



## 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 : **P51800020208**

**Project: Paradigm Antalya . Plot Bearing / CTS / Survey / Final Plot No. 410 C 1 pt, 446 C 2 pt at Andheri, Andheri, Mumbai Suburban, 400102.**

1. **Gajaanan Property Developers Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400052.**

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 (f) of sub-section (2) of section 4 read with Rule 5.

OR

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

- The Registration shall be valid for a period commencing from **29/03/2019** and ending with **30/12/2036** 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.

Digitally signed  
Digitally signed by  
[Signature] Maharashtra Pradesh  
[Signature] Maharashtra Pradesh  
[Signature] Maharashtra Pradesh



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 0000/00822/11056

To  
शकील अहमद अगसिमानी  
Shakeel Ahmed Agasimani  
R N A SPRINGS,  
C 501,  
RNA SPRINGS CAMA ROAD OPPOSITE ANDHERI STATION  
OPPOSITE ANDHERI STATION WEST,  
ANDHERI WEST,  
VTC: Mumbai, PO: Andheri Railway Station,  
District: Mumbai Suburban,  
State: Maharashtra  
PIN Code: 400058,  
Mobile: 9920750731

88868415



KC838684156FL



आपला आधार क्रमांक / Your Aadhaar No. :

**4141 9556 2803**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Aadhaar no. 414195562803



शकील अहमद अगसिमानी  
Shakeel Ahmed Agasimani  
जन्म तारीख / DOB: 01/07/1970  
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे. नागरिकत्व किंवा नागरिकत्व नाही, हे पुरावा पुरावासाठी वाचते आहे. (ऑनलाईन प्रमाणीकरण किंवा ऑनलाईन ऑफलाईन XML)  
Aadhaar is proof of identity, not of citizenship or date of birth, it should be used with verification (online authentication or scanning of QR code / offline XML).

**4141 9556 2803**

माझे आधार, माझी ओळख

*Signature*



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### 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 :  
**P51800020208**

Project: **Paradigm Antalya** . Plot Bearing / DTS / Survey / Final Plot No. : **410 C 1 pt, 448 C 2 pt at Andheri, Andheri, Mumbai Suburban, 400102.**

1. **Gajaan Property Developers Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400052.**
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 (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **29/03/2019** and ending with **30/12/2036** 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. Varun Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 11:26:11

Dated: 09/09/2021  
Place: Mumbai

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

PARADIGM | PROZO

Site Address : 102 Downtown, Relief Road, Off Link Road, Oshiwara, Mumbai - 400102

The Project has been Regi  
<https://maharera.mahaon>

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