- b) The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".
- c) Excess refuge area (above 4.25%) shall be counted in FSI.

b) Amendment to the requirement Sr. No.25) TRAINED FIRE OFFICER AND SECURITY GUARDS:-

- i) A qualified full time fire officer with experience of not less than 3 years shall be appointed who will be available on the premises at all times. Alternative full time qualified fire officers working in shift duty system shall be placed round the clock on the premises.
- ii) The trained security / fire supervisor along with trained staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building.
- iii) Maintenance of all the first aid firefighting equipment's, fixed installations & Other firefighting equipment's/appliance in good working condition at all times.
- iv) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
- c) **Amendment to the requirement Sr. No.17) BUILDING MANAGEMENT SYSTEM:**
- i) The entire building should be provided with intelligent, properly designed / programmed building management system having its main control at near reception on ground floor.
- ii) Addressable wireless standalone system with connectivity to nearby fire station shall be provided.

d) Amendment to the requirement Sr. No.19) FIRE CONTROL ROOM:

- i) Separate Fire Control room as marked in plan, with well qualified man power shall be established on Ground floor.
- ii) Plan of each floors indicating means of egress as well escape shall be maintained.
- iii) Control panel of fire safety system shall be located in the control room.
- iv) The size of the control room shall be in accordance with the MEP consultant for the project.
- v) The location of control room shall be close to the main entrance gate for directing fire appliances responding to any emergency.

VII} AMENDMENTS TO N.O.C. No.- u/no. No. P-0188/2019/(996)/C Ward/ BHULESHWAR-CFO/1/New dated 29/07/2021 Sr. No. 14 i) PORTABLE FIRE EXTINGUISHERS:

- i) Two dry chemical powder type fire extinguisher of 09 kgs. capacity having B.I.S. certification mark and two bucket filled with dry clean sand shall be kept

in electric meter room on 6th, 13th, 20th, 27th, 34th & 41st floors i.e. on Refuge floors.

- ii) Four nos. of dry chemical powder (ABC) type fire extinguisher of 06 kg capacity having I.S.I. certification mark and two buckets of dry, clean sand shall be kept equally distributed on each floor of the building.
- iii) One Dry Chemical Powder fire extinguisher ABC type of 09 kg. capacity each shall be kept for every 100 sq. meters area in each car parking areas & basement areas.

VIII]. Additional Fire-fighting requirements:

a) ELECTRIC METER ROOM

The Bus Bar arrangement at electric meter room on 6th, 13th, 20th, 27th, 34th & 41st floors i.e. on Refuge floors shall be as per the MERC (Electric Supply Code & Other Condition of supply) Regulation 2005 (The Supply Code) practice direction dated 28/08/2019 expense on rising mains and floor wise Metering in High Rise Buildings.

b) DISASTER MANAGEMENT PLAN

- i) Disaster management plan for fire & other emergency shall be prepare and kept ready at the control room.
- ii) The mock drill with the designated fire marshal for any operation of disaster management plan shall be carried out regularly after occupation as per National building code.
- iii) Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.

c) EMERGENCY EVACUATION FLOOR PLAN

Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level of the building.

No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.

THE CONCERNED PARTY HAS PAID SCRUTINY FEES & FIRE SERVICE FEES AS MENTIONED BELOW:

Sr. No.	Type of Proposal	Total Gross built up area in Sq. Mtrs.	Scrutiny fee paid in Rs.	Receipt No./SAP Doc. No./ Challan no. if paid online	Date
Scrutiny Fees:-					
1.	Proposal	31300.00	16,58,900/-	5813001/02/03 1003824320	25/02/2020
2.	1 st Amendment	32593.00	4,59,640/-	0406960/01/02 1004108211	24/07/2021
3.	2 nd Amendment	32593.00	5/-	CHE/CFO/58533/21	27/07/2021
4.	3 rd Amendment	32759.00	13,612/-	CHE/CFO/84518/22	30/05/2022
Fire Service Fees:-					
1.	Proposal	32593.00	4,88,895/-	CHE/CFO/58608/21	28/07/2021
2.	Proposal	32759.00	2490/-	CHE/CFO/84490/22	30/05/2022

Architect/ Licensed Surveyor is requested to re-verify the total gross built-up area of the building & inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee, if required.

This Fire safety requirement Letter is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this Fire safety requirement Letter are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way allowing of construction of the building. It is Licensed

Surveyor's / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

Note:-

- a) This Fire Safety Requirement Letter is issued subject to approval by High Rise Technical Committee.
- b) The fire-fighting installation shall be carried out only from Government approved licensed agency only.
- c) The width of abutting road & open spaces is as mentioned in plans submitted by the License Surveyor/L.S. and these parameters shall be certified by the concerned License Surveyor/L.S.
- d) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be submitted to CFO.
- e) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
- f) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- g) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- h) This Requirement letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from License Surveyor/L.S. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction of the building other than approved plan is not under purview of this department.
- i) The plans approved along with this Fire safety requirement letter are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is License Surveyor/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- j) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act-2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- k) This approval is issued without prejudice to legal matters pending in court of law, if any.

KISHORE
DNYANDEO
GHADIGAONKAR
Digitally signed by
KISHORE DNYANDEO
GHADIGAONKAR
Date: 2022.06.01
17:05:10 +05'30'

**Scrutinized & Prepared by
DIVISIONAL FIRE OFFICER
MUMBAI FIRE BRIGADE**

Santosh
Damodar
Sawant
Digitally signed by
Santosh Damodar
Sawant
Date: 2022.06.02
12:26:12 +05'30'

**Verified & Approved by
DY. CHIEF FIRE OFFICER
MUMBAI FIRE BRIGADE**

**Copy to:-
E.E.B.P.(City.)**

Division: BOMBAY
Register No. 47
Page No. 54

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 20C of the Maharashtra Land Revenue Act, 1953)

Fee by: S. O. Badame
Validated by: SHRI C. D. KATOLIKAR

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds/Mts.	7. Lengths Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
139	PICKET ROAD	2-3, C WARD NO. 896	996	(PENSION AND TAX) L.T.A.	50. YARDS (2958.80) 50. METERS 2473.26	1788	1074 & 1092 (-NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[REDEEMED]	(A) C-[JAMHADI WIDOW OF SHIRAJI DWARKADAS] D-[LALJI NARANJI] E-[LAXMIKAS GORDHANDAS GOCULAS TEJPAL] (A) F-[MAHARAJAS KASANDAS THAKENSEY (TRUSTEES OF JIVRAJ BALOO CATCH)] [SHATIA NARAJANWADI] (B)-G-[KATSHAKANT CHAMRAKUNAR JAITHA] H-[GODALDAS BARIKAS] I-[RAJAKANT CHAMRAKUNAR JAITHA] J-[HAMESH RAJMIKANT JAITHA] [PRESENT TRUSTEES OF JIVRAJ BALOO TRUST] (C)-K [M/S. ROUGH DEVELOPERS PVT. LTD.] (D)-L-ASADIT REALTIES PRIVATE LIMITED	(A)-VIDE ORIGINAL ENTRY FOR APPL. OF NEW TRUSTEES DT. 22.11.1925 FROM NARWADI DWARKADAS AND DEED OF APPL. OF NEW TRUSTEES DT. 19.7.1944 FROM 'C' IN COL. 10 AND ORS. VIDE ORIGINAL ENTRY (B)-(DEED NO. 4276/07) DECLARATION CUM INDEMNITY DT. 25-4-2007 MADE BY 'D', 'H', 'I' & 'J' IN COL. 10 TO THE EFFECT THAT THEY ARE PRESENT TRUSTEES AND NAMES OF TRUSTEES 'C', 'D', 'E' & 'F' IN COL. 10 HAVE BEEN DELETED ACCORDINGLY VIDE ALSO EXTRACT ISSUED BY CHARITY COMMISSIONER DT. 22-11-2006 AND AS PER ORDER DT. 22-4-1992 PASSED BY THE BOMBAY CITY CIVIL COURT IN S.C. SUIT NO. 1177 OF 1972 NAME OF THE TRUST HAS BEEN CHANGED TO JIVRAJ BALOO TRUST VIDE N.R. NO. 617/2007 (C)-(DEED NO. 1715/2009) DEED OF CONVEYANCE DT. 3-3-2009 FROM TRUSTEES OF JIVRAJ BALOO TRUST THROUGH AUTHORIZED TRUSTEE 'I' IN COL. 10 IN FAVOUR 'K' IN COL. 10 FOR RS. 9,30,00,000/- AND ALSO THE JT. CHARITY COMMISSIONER ORDER PASSED ON 3-2-2009 VIDE N.R. NO. 810/2009 (D)-(DEED NO. 886-2/5196/2017) DEED OF CONVEYANCE DT. 13-10-2014 (REGD. ON 15-04-2017) FROM 'K' IN COL. 10 THROUGH ITS DIRECTOR HARDESH N. BENAIA CONVEYED THIS PPTY. TO 'L' IN COL. 10 FOR RS. 21,00,00,000/- VIDE MUT. TR. NO. 2709/2018	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazildar	15. Ground Rent due to Public Body or Fazildar	16. Superintendents Initial
Nil	- Nil -		(B)-SD/-15-06-07, SD/-15-06-07, SD/-15-06-2007 SUPDT. N.C.S. & L.R. (C)-SD/-5-3-09, SD/-5-03-09 SUPDT. N.C.S. & L.R. (B)-SD/-B.S., SD/-16-02-2019 ASSIT. SUPDT., SD/-18-2-19 SUPDT. N.C.S. & L.R.

17. Remarks

[BILL REDEEMED IN 1903]

EXEMPTION CERTIFICATE IS VALID FOR THE PERIOD FROM 1.8.71 TO 31.8.78



17. Remarks

IN THE NAME OF SUDIN JYOTI BALU KUTCHI MATHIA MATHIAWADI VINE ORDER
NO. REVISED BY ST. COLLECTOR, MATH & SPT. FORMAL ABOLITION ORDER
BY DAY CITY ORDER IS FILED IN FILE NO. 541/11/20/CHHESHWAR PN.
SV/ 24.3

CERTIFICATE OF CANCELLATION IS REMOVED FOR THE PERIOD FROM 1.8.1978 TO
31.7.1984 IN THE NAME OF SUDIN JYOTI BALU KUTCHI MATHIA MATHIAWADI
AND FIRA GRAMA TRUST. VINE ORDER NO. 101/2/7-382 DT. 4.1.1988
12/16/1988 CITY ORDER IS FILED IN FILE NO. 58 1/MS-3/88. MATH. PN.
SV/ 10.17

Name of Applicant: ASHUTI REALITIES PVT. LTD.

Date of Application: 21/02/2017

Fee received: Rs. 1124500.00

Reference of same: 2017/02/17

Date of issue:

21 FEB 2019



(Rectangular "C" Brackets shows entry deleted)

Note :- This is a true copy of the extract of C.S. Register which forms part of this office record
and the area of the property referred to therein is 2475.26 Sq. meters.
(THE THOUSAND FOUR-HUNDRED SEVENTY FIVE POINT TWENTY SIX SQ. MTRS. ONLY)

[Handwritten signature]

Superintendent
Mumbai City Survey and Land Records



+91 75026024187

+91 7045606671

f (https://www.facebook.com/AjmeraCityscapes/) (index.php)

sales@ajmeracityscapes.com

(tel +91)

(tel +91)

(mailto:sales@ajmeracityscapes.com)

in

HOME (Index.Php)

ABOUT US (About-Us.Php)

BLOG (./Blog.Php)

PROJECTS

(https://www.linkedin.com/company/ajmeracityscapes/) (index.php)

Ajmera (index.php)

BUYERS GUIDE (./Real-Estate-Guide.Php)

CSR (./Csr.Php)

MEDIA (./Media.Php)

CAREER (./Career.Php)

CONTACT US (./Contact-Us.Php)

AIMERA MANOR



Ajmera Manor, an exquisite residential address located in the sought-after locale of Borivali West, Mumbai. With its unique configuration comprising Ground floor and first floor for commercial use and 2nd to 21st floors dedicated to residential living, spanning across 270,000 sq. ft, Ajmera Manor offers a range of thoughtfully designed 2BHK and 3BHK apartments.

FEATURES

- Gymnasium.
- Office for the Society.
- Mechanical Car Parking System.
- Fire Fighting System.
- 2 No's of Elevators.
- *Earthquake Resistant Design Structure Vitrified premium floor tiles.
- Granite kitchen platform with designer tiles for splash area & S.S. Sink.
- Bathroom with designer tiles, quality ISI C.P. & Sanitary Fittings.
- Designer laminated finish fire resistant doors for all rooms.
- ISI Grade electrical wiring & points keeping the aesthetics of the interiors
- Internal walls with paint finish.
- Decorative Entrance Lobby, Main Gate & Compound Wall
- Aluminum anodized windows fitted in double sill marble
- External elevation with texture finish.

(IMG/AJMERA-MANOR/MANOR BROUCHER - LOCKED.PDF)

29-7-21
[Signature]

⊙ Railway Stations / Airport

- 850 m to Dadar Station(Western & Central Lines)
- 12.6 km to Mumbai Airport

⊙ Hospitals

- 17 km to KEM Hospital

- 1.6 km to Wadia Hospital
- 5.3 km to Masina Hospital

📍 Shopping Hub

- 260 metres to Hindmata Market
- 1.4 km to Star Mall
- 1 km to Nakshatra Mall
- 110 metres to Chitra Cinema
- 12 km to Plaza Cinema
- 1 km to INOX Nakshatra Mall
- 750 metres to Hindmata Gold Cinema

📍 Supermarkets

- 2.4km from Star Bazaar
- 1.6km from Nature's Basket

📍 Schools

- 1.7km from St.Xavier's Boys Academy
- 350 meters from St.Xavier's High School
- 800 meters from Hindi Vidya Bhavan Global Academy

📍 Colleges

- 2.4km from H.R. & K.C. College
- 1.9km from Jai Hind College
- 2.1km from Sydenham College
- 1.8km from Hinduja College
- 500 meters from St.Xavier's College
- 2.2km from Government Law College

📍 Major Attractions

- 500 meters from Metro Inox Theater
- 750 meters from Liberty Theater
- 2.2km from Roxy Theater
- 2.3km from Wankhede Stadium
- 2.0km from Brabourne Stadium (CCI)
- 1.3km from Marine Drive



Dundar

Pranav

BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

REQUIRMENT FROM BUILDER:

- ✓ 1. Board Resolution Copy/ Authority letter to sign the application (on letter head)
- ✓ 2. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
- ✓ 3. Details of expected Business with current penetration and expected penetration for the current project and past projects. (on letter head)
- ✓ 4. Affidavit on letter head (as per attached format).
- ✓ 5. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)
- ✓ 6. KYC of Individuals: Self Attested Copy of PAN & AADHAR of the Partners/Directors/Proprietor of the Firm. *copy*
- ✓ 7. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
- ✓ 8. Name, contact number and PAN card of Marketing Associate who can be individual or non-individual (if any)
- ✓ 9. KYC of Firm: Self Attested Copy of PAN card Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
- ✓ 10. Screen shot of Home page of builder's website.
- ✓ 11. Copy of External rating from CRISIL / ICRA etc, (if any)
- ✓ 12. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
- ✓ 13. Copy of Maha RERA Registration Certificate.
- ✓ 14. Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.
- ✓ 15. A letter from Chartered Accountant certifying stipulated stake of the Builder (minimum 15%) in the Project.
- ✓ 16. Details of Litigation with hard/soft Copies of Complaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
- ✓ 17. Property Documents & Approvals: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card, (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
- ✓ 18. Draft of Sale Agreement / Agreement of Sale
- ✓ 19. Copy of Development permission: issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
- ✓ 20. Copies of all Commencement Certificate.
- ✓ 21. Copies of Approved Master Plans & IOD: Copies of approved / sanctioned/ amended plans certified by Architect and IOD, L.O.I. *200*
- ✓ 22. N.A. Order (permission): Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
- ✓ 23. Environment Clearance Certificate from appropriate authority copy (if applicable).
- ✓ 24. AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable)
- ✓ 25. TIR of Land / Project prepared by Advocate of Builder.
- ✓ 26. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project (if any)

ASHJIT REALTIES PRIVATE LIMITED

CIN : U45400MH2008PTC177532



CERTIFIDE TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ASHJIT REALTIES PRIVATE LIMITED HELD ON TUESDAY, 17TH DAY OF JUNE, 2022, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT AJMERA HOUSE, 4TH FLOOR, PHATAKWADI, MUMBAI – 400 002 AT 11:00 A.M.

"RESOLVED THAT the Board be and hereby accords to authorize Mr.Manish K. Ajmera, Director of the Company to negotiate, finalize, execute and put the seal of the Company on the Agreement of Tenancy, Agreement for Transfer of Tenancy, Agreement for Permanent Alternate Accommodation, Agreement for Sale, Agreement for Surrender of Tenancy, Sale Deed, Deed of Exchange of Tenancy, Affidavit, Undertaking, Indemnity Bond and all such other Deeds, Documents, Papers and writings related thereto in respect of the immovable property owned by the Company in the name and style of 'GITA GRUH' (hereinafter referred to as 'the property') situated at 4, Picket Road, R.S. Sapre Marg, Mumbai-400 002 bearing C.S. No. 996 of Bhuleshwar Division, in the Registration District and Sub-District of Mumbai city and Mumbai Suburban;

RESOLVED FURTHER Mr. Pankaj Dahyabhai Patel, be and is hereby authorized to be present before and to lodge for registration, or to admit, hand over and/or to collect the abovementioned Deeds, Agreements, Documents, Papers or Writings on behalf of the company from the Office of Sub-Registrar of Assurances at Mumbai in respect of the said Property;

RESOLVED FURTHER THAT the common Seal of the Company, if required, be affixed and stamped on the said Agreements, Deeds and such other Documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

Certified To BE True'

For ASHJIT REALTIES PRIVATE LIMITED



Mr. Jiten K. Ajmera
Director
DIN: 00066878

Date: 17th June, 2022

Place: Mumbai

Mr. Alpesh K. Ajmera
Director
DIN:00563021



Mr. Manish K. Ajmera
Director
DIN:00032620



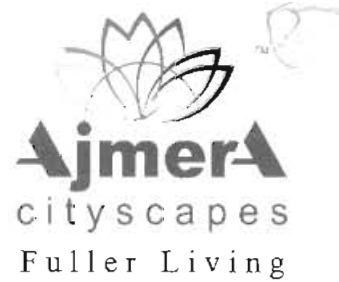


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ASHJIT REALTIES PVT LTD



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.

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



CHALLAN
MTR Form Number-6



GRN	MH012649668202324P	BARCODE			Date	19/12/2023-17:38:42		Form ID		
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamps					TAX ID / TAN (If Any)					
Type of Payment General Stamps SoS Mumbai only					PAN No.(If Applicable)					
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR					Full Name		ASHJIT REALTIES PVT. LTD.			
Location MUMBAI										
Year 2023-2024 One Time					Flat/Block No.		63-67 AJMERA HOUSE 4TH FLOOR			
Account Head Details			Amount In Rs.		Premises/Building					
0030056201 General Stamps			200.00		Road/Street		PATHAKWADI OPP G T HOSPITAL			
					Area/Locality		MUMBAI			
					Town/City/District					
					PIN		4 0 0 0 0 2			
					Remarks (If Any)					
					AFFIDAVIT CUM DECLARATION FOR APF OF ASHJIT REALTIES PVT					
					LTD					
Total			200.00		Amount In		Two Hundred Rupees Only			
					Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502023121907799 5811702777519	
Cheque/DD No.					Bank Date		RBI Date		19/12/2023-17:39:35 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

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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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.







AFFIDAVIT- CUM - DECLARATION

I/We, 1) Mr. Manish Kishor Ajmera, 2) Mr. Alpesh Kishor Ajmera & 3) Mr. Jiten Kishor Ajmera Directors of M/s. **Ashjit Realities Private Limited** having its Office at at 63/67, Ajmera House, Pathakwadi, Mumbai – 400002. Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that the property bearing Survey No. 996 admeasuring 2473.26 sq.mtrs Land/project/land being and lying at Village 4 Picket Road, R. S. Sapre Marg, District Mumbai City State Maharashtra is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature.

I/We state and declare that I/we am/are constructing building consisting of various flats & commercial Premise under Housing Project named as Ajmera Downtown on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of building on the said property and that the title of the flats and commercial premises to be constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this 27 DEC 2023 day of 27 DEC 2023, 2023.

I know Affiants

Notary

Date: / /2023

Place: Mumbai

Affiants
Ashjit Realities Private Limited



[Signature]
Manish Kishor Ajmera
Director

[Signature]
Alpesh Kishor Ajmera
Director

3) Jiten Kishor Ajmera
Director

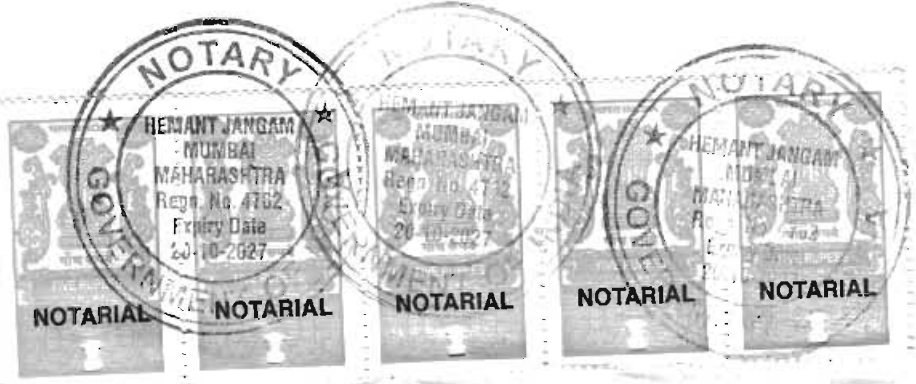


BEFORE ME

HEMANT JANGAM
NOTARY GOVT. OF INDIA
MUMBAI, MAHARASHTRA.

27 DEC 2023

Reg. No.	Dec 21/2023
Sr. No.	771
Pg. No.	69
Date	27 DEC 2023





ASHJIT REALTIES PVT LTD

DATE : 13/12/2023

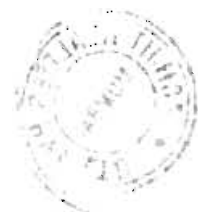
AJMERA DOWNTOWN RERA CARPET AREA & FLAT BIFURCATION STATEMENT

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
	560	440	440	560	870	620	620	870
Floor								
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	
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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		TENANT	TENANT	
13	SALE	TENANT	TENANT	SALE		REFUGE		
14	SALE	TENANT	TENANT	TENANT		SOLD	TENANT	
15	SALE	TENANT	TENANT	TENANT		TENANT	TENANT	
16	SALE	TENANT	TENANT	SALE		TENANT	TENANT	
17	SALE	SOLD	TENANT	SALE		SALE	TENANT	
18	TENANT	TENANT	TENANT	SALE		TENANT	SOLD	
19	SALE	TENANT	TENANT	SALE		TENANT	SOLD	
20	SALE	SALE	TENANT	SALE	TENANT	REFUGE		TENANT
21	SALE	TENANT	TENANT	SALE	TENANT	TENANT	TENANT	TENANT
22	TENANT	SALE	TENANT	TENANT	TENANT	SALE	SALE	TENANT
23	SALE	TENANT	SALE	SALE	TENANT	TENANT	TENANT	TENANT
24	SALE	TENANT	TENANT	SALE	TENANT	SOLD	SOLD	TENANT
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47	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY	AMENITY

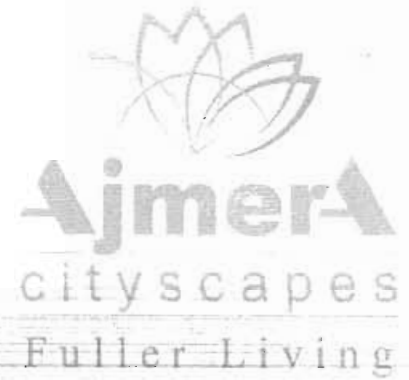
For ASHJIT REALTIES PVT LTD

Authorised Signature





ASHJIT REALTIES PVT.LTD.



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.



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 - 49°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

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 :

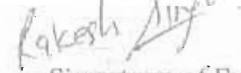
Rakesh Kumar Singh

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



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

Purpose APF - State Bank of India
Certified True Copy
Signature

श्रीशिव लाल

INCOME TAX DEPARTMENT

मानिश किशोर अमेरा

KISHORE HIRACHAND A/MERA

22/04/1964

Permanent Account Number: AABPA7898P

Signature: *[Signature]*

12052011

GOVT. OF INDIA

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Signature _____
Certified True Copy _____
Witness _____

REMARKS / OBSERVATION

पति या पत्नी का नाम / MISCELLANEOUS SERVICE



25157667

पिता / मातुली अधिकारक का नाम / Name of Father / Legal Guardian

KISHORE HIRACHAND AJMERA

माता का नाम / Name of Mother

MRADULA KISHORE AJMERA

पति या पत्नी का नाम / Name of Spouse

MINAL MANISH AJMERA

पता / Address

FLAT NO 29 ARYAN MAHAL 6TH FLOOR C ROAD

CHURCHGATE, MUMBAI

PIN: 400020, MAHARASHTRA, INDIA

पुरानी पासपोर्ट नं. और इसके जारी होने का तिथि या क्षेत्र / Old Passport No. with Date and Place of issue

H8671719

09/10/2009

MUMBAI

नमूना नं. / File No.

B03073127748818

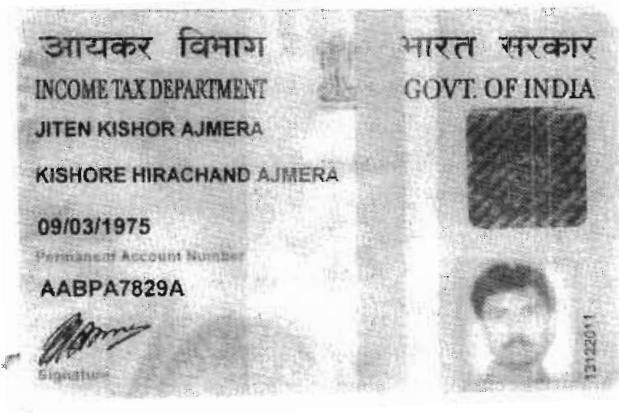
Purpose APF- State Bank of India
Certified True Copy

(2)

Signature

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Signature



Purpose APF - State Bank of India
Certified True Copy

②

Signature

Purpose : _____
Certified True Copy

Signature

Signature

Certified True Copy

Notary

पिता / OBSERVATION

पिता / MISCELLANEOUS SERVICE

पिता / कायूनी अधिकारी का नाम / Name of Father / Legal Guardian

KISHOR CHANDRA AJMERA



25899478

माता का नाम / Name of Mother

MRADULA KISHOR AJMERA

पति या पत्नी का नाम / Name of Spouse

ASHWINI JITEN AJMERA

पता / Address

ARYAN MAHAL CHS LTD, FLAT NO 29, 6TH FLOOR

C. ROAD, MARINE DRIVE, CHURCHGATE, MUMBAI

PIN: 400020, MAHARASHTRA, INDIA

पुराने पासपोर्ट का नं. और उसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

L4782673

03/10/2013 . MUMBAI

फाइल नं. / File No.




B03074154826419

Purpose APF - State Bank of India
Certified True Copy

Signature

Revised True Copy

Signature

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
ALPESH KISHORE AJMERA	 
KISHORE HIRACHAND AJMERA	
28/06/1970 Permanent Account Number: AABPA7897C	
	

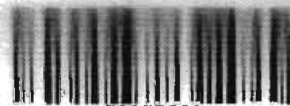
Purpose APF - State Bank of India
Certified True Copy


Signature

Original Copy

Page 100

Signature _____
Certified True Copy _____
Purpose _____



23057223

KISHORE HIRACHAND AJMERA

MRUDULLA KISHORE AJMERA

NISHITA ALPESH AJMERA

ARYAN MAHAL, FLAT NO 29, 6TH FLOOR

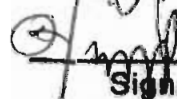
C - ROAD MARINE DRIVE CHURCHGATE, MUMBAI

PIN: 400020, MAHARASHTRA, INDIA

L2512173 24/06/2013 MUMBAI

80307829-43214

Purpose APF - State Bank of India
Certified True Copy


Signature

Proposed
Confidential Copy

Signature



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care 'B' Ward,
B.E.S.T. Undertaking, Gr. Floor, Best
Bhavan, Best Marg, Colaba, Mumbai -
400001, Tel. No. 22799543

Name : AJMERA PHARMASURE LTD Mobile No: 98XXXXX655 Email ID: XXXXsha@gmail.com	Bill For : Dec-2023 Date of Bill : 13/12/2023 Invoice No. : 312102025036
Billing Address : PREMISES NO. 27/12, FLOOR-ENTIRE 4TH, PLOT- 264, 67, AJMERA HOUSE, PATHAKWADI ROAD, LOHAR CHAWL, KALBADEVI, MUMBAI-400002	Book Folio No. : Cycle : 24 Type of Supply : 3P Service No : 171453-X-X Installation No. : 0057035 Sanctioned Load : 64.64 KW Security Deposit : 191652.00
Power Supply Address : PREMISES NO. 27/12, FLOOR-ENTIRE 4TH, PLOT- 264, 67, AJMERA HOUSE, PATHAKWADI ROAD, LOHAR CHAWL, KALBADEVI, MUMBAI-400002	Consumer No. : 102-025-036*0 C.A.No. : 200014433 Bill Period : 31/10/2023 - 30/11/2023 Tariff : LT II C Category : COMMERCIAL Ward : B
	Last Payment Received ₹ 138610.00
	Last Payment Received Date 30/11/2023

Current Bill Amount	Past Dues	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date
134786.38	8.16	01/01/2024	134790.00	136486

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details	Fuse Control/Off Supply 23474242/23454297 8828871650	Billing Complaints 22799546/22799543	Electricity Theft/ Unauthorised use North - 24194578	Fault Control 22066661/22066611	For Street Lighting Complaints 8097584815 / 7208836089
---------------------------------	--	---	--	------------------------------------	---

Internal Complaint Redressal Cell Assistant Admin. Manager, Customer Care 'B' Ward, Ground Floor, Best Bhavan, Best Marg, Colaba, Mumbai - 400001. Tel No - 22799522. Email : igrccebward@bestundertaking.com	Consumer Grievances Redressal Forum Ground Floor, Multistored Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrf@bestundertaking.com	"IMPORTANT MESSAGE" NEFT / RTGS Electricity Bill Payment (DFC First Bank) Name of Beneficiary : BEST Undertaking Beneficiary Account Number : BEST Consumer's digit Consumer No. Bank Name and Branch : DFC First Bank Ltd. Chennai, RK Saha FSC Code : 00000001 NEFT / RTGS Additional Security Deposit Payment (DFC First Bank) Name of Beneficiary : Best Undertaking Beneficiary Account Number : BEST Consumer's digit Consumer No. Bank Name and Branch : DFC First Bank Ltd. Chennai, RK Saha FSC Code : 00000001 NEFT / RTGS Electricity Bill Payment (SBI) Name of Beneficiary : Best Undertaking Beneficiary Account Number : BEST Consumer's digit Consumer No. Bank Name and Branch : STATE BANK OF INDIA MARY BRANCH FSC Code : 00000001	Past Consumption Bar Graph Unit KWH Month Meter No - T080932 Nov-23 16590 Oct-23 11550 Sep-23 10590 Aug-23 12000 Jul-23 12000 Jun-23 12390 May-23 12390 Apr-23 10140 Mar-23 9630 Feb-23 11340 Jan-23 Units Consumed KWH Dec-23 13020 Dec-22 10650
---	---	---	---

Bill Collection Centers in your area
Dongri Market Municipality Market Premises,
J.J. Hospital JJ Hospital, Near Municipality B ward, R Bhatt Rd Mumbai
Chinchbunder, 110, Keshavnagar Naik Marg, Near Masjid Railway Station
Don Taki - Don Taki Best officers Qtrs, Maulana Azad Marg.

Now pay bill without que
Click for e-bill download
for details & more information - www.bestundertaking.com

Best Undertaking
official app
miBEST
Available on the
App Store
GET IT ON
Google Play

This Electric Bill is issued for electricity used and may not be treated as proof for other

(Bilal Shaikh)
Chief Engineer Customer Care

During Manton give Off-supply messages in brief
so that the telephone lines and personal will be
available for attending other consumer also.

Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MUDRANK SHULK NUMBER, CSD/541/(Validity Period from
Dt. 15.12.2022 to Dt. 14.12.2024)/5340 dated. 16.12.2022."

000545
20/12/23
HDPG (545)
1,34,790

Your Bill Details	Amount ₹
Fixed Charges / Demand Charges	12120.00
Energy Charges	72000.60
Wheeling Charges	22654.80
Fuel Adjustment Charges	0.00
Electricity Duty	22717.36
M.Tax Sale on Electricity	4432.01
Power Factor Penalty /Incentive	-540.89
Load Factor Incentive	0.00
Penalty for Exceeding Contract	0.00
TOD Charges	1402.50
Current Months Bill Amount (A)	134786.38
Delayed Payment Charges (@1.25% monthly bill including Taxes and Duties)	0.00
Intrest on Arrears	0.00
Prompt Payment Discount	0.00
ECS Discount	0.00
Digital Payment Disc./ebill disc (if applicable)	0.00
Total Adjustment Amount	0.00
Net Other Charges (B)	0.00
Total Current Month charges (A + B)	134786.38
Previous Month Bill amount	138618.16
Payment Received	138610.00
Net Arrears (C)	8.16
Total Bill (A +B+ C)	134794.54
Total Bill Amount (Rounded)	134790.00

Important Messages

* Prompt payment discount of Rs. 1081.78 will be given if payment is made on / before 26/12/2023.
 * Recorded demand for Mtrno.: T080932.. 22-06 hr- 12.00.. 09-12 hr- 45.00.... 18-22 hr- 16.00..... Other 48.00
 * Timeslot wise units of Meter No. T080932 ,T-1 1890 ,T-2 6840 ,T-3 2940 ,T-4 1350
 * If you have paid arrs Rs.8.16, please bring the paid bill and pay Rs.134786.38 .

* As per CBDT notification dt. 13-May-20, w.e.f. 1-Oct-20, Tax Collected at Source (TCS) will be levied on your electricity bill exceeding Rs. 50 Lakhs (excluding taxes) in a financial year. TCS rate will be 0.1% for PAN holders and 1% for non-PAN holders in FY22-23. Multiple consumer accounts with same PAN will be considered as single entity. TCS certificate will be issued as per TDS Rules. Kindly update your PAN with concerned ward office of BEST.
 * To avoid P.F Penalty, Commercial/Industrial consumers having load more than 20 KW are requested to maintain capacitor bank according to the usage of load.

Meter No.	Tariff/Duty	Energy Consumed				P.F.	Load	Contract Demand in KVA	Billing Demand in
		Previous Reading	Current Reading	MF	Units Consumed				
T080932	LT II C/B RKVH MO RKVHLEAD	36877	37311	30	13020	0.956	64.64	60.8000	32.3200
		6920	7000		2400				
		9659	1,6000 9713		48,0000 1620				

Your Tariff Structure						
Consumer Category (Units in kWh /Mth)	Fixed/Demand (₹ /Connection/mth)	Energy Charges (In ₹ /kWh)	Wheeling Charges (₹ /kWh)	E.D. Rates	M.Tax (In Paise/kWh)	FAC Rate (₹ /p.u.)
LT II C	375/-	5.53	1.74	21% of FC+VC+FAC or as applicable	34.04	0.00
All units	per kVA	-	-	-	-	0.00
		-	-	-	-	0.00
		-	-	-	-	0.00

Electricity Duty rates as shown in tariff structure will be applicable as per the schedule in Maharashtra Electricity Duty Act 2016. GOM Notification no. ELD.2016/CR.252/Energy-1 dated 21.10.2016.
 Maharashtra Tax rate as shown in tariff structure will be charged as per Govt. Notification no. VVK-2018/CR-161-Energy-1 dated 26.12.2018.

Online Billing Details
 You can pay your electricity bill using credit debit card or netbanking. No need to stand in a queue. Visit our Website www.bestundertaking.com and click on "Online Electricity Bill"

Other payment options :

- * BEST Cash counter
- * BEST's Mobile cash
- * Selected banks
- * Post Offices
- * NACH (National Automated Clearing Housing)
- * PAY BY NACH TO AVAIL DISCOUNT- (NACH mandates forms available at our website and Cash Collection Centers)
- * Bill Desk
- * M/s.Tech Process (Net)
- * PayTM
- * Citibank (RTGS/NEFT)
- * miBest (Mobile app)

For More details :22799559(South), 24194549 (North)

Adjustment & Claim Details	Amount ₹
----------------------------	----------

Important Notes:

1. DELAYED PAYMENT CHARGES and INTEREST ON ARREARS will be charged as per Tariff schedule if the Electricity bill payment is not made before due date.
2. If the Electric supply meter is not in use for a long period Kindly contact respective ward office
3. Safety of the meter is consumers responsibility.
4. Using your Electricity connection for purpose other than that provided for, is a tariff violation and may lead to disconnection / penal actions.
5. Please quote your consumer no. ###.###.### and contact number in all your correspondence.
6. Do not issue outstation or post dated cheques.
7. A Penal amount of Rs.250 per cheque will be charged on a dishonoured cheque.
8. Mention your account number and amount on backside of the cheque while making multiple bill payment by single cheque.
9. Electricity bill where amount of bill is greater than Rs20000/- will be accepted only by cheque or demand demand draft.
10. "Consumer Right Statement" Application to CGRF, ECS form, etc. Will be available at our Website www.bestundertaking.com as well as at our ward offices.

23120001020250360000013479000NN01012024M000200014433

[IVW_247998_10.114.11.87_20231206105919]



Your Details With Us:

M/S.ASHJIT REALTIES PVT LTD AJMERA DOWNTOWN COLLECTION ACCOUNT
AJMERA HOUSE 4TH,FLR,PATHAKWADI
-
MUMBAI
MAHARASHTRA - INDIA - 400002



Your Base Branch: ASHOKA SHOPPING CENTER L.T.ROAD,CRAWFORD MART,MUMBAI,400005

Summary of Account as on 30-11-2023

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705080107	0.00 Cr	400229230	ICIC0001961	Not Registered
TOTAL		0.00			

Statement of transactions in Current account number: 777705080107 in INR For the period 01-11-2023 To 30-11-2023

Date	Particulars	Chq.No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance(INR)
01-11-2023	E/F						24,76,190.00
02-11-2023	Ac xfr from Sol 1227 to 1961		24,76,190.00	0.00			0.00
02-11-2023	Ac xfr from Sol 1227 to 1961		0.00	24,76,190.00			24,76,190.00
09-11-2023	AS PER SI ASHJIT REALTIES PVT LTD AJMERA DOWNTOWN		24,76,190.00	0.00			0.00
Page Total:			49,52,380.00	24,76,190.00	0.00	0.00	0.00

Legends for transactions In your account statement

VAT/MAT/NFS - Cash withdrawal at other Bank ATM's
EBA - Transaction on ICICI direct
VPS/IPS - Debit card transaction
TOP - Mobile recharge

INF - Internet fund transfer in linked accounts
BIL - Internet Bill payment or funds transfer to Third party

Sincerely,
Team ICICI Bank

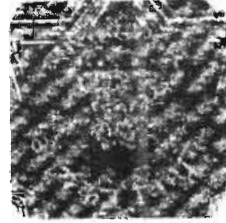
This is a system-generated statement.Hence, it does not require any signature.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHJIT REALTIES PRIVATE LIMITED



08/01/2008

Permanent Account Number

AAGCA7451E

30012008

For ASHJIT REALTIES PVT. LTD.

Authorized Signatory/Director

1. The first part of the paper is devoted to the study of the

the second part of the paper is devoted to the study of the



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45400MH2008PTC177532

2007 - 2008

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

ASHJIT REALTIES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक आठ जनवरी दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45400MH2008PTC177532

2007 - 2008

I hereby certify that ASHJIT REALTIES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Mumbai this Eighth day of January Two Thousand Eight.

(MAHENDRA KAPOOR GUPTA)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई
Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

ASHJIT REALTIES PRIVATE LIMITED
63/67, CARMILLOS BUILDING, PATHAK WADI,
MUMBAI - 400002,
Maharashtra, INDIA

+91 7506094167

+91 7045606621

sales@ajmeracityscapes.co.in

(tel: +91)

(tel: +91)

mailto:sales@ajmeracityscapes.co.in

https://www.facebook.com/AjmeraCityscapes/

in



(index.php)

HOME (Index.Php)

ABOUT US (About-Us.Php)

BLOG (./Blog.Php)

PROJECTS

https://www.linkedin.com/company/93385397/admin/feed/



(index.php)

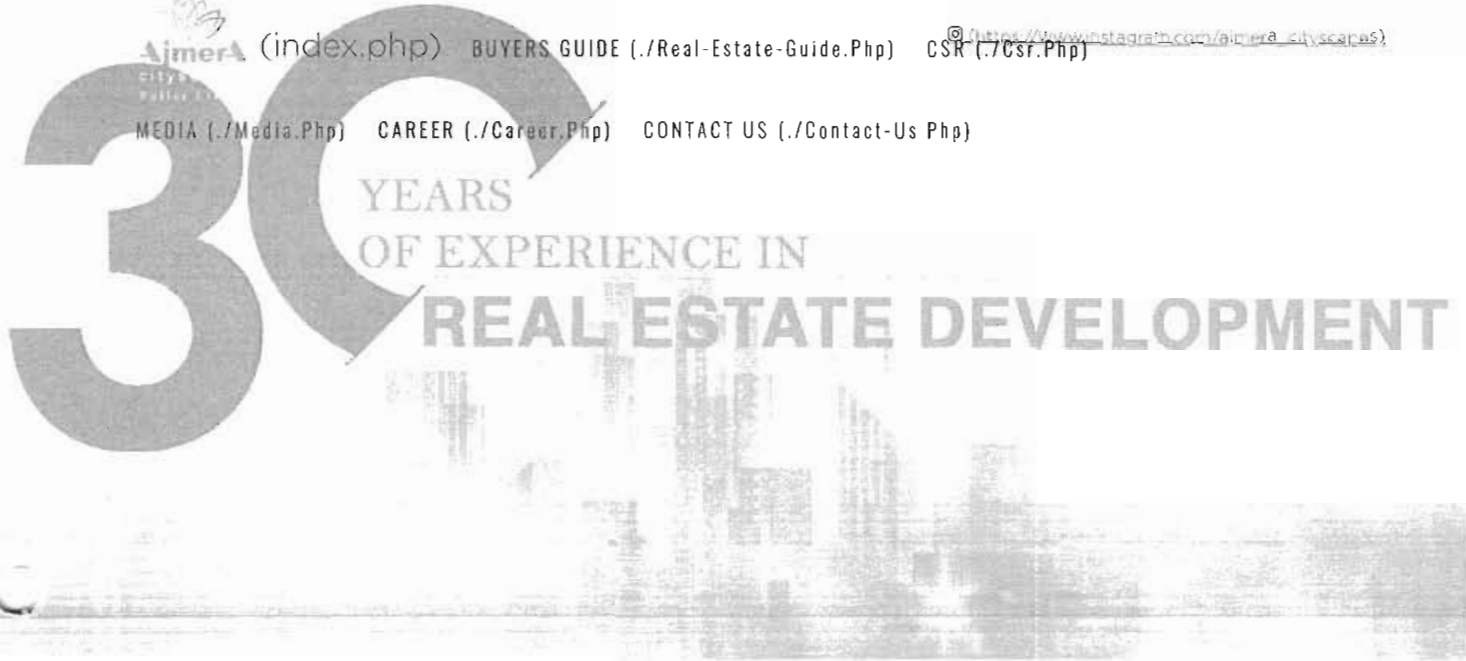
BUYERS GUIDE (./Real-Estate-Guide.Php)

CSR (./Csr.Php)

MEDIA (./Media.Php)

CAREER (./Career.Php)

CONTACT US (./Contact-Us.Php)



About Us

WELCOME TO THE WORLD OF FULLER LIVING

To us Fuller Living is about delivering abundance, about giving you life spaces that allow you to fill your lungs with fresh soothing air; the ability to stretch out your legs and relax, life spaces to bond deeply with your loved ones, life spaces that allow your aspirations to soar untrammelled, life spaces that make for a grand lifestyle, spaces that make for moments that make memories; spaces that allow smiles to blossom and shine. Fuller Living is about rich, enriching life spaces, nurturing supremely happy moments.

[Read More \(about-us.php\)](#)



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Contact Us

LEAVE MESSAGE

Name* :

Your Name

Email ID* :

Your Email

Mobile Number* :

Mobile Number

Location :

Location

Message :

Your Message

Type* : ☐ RESIDENTIAL ☐ COMMERCIAL

I'm not a robot

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Privacy Policy

Ajmera Cityscapes

53/57, Ajmera House, Fathakwadi,
L.T. Marg, Mumbai, Maharashtra
400002

2.8 4 reviews

View larger map



f in @

(<https://www.google.com/maps/@19.025704,72.832570,15z/data=!post>)

Contact Details

+91 8928446701

(tel +91 8928446701)

+91 7506094167

(tel +91 7506094167)

+91 7045608621

(tel +91 7045608621)

sales@ajmeracityscapes.co.in

(mailto:sales@ajmeracityscapes.co.in)

53/57 Ajmera House, 4th Floor, Fathakwadi, L.T. Marg, Mumbai-400
002, India.

Links

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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. Vasant Premnand 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

MahaRERA Application

General Information

Information Type

Other Than Individual

Organization

Name

ASHJIT REALTIES PVT. LTD

Organization Type

Company

Description For Other Type Organization

NA

Do you have any Past Experience ?

No

Address Details

Block Number

63/67

Building Name

AJMERA HOUSE

Street Name

PATHAKWADI

Locality

L.T.MARG

Land mark

K.H AJMERA CHOWK, OPP G.T HOSPITAL

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai City

Taluka

Ward ABCD

Village

ABCD-400002

Pin Code

400002

Organization Contact Details

Office Number

02240628888

Website URL

Past Experience Details

Member Information

JITEN KISHOR AJMERA

Director

[View Photo](#)**Project**

Project Name (Mention as per Sanctioned Plan)

AJMERA DOWNTOWN

Project Status

New Project

Proposed Date of Completion

31/12/2027

Litigations related to the project ?

No

Project Type

Others

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?

No

File/reference no. of planning authority

Plot Bearing No / CTS no / Survey Number/Final Plot no

996

Boundaries East

C S NO 999

Boundaries West

C S NO 993 994 995

Boundaries North

C S NO 990 991

Boundaries South

R S SAPRE MARG C S NO 997

State/UT

MAHARASHTRA

Division

Konkan

District

Mumbai City

Taluka

Ward ABCD

Village

ABCD-400002

Street

R S SAPRE MARG

Locality

K H AJMERA CHOWK

Pin Code

400002

Total Plot/Project area (sqmts)

2473.26

Total Number of Proposed Building/Wings (In the Layout/Plot)

1

Number of Sanctioned Building out of Above Proposed Count Applied for this Registration

1

Proposed But Not Sanctioned Buildings Count

0

Total Recreational Open Space as Per Sanctioned Plan

286.07

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)

14402.02

Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)

10597.98

Permissible Total FSI of Plot (Permissible Built-up Area)

25000.00

Bank Details

Bank Name

HDFC BANK

IFSC Code

HDFC0000060

Project Details

Name	Proposed	Booked	Work Done (%)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	237	5	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths	NO	0	NA
Water Conservation, Rain water Harvesting	YES	0	PRIOR TO OC
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements	YES	0	PRIOR TO OC
Electrical Meter Room, Sub-Station, Receiving Station	YES	5	PRIOR TO OC
Aggregate area of recreational Open Space	YES	0	PRIOR TO OC
Open Parking	NO	0	NA
Water Supply :	YES	0	AFTER OC
Sewerage (Chamber, Lines, Septic Tank , STP)	YES	0	PRIOR TO OC
Storm Water Drains :	YES	0	PRIOR TO OC
Landscaping & Tree Planting :	YES	0	PRIOR TO OC
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	PRIOR TO OC
Solid Waste Management And Disposal :	YES	66	-

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Padium's	Number of Floor's	Number of Shfts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-wheeler)	No. of Car Per
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1	AJMER DOWNTOWN	AJMER DOWNTOWN	31/12/2027	1	1	0	56	1	0	200
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1	3BHK	80.83	45	0
2	1BHK	40.88	64	1
3	2BHK	57.60	49	5
4	2BHK	52.02	91	3

Tasks / Activity

Percentage of Work

1	Excavation	100
2	X number of Basement(s) and Plinth	100
3	X number of Podiums	0
4	Stilt Floor	100
5	X number of Slabs of Super Structure	29
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	8
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	29
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Project Professional Information

Professional Name	MaharERA Certificate No.	Professional Type
PATIDAR ALLIANCE	NA	Architect
SURA & ASSOCIATES	NA	Engineer
KAILAS SHINARE	NA	Chartered Accountant

Litigations Details

No Records Found

Uploaded Documents

Document Name

1 Copy of the legal title report

1 Details of encumbrances

1 b Details of encumbrances concerned to Legal

1 Copy of Layout Approval (in case of layout)

1 Building Plan Approval / NA Order for plotted development

Uploaded Document

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1 Commencement Certificates / NA Order for plotted development

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1 Declaration about Commencement Certificate

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1 Declaration in FORM B

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1 Architect's Certificate of Percentage of Completion of Work (Form 1)

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2 Architect's Certificate of Percentage of Completion of Work (Form 1)

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3 Architect's Certificate of Percentage of Completion of Work (Form 1)

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4 Architect's Certificate of Percentage of Completion of Work (Form 1)

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5 Architect's Certificate of Percentage of Completion of Work (Form 1)

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1 Engineer's Certificate on Cost Incurred on Project (Form 2)

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3 Engineer's Certificate on Cost Incurred on Project (Form 2)

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6 Engineer's Certificate on Cost Incurred on Project (Form 2)

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1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)

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1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)

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1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)

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1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)

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2 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)

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1 Disclosure of sold/ booked inventory

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2 Disclosure of sold/ booked inventory

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3 Disclosure of sold/ booked inventory

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4 Disclosure of sold/ booked inventory

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1 CERSAI details

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1 Disclosure of Interest in Other Real Estate Organizations

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)

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2 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)

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1 Proforma of Agreement for sale

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2 Proforma of Agreement for sale

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1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)

[View](#) [Download](#)

1 Proforma of Allotment letter

[View](#) [Download](#)

1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development

Not Uploaded

1 Status of Formation of Legal Entity (Society/Co Operative)

Not Uploaded

1 Status of Conveyance

1 Other

2 Other

3 Other

4 Other

5 Other

6 Other

7 Other

1 Other - Finance

1 Other - Technical

1 Foreclosure of the Project

1 Deviation Report with respect to Allotment letter

1 Deviation Report with respect to model copy of Agreement

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Kailas Yadu Shinare

CHARTERED ACCOUNTANT

Mobile: 88989 45036

B-304, Shantikunj CHSL,

Plot No. 9, Sector-19,

Kamothe, Navi Mumbai-410209

Email: kailas.shinare@gmail.com

To

State Bank of India

CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of Ashjit Realities Private Limited, having its registered office at 4th Floor, Ajmera House, L. T. Marg, Pathakwadi, Mumbai - 400 002 and do hereby state as follows:

Currently the total investment in the Project "Ajmera Downtown" by the Company Ashjit Realities Private Limited is Rs. 81.32 Crores as per Form 3 filed by the Company under RERA, out of which Rs.8.90 Crores is collected from customers. The balance investment of Rs.72.42 crores in the project is through promoter's contribution which is equal to 24.14% of the total project cost which is estimated at Rs.300 Crore.

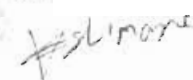
The aforesaid facts stated by us are certified to be true.

and correct.

Yours faithfully,

Kailas Yadu Shinare

Chartered Accountant



Membership No. 152633

UDIN: 23152633BGVLZF4174

Date: 01/11/2023

Kailas Yadu Shinare

CHARTERED ACCOUNTANT

Mobile: 88989 45036

B-304, Shantikunj CHSL,

Plot No. 9, Sector-19,

Kamothe, Navi Mumbai-410209

Email: kailas.shinare@gmail.com

To

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and correct.

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Kailas Yadu Shinare

Chartered Accountant



Membership No. 152633

UDIN: 23152633BGVLZF4174

Date: 01/11/2023

100-315,016 Adams

[illegible][illegible]

EXEMPTION CERTIFICATE IS VALID FOR THE PERIOD FROM 1.0.71 TO 31.0.78



[illegible][illegible]

NAME OF APPLICANT: 00011 BENJIN 001.110.

Date of Application: 21/02/2017

11/11/2004 10:11:11 AM

© 1999 John Wiley & Sons, Inc.

21 FEB 2019



Journal of Interpersonal Violence 19(7) October 2004

Note: - This is a true copy of the extract of a newspaper which forms part of this office record and the area of the property referred to therein is 2873.26 Sq. meters.

Superintendent
Maddal City Sheriff and Lady Patricia



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

To,
M/s. Ashjit Realities Pvt. Ltd.
Ajmera House 4th floor, Pathak Wadi Road, opp.
G.T. Hospital, Mumbai-400002

Sir,

With reference to your application No. P-0188/2019/(996)/C Ward/BHULESHWAR/FCC/1/New Dated. 19 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 in 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

Issue On : 14 May 2021 Valid Upto : 13 May 2022

Application Number : P-0188/2019/(996)/C
WARD/BHULESHWAR/CC/1/NEW

Remark

This C.C. is issued upto Plinth level as per IOD/plans issued dated 27.07.2020.

Approved By
Executive Engineer (Rajesh Dholay)
Executive Engineer

Issue On : 24 Dec 2021 Valid Upto : 23 Dec 2022

Application Number : P-0188/2019/(996)/C
Ward/BHULESHWAR/CC/1/Amend

Remark :

This CC is endorsed up to Plinth Level as per approved amended plans dated 12 .08.2021.

Approved By
Executive Engineer (Rajesh Dholay)
Executive Engineer

Issue On : 12 Apr 2022 Valid Upto : 23 Dec 2022

Application Number : P-0188/2019/(996)/C
Ward/BHULESHWAR/FCC/1/New

Remark :

This C.C. is issued up to top of 48th upper floor + LMR + OHT i.e. Full CC as per amended plans dated 12.08.2021.

cc / Per validated
12/4/2022 to 13/5/2022

✓
Name : ROSHAN
BHALCHANDRA BHOIR
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 12-Apr-2022 16:33:00

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

Cc to :

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

Assistant Engineer . Building Proposal

City C Ward Ward

(21)

JOD
✓

346

Form -----
88

in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

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

MEMORANDUM

Municipal Office,
Mumbai

To,

M/s. Ashjit Realities Pvt. Ltd.

Ajmera House 4th floor, Pathak Wadi Road, opp. G.T. Hospital, Mumbai-400002

With reference to your Notice 337 (New), letter No. _____ dated. 19/2/2019 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment of Property bearing C. S. No. 996 of Bhuleshwar Division, Known as "Gita Gruh", situated at 4 R. S. Sapre Marg(Picket Road), Mumbai - 400 002, C - Ward.996 furnished to me under your letter, dated 19/2/2019. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per regulation No.37(24) of DCPR 2034.
- 3 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 4 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 5 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load along with bearing capacity of the soil strata will not be submitted before C.C.
- 6 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage

layout will not be submitted before C.C.

- 7 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C
- 8 That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
- 9 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 10 That All Dues Clearance Certificate from A.E.W.W. 'C' Ward will not be submitted before issue of C.C.
- 11 That the Extra Water Charges & Extra Sewerage Charges will not be paid.
- 12 That the premium/deposits for (a) Condonation of deficient open spaces. (b) Development charges as per M.R. & T.P.(Amendment) Act,1992 (c) insecticide charges. (d) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'C' Ward. (e) Labour Welfare Cess. (f) Premium for condonation of deficient size of AVS (g) Premium for fungible (when claim). (h) Premium for deficient open space of LOS will not be paid
- 13 That the work will not be carried out strictly as per approved plan and in conformity with the regulations in force.
- 14 That the N.O.C. from Tree authority/Self Certificate will not be submitted before asking for plinth C.C.
- 15 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
- 16 That the Third-party insurance shall not be submitted.
- 17 That the N.O.C. from electric supply company for substation will not be submitted.
- 18 That the fresh Tax Clearance Certificate from A.A. & C 'C' Ward shall not be submitted.
- 19 That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
- 20 That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 21 That the remarks from H.E. Department shall not be submitted.
- 22 That the board displaying the details of development of the work shall not be displayed at site.
- 23 That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City before asking for plinth C.C.
- 24 That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 25 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 26 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

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

- 27 That the G.I. Sheet screens at plot boundaries up to adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 28 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 29 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
- 30 That the water available from rain water harvesting will not be used for toilet flushing purpose.
- 31 That the requisition of clause No. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
- 32 That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
- 33 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 34 That the comprehensive registered undertaking as per EODB format will not be submitted.
- 35 That the comprehensive indemnity bond as per EODB format will not be submitted.
- 36 That the remarks from HE and PCO for existing well will not be submitted.
- 37 That the consent from respective tenants for splitting of tenancy and allotting residential tenement to NR tenants will not be submitted.
- 38 That the letter from MHADA from respective tenants for splitting of tenancy and allotting residential tenements to NR tenants will not be submitted.
- 39 That the registered undertaking stating that constructed Yogalaya or Fitness Centre shall be handed over to proposed Co-Operative Housing Society/Apartment Owners Association. The centre shall not be used for any purpose other than for fitness centre activities and Reading Room. The Yogalaya or Fitness Centre activities shall be exclusively confined for the members of the concerned housing society or an Apartment Owners Association. The ownership of the premises of the Yogalaya or Fitness Centre shall vest only with the concerned society or the apartment owner's association as the case may be will not be submitted.
- 40 That the registered undertaking stating that the society office will be handed over to society will not be submitted.
- 41 That the Indemnity bond indemnifying MCGM & its officer against litigation arises out of hardship to occupants due to mechanized failure of parking tower will not be submitted.
- 42 That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case will not be submitted
- 43 That adequate safeguards are not being employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated will not be deposited in specific sites inspected and approved by MCGM.

- 44 That the debris will not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste / Debris Management will not be furnished before starting demolition of existing structures or construction work.
- 45 That the work will not be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 46 That the specific structural design from structural engineer for covering of well will not be submitted.
- 47 That the remarks from consultant for meter room will not be submitted
- 48 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 49 That remarks from consultant for Artificial ventilation shaft will not be submitted
- 50 That the N.O.C. from M.B.R.&R. Board to commencement of work shall not be submitted.

B: FOR LABOUR CAMP / TEMPORARY SHED

- 1 NIL

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 2 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 3 That the compliance of necessary remarks construction of SWD will not be submitted before granting full C.C. for the said building.
- 4 That the NOC from MOEF will not be submitted before granting C.C. of construction area beyond 20000 sq.mt.
- 5 That the NOC from high rise committee for slenderness ration and proposed height of building will not be submitted.
- 6 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 7 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 8 That the condition of NOC from M.B.R.&R. Board will not be complied with

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C:

- 1 That some of the drains will not be laid internally with C.I. Pipes.
- 2 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.

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

- 3 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4 That the existing well will not be covered as per remarks from HE /PCO.
- 5 That 10'-0" wide paved pathway up to staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
- 8 That carriage entrance shall not be provided.
- 9 That the parking spaces shall not be provided as per regulation No.44 of DCPR 2034.
- 10 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 11 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 12 That the Drainage completion certificate from (S.P.)(P&D)City /consultant for provision of will not be submitted.
- 13 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 14 That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
- 15 That the completion certificate from parking consultant will not be submitted.
- 16 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 17 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 18 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No.-TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 19 That the completion of footpath, providing central dividers, lane marking and providing steel furniture shall not be completed.
- 20 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. (a) Ownership documents (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. (c) Copies of soil investigation reports (d) R.C.C.

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

details and canvass mounted structural drawings (e) Structural Stability Certificate from Licensed Structural Engineer (f) Structural Audit Reports (g) All details of repairs carried out in the buildings (h) Supervision certificate issued by the Licensed Site Supervisor (i) Building Completion Certificate issued by Licensed Surveyor/ Architect (j) NOC and completion certificate issued by the C.F.O. (k) Fire safety audit carried out as per the requirement of C.F.O.

- 21 That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office (a) That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
- 22 That N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 23 That the certificate for successful compliance of SWM NOC conditions are not submitted.
- 24 That the certificate to the effect that the licensed surveyor/architect has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 25 That the completion certificate of Architect and RCC consultant is not submitted.
- 26 That the Miyawaki plantation is not done over 50% LOS and completion certificate to that effect is not submitted..
- 27 That the STP is not constructed and certificate for completion of STP and its functioning is not submitted.

F : CONDITIONS TO BE COMPLIED WITH OCCUPANCY (PERPETUAL).

- 1 1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply

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

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 26 July day of 2021 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. (TownHall) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-I(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

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

Executive Engineer, Building Proposals
Zones wards.

P-0188/2019/(996)/C Ward/BHULESHWAR/IOD/1/New

Copy To :- 1. Narendra V Patidar
11, First Floor, Tardeo Air Condition Market Building, Tardeo Road,
2. Asst. Commissioner C Ward.
3. A.E.W.W. C Ward,
4. Dy.A & C. City
5. Chief Officer, M.B.R. & R. Board C Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) C Ward ,
7. The Collector of Mumbai

✓
Name : Rajesh Santoshkumar
Dholay
Designation : Executive
Engineer
Organization : Personal
Date : 27-Jul-2020 17:05:02

Ref. No.: 1241/ 314 /2021

FORMAT - A
(Circular No. 28/2021)

To,
The Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to all that piece and parcel of land bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, (R.S. Sapre Marg), Mumbai - 400 002, within the Registration District of Mumbai City (hereinafter referred to as the "Plot")

I. We have investigated the title of the Plot on the request of Ashjit Realities Private Limited (the "Promoter"), together with the following documents, i.e.:

1) Description of the property:

All that piece and parcel of land or ground hereditaments bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, (R.S. Sapre Marg), Mumbai - 400 002, within the Registration District of Mumbai City (the "Plot"), together with structures/ building standing thereon known as "Gita Gruh" consisting of ground plus 4 (four) upper floors assessed by the Municipal Corporation of Greater Mumbai, 'C' Ward under No.C-896 (I-1A)/4, House with Pathsala, Caste Dining Place with Wells, situate at 4, Picket Road, R.S. Sapre Marg, Mumbai - 400 002 (the "Building"). The Plot and Building are collectively referred to as the "Property".

2) The documents of allotment of the Property:

Sale Deed dated 13th October 2016 entered into between Rohan Developers Private Limited (therein referred to as the "Vendor" of the One Part), and Ashjit

Realties Private Limited (therein referred to as the "Purchaser" of the Other Part), duly registered with the Sub-Registrar of Assurances on 15th April 2017 under Serial No. BBE-2-5196 of 2017.

- 3) Property Register Card with respect to C.S. No.996 of Bhuleshwar Division issued by the Maharashtra State Land Records Department.
- 4) Search reports for 40 years for the period from 1982 to 2021.

II. On the perusal of the above-mentioned documents, and all other relevant documents relating to title of the Property, we are of the opinion that the title of the following Owner is clear, marketable and without any encumbrances:

1) Owner of the Land:

Ashjit Realities Private Limited (the "Promoter") is seized and possessed of and well and sufficiently entitled to the Property bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, (R.S. Sapre Marg), Mumbai - 400 002, and as such is further sufficiently entitled to all the right, title and interest in the Property including but not limited to the development rights in respect of the Property.

2) Qualifying comments:

For the purposes of this Opinion on Title, we have made certain assumptions as follows:

- (a) This Title Certificate is based on information provided by the Promoter, documents furnished to us by the Promoter and search carried out in the offices of Sub-Registrar of Assurances at Mumbai and the Search Report of Mr. Ganesh Gawde and if there are any documents which are not furnished to us or the facts or circumstances that may be different or received after this date, it could have a material impact on our conclusions.



- (b) This Title Certificate is given on the basis that it is to be governed by and construed in accordance with Indian laws prevailing as on date.
- (c) This Title Certificate is confined and limited to the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
- (d) We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after the date of this Title Certificate of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.
- (e) A Declaration-cum-indemnity has not been furnished to us by the Promoter with regards to the title of the Promoter in respect of the said Property and Permissions/Restrictions/Sanctions obtained in respect of the Property.
- (f) We assume that technical diligence in respect of the Property as regards the requisite building permissions, compliance of all the terms and conditions of the orders passed under the Urban Land (Ceiling and Regulation) Act, 1976, NA Order(s), physical surveys, reservations, grant of environmental clearances, development permissions, requisite approvals, sanctions, NOCs including Aviation NOC, Fire NOC, building permissions, FSI/TDR utilized/loaded, physical survey, reservations, religious structures, heritage structures, road access, electricity sub-stations, underground pipes, high tension wires, setback area, right of way, or any other permissions/sanctions/ restrictions from any authority whatsoever, required to be complied with or obtained from time to time has been duly complied with by the Promoter and the same does not fall within the purview of this Certificate.

We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Title Certificate.

III. The report reflecting the flow of the title of the Promoter to the Property is enclosed herewith as Annexure.

For M/s. Taurus Legal,



(Partner)
Advocates & Solicitors

Date: 7th August, 2021

Encl.: Annexure

FORMAT - A
(Circular No. 28/2021)

ANNEXURE

FLOW OF TITLE TO THE PLOT

1. **P.R. Card as on date of application for registration**

We have perused the Property Register Card ("P.R. Card") in respect of the piece and parcel of land or ground hereditaments bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, (R.S. Sapre Marg), Mumbai - 400 002, within the Registration District of Mumbai City (the "Plot"), which duly records the name of Ashjit Realities Private Limited (the "Promoter") as the holder of the Plot.

2. **Mutation Entry No.2905 of 2018**

We have perused the copy of Mutation Entry No. 2905 of 2018 in respect of the Land bearing C.S. No.996 of Bhuleshwar Division, which records name of the Promoter as the holder in respect of the Plot, in pursuance of the Sale Deed dated 13th October 2016 registered with the Sub-Registrar of Assurances on 15th April 2017 under Serial No. BBE-2/5196 of 2017.

3. **Search reports of 40 years from 1982 to 2021 taken from Sub-Registrar's Offices**

On our instructions, title investigator and search clerk, Mr. Ganesh Gawde, has taken searches for a period of 40 years in the offices of the Sub-Registrar of Assurances for the years 1982 to 2021.

4. **Public Notices**

We have issued and published 2 (two) Public Notices both dated 28th June, 2021 in The Free Press Journal (English), Mumbai edition and Navshakti (Marathi), Mumbai edition inviting claim, share, right, title, demand or objection, if any, by any person/s against or to the Property, within 14 (fourteen) days from the date of publication of the notice. Till date no claims and/or objections have been received by us in response to the above referred Public Notices or otherwise.

5. Documents perused by us:

We have perused the copies of the following documents with respect to the Property:

- i. P.R. Card in respect of the Plot bearing C.S. No.996 of Bhuleshwar Division;
- ii. Mutation Entry Nos. 617 of 2007, 810 of 2009 and 2905 of 2018 in respect of the Plot bearing C.S. No.996 of Bhuleshwar Division;
- iii. Judgment dated 3rd February 2009 passed by the Hon'ble Joint Charity Commissioner in Application No.J-4/86/08;
- iv. Order dated 10th February 2009 passed by the Hon'ble Joint Charity Commissioner in Misc. Application No.8/09;
- v. Deed of Conveyance dated 3rd March 2009 entered into between Jivraj Baloo Trust (therein referred to as the "Vendors" of the One Part), and Rohan Developers Private Limited (therein referred to as the "Purchasers" of the Other Part), duly registered with the Sub-Registrar of Assurances on 3rd March 2009 under Serial No. BBE-3-1715 of 2009;
- vi. Debenture Trust Deed dated 25th November 2016 entered into between Rohan Developers Private Limited (therein referred to as the "Mortgagor No.1" of the First Part), Goodwill Properties Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part), Piccadilly Estate Private Limited (therein referred to as the "Mortgagor No.3" of the Third Part), Sai Palace Hotel Private Limited (therein referred to as the "Mortgagor No.4" of the Fourth Part) and Catalyst Trusteeship Limited (therein referred to as the "Debenture Trustee" of the Fifth Part), duly registered with the Sub-Registrar of Assurances on 25th November 2016 under Serial No. BBE-1-9125 of 2016;
- vii. Sale Deed dated 13th October 2016 entered into between Rohan Developers Private Limited (therein referred to as the "Vendor" of the One Part), and Ashjit Realities Private Limited (therein referred to as the "Purchaser" of the

Other Part), duly registered with the Sub-Registrar of Assurances on 15th April 2017 under Serial No. BBE-2/5196 of 2017;

- viii. Deed of Reconveyance dated 2nd December 2019 entered into between Catalyst Trusteeship Limited (therein referred to as the "Trustee" or "Debenture Trustee" of the First Part) and Rohan Developers Private Limited (therein referred to as the "Issuer" and/or the "Mortgagor" of the Second Part), duly registered with the Sub-Registrar of Assurances on 2nd December 2019 under Serial No. BBE-1-7438 of 2019;
- ix. Papers and proceedings in respect of L.C. Suit No. 2101 of 2019 and L.C. Suit No. 314 of 2020 before the Hon'ble City Civil Court at Bombay;
- x. Layout Plan in respect of the Property.

6. Flow of Title

On the basis of the information provided by the Promoter, our observations on the title of the Promoter to the Property as per the Deed of Conveyance dated 13th October, 2016 are as set out herein below:

- i. Originally, one Jivraj Baloo Trust (formerly known as Jivaraj Baloo Cutchi Bhatia Mahajanwani), being a registered Public Charitable Trust (the "Original Owner") was the owner of and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground hereditaments bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, R.S. Sapre Marg, Mumbai - 400 002, within the Registration District of Mumbai City (the "Plot"), together with structures/ building standing thereon known as "Gita Gruh" consisting of ground plus 4 (four) upper floors occupied by several tenants / occupants assessed by the Municipal Corporation of Greater Mumbai, 'C' Ward under No.C-896 (1-1A)/4, House with Pathsala, Caste Dining Place with Wells, situate at 4, Picket Road, R.S. Sapre Marg, Mumbai - 400 002 (the "Building"). The Plot and Building, unless individually referred to, are

hereinafter collectively referred to as the "Property", The Plot is more particularly described in the Schedule hereunder written.

- ii. The Original Owner being desirous to sell and dispose of the Property, filed an Application before the Hon'ble Joint Charity Commissioner under Section 36(1)(a) of the Maharashtra Public Trusts Act, 1960 seeking approval for the sale of the Property.
- iii. In furtherance of the Application made by the Original Owner and after following the due process of law, the Hon'ble Charity Commissioner was pleased to approve the application of the Original Owner for the sale of the Property to one Rohan Developers Private Limited ("Rohan") vide his Judgment dated 3rd February 2009 (as rectified vide Order dated 10th February 2009).
- iv. Accordingly, by and under a Deed of Conveyance dated 3rd March 2009 entered into between Jivraj Baloo Trust (therein referred to as the "Vendors" of the One Part), and Rohan Developers Private Limited (therein referred to as the "Purchasers" of the Other Part), duly registered with the Sub-Registrar of Assurances on 3rd March 2009 under Serial No. BBE-3-1715 of 2009, the Original Owner sold, conveyed, transferred and assigned all its share, right, title and interest in the Property along with attornment of tenancy rights of the then tenants/occupants in the Building to and in favour of Rohan, at and for the consideration and on the terms and conditions recorded therein.
- v. Accordingly, the name of Jivraj Baloo Trust was deleted and Rohan Developers Private Limited was recorded as the "Holder" in the PR Card of the Property vide Mutation Entry No. 810 of 2009.
- vi. Thus, Rohan became the owner of the Property subject to the rights of the tenants in their respective tenanted premises, and as such Rohan also became entitled to develop the Property, subject to the rights of the tenants / occupants.
- vii. By and under a Debenture Trust Deed dated 25th November 2016 entered

into between Rohan Developers Private Limited (therein referred to as the "Mortgagor No.1" of the First Part), Goodwill Properties Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part), Piccadilly Estate Private Limited (therein referred to as the "Mortgagor No.3" of the Third Part), Sai Palace Hotel Private Limited (therein referred to as the "Mortgagor No.4" of the Fourth Part) and Catalyst Trusteeship Limited (therein referred to as the "Debenture Trustee" of the Fifth Part), duly registered with the Sub-Registrar of Assurances on 25th November 2016 under Serial No. BBE-1-9125 of 2016, Rohan Developers Private Limited *inter alia* created a mortgage in respect of the Property in favour of Catalyst Trusteeship Limited, on the terms and conditions recorded therein.

- viii. By and under a Sale Deed dated 13th October 2016 entered into between Rohan Developers Private Limited (therein referred to as the "Vendor" of the One Part), and Ashjit Realities Private Limited (therein referred to as the "Purchaser" of the Other Part), duly registered with the Sub-Registrar of Assurances on 15th April 2017 under Serial No. BBE-2/5196 of 2017, Rohan sold, conveyed, transferred and assigned all its share, right, title and interest in the Property along with attornment of tenancy rights of the then tenants in the Building to and in favour of the Promoter, at and for the consideration and on the terms and conditions recorded therein.
- ix. Accordingly, the name of Rohan Developers Private Limited was deleted and Ashjit Realities Private Limited was recorded as the "Holder" in the PR Card of the Property vide Mutation Entry No. 2905 of 2018.
- x. In the meanwhile, Rohan repaid the amounts due and payable to Catalyst Trusteeship Limited and obtained the discharge of the encumbrances on the Property. Accordingly, by and under a Deed of Reconveyance dated 2nd December 2019 entered into between Catalyst Trusteeship Limited (therein referred to as the "Trustee" or "Debenture Trustee" of the First Part) and Rohan Developers Private Limited (therein referred to as the "Issuer"

and/or the "Mortgagor" of the Second Part), duly registered with the Sub-Registrar of Assurances on 2nd December 2019 under Serial No. BBE-1-7438 of 2019, Catalyst Trusteeship Limited released and relinquished / re-conveyed its mortgage, charges, claims and interest in the Property on the terms and conditions more particularly recorded therein.

- xi. The Promoter is thus, the owner of the Property and as such seized and possessed of or otherwise well and sufficiently entitled to all the share, right, title and interest in the Property, subject to the rights of the tenants / occupants in their respective tenanted premises as certified by MHADA, and as such the Promoter is also entitled to develop the Property.
- xii. The Promoter has demolished the existing structures / building, and the Promoter is in the process of constructing New Building on the Plot.

2. Any other relevant title:

The Building standing on the Plot consists of non- residential and residential premises which are tenanted, and the list whereof has been certified by MHADA.

3. Litigations, if any:

- i. We have not undertaken searches in the Hon'ble Bombay High Court, City Civil Court at Bombay and/or Small Causes Court at Bombay in respect of the Property.
- ii. We have been informed that one Ganpat Magan Solanki had filed two Suits in the Hon'ble City Civil Court at Bombay, viz. L.C. Suit No. 2101 of 2019 and L.C. Suit No. 314 of 2020, in respect of the Property.
- iii. L.C. Suit No. 314 of 2020 was dismissed as withdrawn by the Hon'ble City Civil Court vide its Order dated 17th February 2021 pursuant to an application made by the Plaintiff therein seeking leave to unconditionally withdraw the Suit.
- iv. L.C. Suit No. 2101 of 2019 is pending for hearing and final disposal before the Hon'ble City Civil Court as on date, however, no adverse orders have

been passed therein whereby the Promoter is restrained and/or prevented from dealing with or developing the Property in any manner whatsoever. We have also been informed that Mr. Ganpat Solanki (the Plaintiff therein) and the Promoter (the Defendant No.3 therein) have entered into Consent Terms dated 20th February 2021 thereby amicably settling the Suit on the terms and conditions recorded therein, which Consent Terms have been filed in Court on 22nd February 2021. However, the Suit is pending further orders in pursuance of the Consent Terms as on date.

THE SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Plot)

ALL THAT piece and parcel of land or ground hereditaments bearing C.S. No.996 of Bhuleshwar Division admeasuring about 2958 sq. yards equivalent to about 2473.26 sq. mts. lying, being and situate at 4, Picket Road, R.S. Sapre Marg, Mumbai - 400 002, within the Registration District of Mumbai City, and bounded as follows:

On or towards the North:	By Plot bearing C.S. Nos. 990 and 991 of Bhuleshwar Division;
On or towards the East:	By Property bearing C.S. Nos. 993, 994 and 995 of Bhuleshwar Division;
On or towards the West:	By Property bearing C.S. No. 999 of Bhuleshwar Division; and
On or towards the South:	By Property bearing C.S. No. 497 and R.S. Sapre Marg of Bhuleshwar Division.

Date: 7th August, 2021

For M/s. Taurus Legal,



(Partner)
Advocates & Solicitors

Re: Property situated at Bhuleshwar
Division, bearing C. S. No.996.
Admeasuring:-

Sir,

As per your instructions, I have taken the Search of
abovementioned property at Mumbai (Old Custom House) & Mumbai-1
to 5 Sub-Registrar Offices from Year 1982 to 2021 (40 Years).

While taking searches, I have found documents
Registered/Indexed therein (Please see inside page).



AT MUMBAI (OLD CUSTOM HOUSE) SUB-REGISTRAR OFFICE

1982

TO

1985

SUBJECT TO TORN PAGES

1986

TO

2001

NIL & PARTLY TORN PAGES

AT MUMBAI-1 TO 5 SUB-REGISTRAR OFFICES

2002

TO

2006

NIL

2007 INDEMINITY BOND

DATE: 25.04.2007

REGN: 25.04.2007

1. Krushnakant Chandrakumar Jetha Trustee of SERIAL NO.
Jivraj Balu Trust for Self & C/A for BBE-1/4276/2007
Rajanikant Chandrakumar Jetha & Manish Rajanikant Jetha.
2. Jivraj Balu Trust through Trustee - Gokaldas Haridas.

TO

Collector of City Survey Office, Mumbai.

SCHEDULE : LAND & STRUCTURE

'Geetagrah' Building,

Admeasuring:- 2958 Sq.yds. i.e. 2473.26 Sq.mts.

2008

NIL

2009 DEED OF CONVEYANCE

DATE: 03.03.2009

Rs.9,50,00,000/-, M.V.Rs.9,55,59,500/-

REGN: 03.03.2009

Jivraj Balu Trust through Authorized
Trustee - Rajanikant C. Jetha.SERIAL NO.BBE-3/1715/2009

TO

Atul B. Gandhi C/A for Hareesh W. Mehta -

Director of M/s. Rohan Developers Pvt. Ltd.

SCHEDULE : 'Geetagrah',

Admeasuring:- 2473.26 Sq.mts.

2009 INDEMINITY BOND

DATE: 03.03.2009

REGN: 04.03.2009

Jivraj Balu Trust through Authorized
Trustee Rajanikant C. Jaitha.

SERIAL NO.

BBE-3/1750/2009

SCHEDULE : LAND & STRUCTURE

'Geetagrah',

Admeasuring:- 2473.26 Sq.mts.

2010

TO

2015

NIL

2016 DEED OF MORTGAGE

DATE: 25.11.2016

REGN: 25.11.2016

Rs.26,00,00,00,000/-

1. Atul B. Gandhi C/A for Anuj J. Mehta
Director of M/s. Rohan Developers
Pvt. Ltd.

SERIAL NO.

BBE-1/9125/2016

2. M/s. Goodwill Properties Pvt. Ltd. through
Director - Damini R. Zaveri.
3. M/s. Piccadilly Estate Pvt. Ltd. through
Director - Mithilesh R. Zaveri.
4. Sai Palace Hotel Pvt. Ltd. through
Hiten Kumar Sheth.
5. Sai Palace Hotel Pvt. Ltd. through
Manav H. Mehta.

TO

Catalyst Trusteeship Ltd. through
Authorized Signatory - Abhishek D. Varavadekar.

SCHEDULE : C. S. Nos.585, 588, 589,

Admeasuring:- 12301.28 Sq.mts.

NOTE : This entry has been found with the help of reference
mentioned in Deed of Re-Conveyance registered under
Serial No.BBE-1/7438/2019 on dated 02.12.2019,
whereas in Index-II of this mortgage C. S. No.996
has not been mentioned.

2017 AFFIDAVIT

DATE: 24.01.2017

REGN: 24.01.2017

Rajesh B. Gandhi C/A for Anuj J. Mehta

SERIAL NO.

Director of M/s. Rohan Developers Pvt. Ltd. BBE-1/312/2017

SCHEDULE : C. S. No.996.

2017 INDEMINITY BOND

DATE: 24.01.2017

REGN: 24.01.2017

Rajesh B. Gandhi C/A for Anuj J. Mehta

SERIAL NO.

Director of M/s. Rohan Developers Pvt. Ltd. BBE-1/314/2017

SCHEDULE : C. S. No.996.2017 SALE DEED

DATE: 13.10.2016

Rs.21,00,00,000/-, M.V.Rs.38,68,86,000/-

REGN: 15.04.2017

Kamlesh K. Udani Authorized Signatory

SERIAL NO.

for Haresh N. Mehta Director of

BBE-2/5196/2017

Rohan Developers.

TO

Ashjit Realities Pvt. Ltd. through

Director - Jiten K. Ajmera.

SCHEDULE : 'Geeta Gruh',

C. S. No.996,

Admeasuring:- 2473.26 Sq.mts.

2018

NIL

2019 DEED OF RECONVEYANCE

DATE: 02.12.2019

REGN: 02.12.2019

Catalyst Trusteeship Ltd. through Authorized SERIAL NO.

Signatory - Sujata Vikas Shinde.

BBE-1/7438/2019

TO

Rajesh B. Gandhi C/A for Manav H. Mehta

Director of M/s. Rohan Developers Pvt. Ltd.

SCHEDULE : 'Geetagruh',

C. S. No.996,

Admeasuring:- 2958 Sq.yds. i.e. 2473.26 Sq.mts.

Deed of Mortgage in respect of Document bearing

Serial No.BBE-1/9125/2016.

2020

NIL

2021 AFFIDAVIT

DATE: 29.04.2021

REGN: 29.24.2021

Pankaj Patel C/A for Jiten K. Ajmera

SERIAL NO.

Director of M/s. Ashjit Realities Pvt. Ltd. BBE-4/6670/2021

SCHEDULE : 'Geetagruh',

C. S. No.996.

2021 AFFIDAVIT

Pankaj Patel C/A for Jiten K. Ajmera
Director of M/s. Ashjit Realities
Pvt. Ltd.

SCHEDULE : 'Geetagruih',
C. S. No.996.

DATE: 29.04.2021

REGN: 29.24.2021

SERIAL NO.

BBE-4/6671/2021

RECORD FOR PHYSICAL SEARCH MAINTAINED UP TO DATED 31ST DECEMBER, 2019 AND RECORD OF YEAR 2019 NOT MAINTAINED PROPERLY, FOUND IN LOOSE PAGES, ONLINE SEARCH IS DONE UP TO DATE (ONLINE RECORD MAY NOT BE REFLECTED OF LAST 3-4 DAYS OF WHICH TRANSACTION ARE REGISTERED BUT YET UNDER SCANNING PROCESS).



GANESH GAWDE
15TH JULY, 2021



Re: Property situated at Bhuleshwar
Division, bearing C. S. No.996.
Admeasuring:-

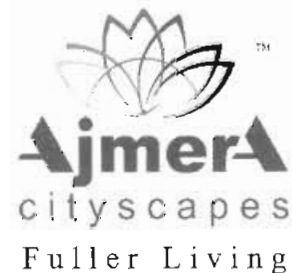
SEARCH NOTE

Taken at Mumbai (Old Custom
House) & Mumbai-1 to 5 Sub-
Registrar Offices from Year 1982
to 2021 (40 Years).


GANESH GAWDE
15TH JULY, 2021



ASHJIT REALTIES PVT LTD



Date: 27/12/2023

To,
State Bank of India,
Mumbai

Subject: Bank details for loan disbursement

Sir,

We kindly request you to credit the retail loan Disbursements through RTGS / NEFT in the below account unless otherwise fresh instruction been provided by the authorized signatory.

Enclosed copy of cancelled cheque

Our RERA A/c details are: **(All fields are mandatory)**

Builder Name : ASHJIT REALTIES PVT LTD

Project Name : AJMERA DOWNTOWN

Building Name : AJMERA DOWNTOWN

Account Name : ASHJIT REALTIES PVT LTD- AJMERA DOWNTOWN
(A/c name as per Bank records)

Account No. : 777705080107
(RERA Collection account)

Bank Name : ICICI BANK

Branch Name : CRAWFORD MARKET

IFSC Code : ICIC0001961

Email ID : kainaaz_patel@ajmera.co.in

Yours Sincerely,

For ASHJIT REALTIES PVT LTD

Authorized Signatory



