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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 :  
**P51800055721**

Project: **VAIDYA WEST WORLD - HARMONY**, Plot Bearing / CTS / Survey / Final Plot No.: **325 C at Gundavali, Andheri, Mumbai Suburban, 400069;**

1. **Vaidya Spaces Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400028**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **15/04/2024** and ending with **31/07/2027** 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 15-04-2024 17:19:04

Dated: **15/04/2024**  
Place: **Mumbai**

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





भारतीय स्टेट बैंक  
State Bank of India

Regional Business Office 1  
1<sup>st</sup> floor Jeevan Seva Annux Building,  
LIC Complex, S.V Road, Santacruz West,  
Mumbai-400054.

Tel : Loans 022-26262395 | Fax :26262398

mail: agmrbo1.worli@sbi.co.in

Date: 24/04/2024

To,

Assistant General Manager,  
State Bank of India  
Local Head Office,  
RE Department  
Bandra East, Mumbai - 51.

Dear Sir,

**APF FILE**

**PROJECT: Vaidya West World – Harmony**

**BUILDER : Vaidya Spaces Pvt Ltd**

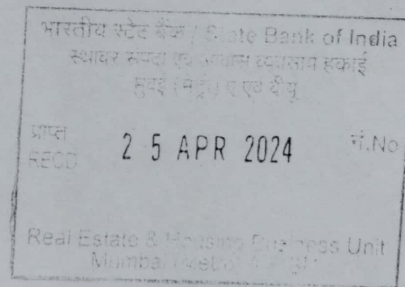
With reference to above subject we are forwarding the APF File of M/s Agami Spaces Pvt Ltd for the Project "**Vaidya West World – Harmony**" situated at Plot 2, CTS no 325C, Prof N S Phadke Marg, Opp Regency Hotel, Andheri East, Mumbai – 400069.

Contact – Mr Snehkumar – 9702969444

Vishal Sawant - 9702060777

Yours faithfully,

Pravina Sawant  
Manager (Builder Relations)  
RBO I, Worli.  
9820775553





**INFORMATION FOR TIE UP**

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Vaidya Spaces Private Limited		
2	Registered Address	501, Casa Maria, Gokhale Road (North), Dadar (West), Mumbai – 400 028.		
3	Address for correspondence	501, Casa Maria, Gokhale Road (North), Dadar (West), Mumbai – 400 028.		
4	Contact Person Name Mob. No. Email id	Mr. Vishal Sawant 9702060777 <a href="mailto:Info@vaidyaspace.com">Info@vaidyaspace.com</a> <a href="mailto:Vishal@vaidyaspace.com">Vishal@vaidyaspace.com</a>		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes Vaidya Spaces Pvt. Ltd. (Refer letter for the same)		
5	Website url, if any	<a href="http://www.vaidyawestworld.com">www.vaidyawestworld.com</a>		
6	Date of establishment (MM/DD/YYYY)	11 <sup>th</sup> November, 2011		
7	Constitution (Proprietor/Partnership/Company)	Company		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NAREDCO		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Jayant Manohar Vaidya	75	Architect	Sales, Finance
2	Sadhana Jayant Vaidya	76	Architect	Architecture, Finance, Planning
3	Eeshan Jayant Vaidya	46	Architect	Liasoning, Legal
4	Anuja Sameer Upponi	44	Architect	Finance, Planning
5	Sameer Satish Upponi	46	Engineering & MBA	Sales, Marketing, Finance
11	<b>Details of latest 2/3 Completed residential projects executed by the same</b>			

firm/company/promoters			
Project Name	Chinar	Aryavarta	Ramniket
Location	Tarun Bharat, Andheri (East)	J. B. Nagar, Andheri (East)	Saraswat Colony, Dombivli (East)
Whether approved by SBI?	NA	YES	NA
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	NA	SBI, HDFC Bank, Bajaj Finance	NA
Month & Year of Commencement of Construction	28/07/2015	17/02/2017	02/08/2019
Present Status (Completed Projects)	Completed on 29/07/2017 (Month& Year)	Completed on 03/02/2021 (Month& Year)	Completed on 22/03/2022 (Month& Year)
	Completed.	Completed.	Completed.
Total built up area of the project, in Sq.Mtr.	1672.24	27870.68	937.43
Number of floors	Ground + 7	Stilt + 12	Stilt + 7
No. of Dwelling Units in the project	21	298	8
No. of units sold in the project	Completely Sold	Completely Sold	Completely Sold
Date of Occupancy Certificate	29/07/2017	03/02/2021	22/03/2022
<b>Details of the Present Project</b>			
Project Name	"Vaidya West World - Harmony"		
Location with Survey Nos.	Plot No. 2, CTS No. 325C of Village Gundavali, Taluka Andheri, Mumbai Suburban District		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. ( <b>*Mandatory</b> )	<p>Aditya Birla Housing Finance Limited 15th Floor, Nirlon Complex, Romell Tech Park, Western Express Hwy, Cama Industrial Estate, Goregaon (East), Mumbai Sanctioned Rupee Term Loan facility of Rs 100 Crore, [Rupees Hundred Crores only] for construction finance</p> <p><b>Vaidya West World – "Harmony"</b> Aditya Birla Housing Finance Limited LNMUG0CF-03240203743 Rs 15 Crore 28<sup>th</sup> March, 2024</p>		
<ul style="list-style-type: none"> <li>- Name Of Bank*</li> <li>- Loan Account No*</li> <li>- Loan Amount*</li> <li>- Last date of Loan disbursement*</li> </ul> <p>(*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>			