



**PROVISIONAL DEMAND LETTER**

Customer Name: Mrs. Dipti Madhusudan Dalvi & Mr. Jeetendra Ankush Shinde

Invoice No.: AAILLP/PRO/24/04

Contact No: \_\_\_\_\_

Date: 19-06-2024

Address: 1/B, New Adarsh Hsg., Soc.,  
Kokan Nagar, Bhandup (West),  
Mumbai - 400078.

Time of Issue:

SAC Code: 995411

GSTIN: 27AASFA0305J2ZI

Email ID: jeetendrashinde15@yahoo.com

PAN: BTUPD9339M/EXLP50624C

State & State Code: Maharashtra-27

Dear Madam,

You are requested to pay the below mentioned amount due against your Flat No. 1504 on the 15th floor in 'B' wing, of HORIZON. At Village Bhandup, Off Datta Mandir Road, Bhandup (West), Mumbai - 400078.

SR. NO.	PARTICULARS	TAXABLE VALUE	CGST		SGST		IGST		TOTAL AMOUNT
			RATE	AMOUNT	RATE	AMOUNT	RATE	AMOUNT	
	Payment Due As per Agreement	65,58,102							65,58,102
	Taxable value	65,58,102	2.5%	1,63,953	2.5%	1,63,953			3,27,905
	TOTAL	65,58,102		1,63,953		1,63,953			68,86,007

Total value

CGST

SGST

IGST

GST AMOUNT/ GST ON REVERSE CHARGE PAYABLE

Less : GST Amount Received

INVOICE AMOUNT (Rs.)

Amount Receivable

TDS @1% to be paid

Net Amount Receivable

INVOICE AMOUNT (In Words)

Rupees Sixty-Four Lakh Ninety-Two Thousand Five Hundred & Twenty-One Only

For Ajanta Airavat Infrastructure LLP

Authorised Signatory

Note - Only Flat Income of Rs.

64,92,521

Cheque in favour "Ajanta Airavat Infrastructure LLP Horizon RERA Collection Account"

Bank Details	AU Small Finance Bank
Branch	Andheri East
Account No	2302252147963060
IFSC Code	AUBL0002521

Tax payable on Reverse charges : No

**AJANTA AIRAVAT INFRASTRUCTURE LLP**

Reg. Office : 304/A, 304/1 to 4 of Village Bhandup, Off Datta Mandir,  
Bhandup West, Mumbai - 400 078. e. ajanta.airawat@gmail.com

LLPIN NO. : AAA-1306



Agreement Value	72,97,500
Payment Received	7,32,100
Payment Due As per Agreement	65,58,102
<b>Total Payment Due (A)</b>	<b>65,58,102</b>
SGST@ 2.5%	1,63,953
CGST @ 2.5%	1,63,953
<b>Total GST (B)</b>	<b>3,27,905</b>
Received Total GST	3,27,905
<b>Grand Total (A+B)</b>	<b>65,58,102</b>
TDS @1% to be paid	65,581
<b>Net Amount Receivable</b>	<b>64,92,521</b>

Total Amount (In Words) - Rupees Sixty-Four Lakh Ninety-Two Thousand Five Hundred & Twenty-One Only

We, therefore, request you to remit the aforesaid amount **within 7 days** from the date of this letter. Failing which an interest @ **18% p.a.** compounded will be levied and borne by you on the amount due from you, from the date the said amount becomes payable till the same has actually been received by us.

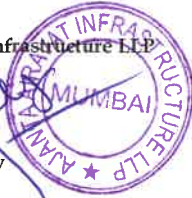
A copy of the Architect Certificate mentioning the completion of the **4th Slab to 17th Slab** of Wing "**B**" is enclosed for your reference.

Thanking you,

Yours faithfully,

For Ajanta Airavat Infrastructure LLP

Authorised Signatory



Note: 1% TDS shall be paid and submit Challan copy & Form 26QB immediately

Note: Cheque in favour "Ajanta Airavat Infrastructure LLP"

Please issue separate cheque for GST in favour "Ajanta Airavat Infrastructure LLP"

Bank Details	AU Small Finance Bank
Branch	Andheri East
Account No	2302252147882948
IFSC Code	AUBL0002521

## AJANTA AIRAVAT INFRASTRUCTURE LLP

Reg. Office : 304/A, 304/1 to 4 of Village Bhandup, Off Datta Mandir,  
Bhandup West, Mumbai - 400 078. e. ajanta.airawat@gmail.com

LLPIN NO. : AAA-1306



# Ashish Bhatt & Associates

LICENSED SURVEYOR

Date 22.02.2022

## TO WHOM SO EVER IT MAY CONCERN

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP. ' is completed up to 1<sup>st</sup> slab of Wing A and 4<sup>th</sup> slab of Wing B.

**ASHISH BHATT**  
(Licensed Surveyor)  
Lic. No. B/262/LS



## Ashish Bhatt & Associates

LICENSED SURVEYOR

Date 04.04.2022

TO WHOM SO EVER IT MAY CONCERN

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP. ' is completed up to 1<sup>st</sup> slab of Wing A and 5<sup>th</sup> slab of Wing B.

ASHISH BHATT  
(Licensed Surveyor)  
Lic. No. B/262/LS





## Ashish Bhatt & Associates

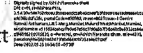
LICENSED SURVEYOR

Date 25.05.2022

### TO WHOM SO EVER IT MAY CONCERN

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP. ' is completed up to 3<sup>rd</sup> slab of Wing A and 6<sup>th</sup> slab of Wing B.

Ashish  
Narendra Bhatt



**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



## Ashish Bhatt & Associates

**LICENSED SURVEYOR**

**Date 01.07.2022**

### **TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 4<sup>th</sup> slab of Wing A and 7<sup>th</sup> slab of Wing B.

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



## Ashish Bhatt & Associates

**LICENSED SURVEYOR**

Date 08.08.2022

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 5<sup>th</sup> slab of Wing A and 8<sup>th</sup> slab of Wing B.

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



**Ashish Bhatt & Associates**  
**LICENSED SURVEYOR**

**Date 23.09.2022**

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP. ' is completed up to 6<sup>th</sup> slab of Wing A and 9<sup>th</sup> slab of Wing B.

Ashish  
Narendra  
Bhatt

Digitally signed by Ashish Narendra Bhatt  
DN: cn=Ashish Narendra Bhatt, o=Ashish Bhatt & Associates, ou=Surveyors, email=ashish@rediffmail.com, c=IN  
Date: 2022.09.23 15:51:07 +05'30'

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



**Ashish Bhatt & Associates**  
**LICENSED SURVEYOR**

**Date 21.10.2022**

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 7<sup>th</sup> slab of Wing A and 10<sup>th</sup> slab of Wing B.

Ashish  
Narendra Bhatt



**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**





## Ashish Bhatt & Associates

LICENSED SURVEYOR

Date 07.11.2022

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 7<sup>th</sup> slab of Wing A and 11<sup>th</sup> slab of Wing B.

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



# Ashish Bhatt & Associates

**LICENSED SURVEYOR**

**Date 04.01.2023**

## **TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP. ' is completed up to 9<sup>th</sup> slab of Wing A and 12<sup>th</sup> slab of Wing B.

Ashish  
Narendra Bhatt



**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



**Ashish Bhatt & Associates**  
**LICENSED SURVEYOR**

**Date 22.05.2023**

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 14<sup>th</sup> slab of Wing A and 13<sup>th</sup> slab of Wing B.

**ASHISH  
NARENDRA  
BHATT**

Digitally signed by ASHISH NARENDRA BHATT  
DN: c=IN, o=Personal, postalCode=400080,  
st=Maharashtra,  
serialNumber=515624CEBCA9E0407566CF,  
DNESB7F38C40D188332CC46CF96B56621D01  
5533, cn=ASHISH NARENDRA BHATT  
Date: 2023.05.22 13:00:34 +05'30'

**ASHISH BHATT  
(Licensed Surveyor)  
Lic. No. B/262/LS**



**Ashish Bhatt & Associates**  
**LICENSED SURVEYOR**

**Date 26.06.2023**

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 15<sup>th</sup> slab of Wing A and 14<sup>th</sup> slab of Wing B.

ASHISH  
NARENDRA  
BHATT

Digitally signed by ASHISH NARENDRA BHATT  
DN: cn=ASHISH NARENDRA BHATT, postalCode=400080,  
o=ASHISH NARENDRA BHATT, email=ASHISH NARENDRA BHATT@REDIFFMAIL.COM,  
c=IN, serialNumber=10242832, version=3  
Date: 2023.06.26 15:07:31 +05'30'

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



**Ashish Bhatt & Associates**  
**LICENSED SURVEYOR**

**Date 04.08.2023**

**TO WHOM SO EVER IT MAY CONCERN**

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 16<sup>th</sup> slab of Wing A and 15<sup>th</sup> slab of Wing B.

ASHISH  
NARENDRA BHATT

Digitally signed by ASHISH NARENDRA BHATT  
DN: cn=IN, o=Personal, postalCode=400064,  
st=MH, email=ashish.narendra.bhatt@rediffmail.com  
c=IN, serial=355522, c=INDIA, postalCode=400064,  
st=MH, email=ashish.narendra.bhatt@rediffmail.com,  
o=ASHISH NARENDRA BHATT  
Date: 2023.08.04 14:52:49 +05'30'

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**





# Ashish Bhatt & Associates

LICENSED SURVEYOR

Date 08.09.2023

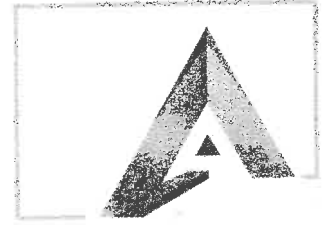
## TO WHOM SO EVER IT MAY CONCERN

This to certify that the R.C.C. work of proposed building on plot bearing C.T.S. No. 304 A, 304/1 to 4 of Village Bhandup off Datta Mandir Road, Bhandup (West), Mumbai being carried out by 'M/s. Ajanta Airavat Infrastructure LLP.' is completed up to 17<sup>th</sup> slab of Wing A and 16<sup>th</sup> slab of Wing B.

ASHISH NARENDRA  
BHATT

Digitally signed by ASHISH NARENDRA BHATT  
DN: cn=ASHISH NARENDRA BHATT, o=Ashish Bhatt & Associates, email=ashish@ashishbhatt.com, c=IN  
Date: 2023.09.08 15:02:11 +0530

**ASHISH BHATT**  
**(Licensed Surveyor)**  
**Lic. No. B/262/LS**



30<sup>th</sup> May, 2024

To whom so ever it may concern

This is to inform that the current status of the project Horizon is as follow:

Wing A - 19th slab completed 20th slab is in progress

Wing B - 19th slab completed 20th slab is in progress

The architect Certificate for the same shall be granted by the month of June 2024

For Ajanta Airavat Infrastructure LLP

Authorized signature



Enclosed : current photo attached

**AJANTA AIRAVAT INFRASTRUCTURE LLP**

Reg. Office : 304/A, 304/1 to 4 of Village Bhandup, Off Datta Mandir,  
Bhandup West, Mumbai - 400 078. e. ajanta.airawat@gmail.com

LLPIN NO. : AAA-1306

391/13146

पावती

Original/Duplicate

Friday, June 14, 2024

नोंदणी क्र.: 39म

2:08 PM

Regn.: 39M

पावती क्र.: 14090 दिनांक: 14/06/2024

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल4-13146-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिप्ती मधुसूदन दळवी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 124

एकूण:

रु. 32480.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:27 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.6716527.29 /-

मोबदला रु.7297500/-

भरलेले मुद्रांक शुल्क : रु. 437900/-

सह दु. निबंधक कुर्ला - 4  
सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624133823627 दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624132423574 दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003181518202425E दिनांक: 14/06/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



सूची क्र. 2

14/06/2024

दुयम निबंधक : सह दु.नि. कुर्वा 4  
दस्ता क्रमांक : 13146/2024

नोदणी :

Regn:63m

गावाचे नाव : भांडुप

क्रमांक	विवरण	क्षेत्रफळ
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7297500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6716527.29	
(4) भू-मापन,पेटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदतिका नं. 1504 15वा मजला बी - विंग होरिझोन विल्डिंग ऑफ दत्ता मंदिर रोड भांडुप पश्चिम मुंबई 400078..... सदतिका चा एकूण क्षेत्रफळ 420 चौ. फूट रेंरा कारपेट( ( C.T.S. Number : 304A 304/1 - 4 : ) )	
(5) क्षेत्रफळ	1) 42.93 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भेसर्स अजंता रेंरावत इन्फोस्टेकचर एल एल पी चे भागीदार विशाल बी. शाह तर्फे कबुलीजबाब करिता मुख्यत्वार देवेंद्र आर. गुप्ता वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं. सी.टी.एस. नं. 304अ होरिझोन प्रोजेक्ट , ब्लॉक नं.: भांडुप पश्चिम मुंबई, रोड नं. ऑफ दत्ता मंदिर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AASFA0305J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिप्ती मधुसूदन टळवी वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सो.एच.एस.लि. , ब्लॉक नं.: भांडुप पश्चिम मुंबई, रोड नं.: कोकण नगर, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-BTUPDP9339M 2): नाव:-जितेंद्र अंकुश शिंदे वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सो.एच.एस.लि. , ब्लॉक नं.: भांडुप पश्चिम मुंबई, रोड नं.: कोकण नगर, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-EXLPS0624C	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ .	13146/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	437900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

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

अनुच्छेद :- :



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS DIPTI MADHUSUDAN DALVI	eChallan	02003942024060700385	MH003181518202425E	437900.00	SD	0001966718202425	14/06/2024
2		DHC		0624133823627	480	RF	0624133823627D	14/06/2024
3		DHC		0624132423574	2000	RF	0624132423574D	14/06/2024
4	MRS DIPTI MADHUSUDAN DALVI	eChallan		MH003181518202425E	30000	RF	0001966718202425	14/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सह दुय्यम निबंधक वर्ग-२  
 स. कुर्ला-४, मुंबई उपनगर जिल्हा







CHALLAN  
MTR Form Number-6



GRN	MH003181518202425E	BARCODE			Date	07/06/2024-12:20:51	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	BTUPD9339M					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	MRS DIPTI MADHUSUDAN DALVI					
Location	MUMBAI			Flat/Block No.	FLAT NO 1504 WING B 15TH FLR HORIZON					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	OFF DATTA MANDIR RAOD					
0030045501	Stamp Duty	करल ४	437900.00	Area/Locality	BHANDUP WEST MUMBAI					
0030063301	Registration Fee	१३९०००	३००००.००	Town/City/District						
				PIN	4	0	0	0	7	8
				Remarks (If Any)	PAN2=AASFA0305J~SecondPartyName=MS AJANTA AIRAVAT INFRASTRUCTURE LLP~CA=7297500					
				Amount In	Four Lakh Sixty Seven Thousand Nine Hundred Rupees					
Total				Words	Only					
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	02003942024060700385	1388985564					
Cheque/DD No.		Bank Date	RBI Date	07/06/2024-12:24:32	Not Verified with RBI					
Name of Bank		Bank-Branch		BANK OF BARODA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

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Department ID :

Mobile No. : 9322694510

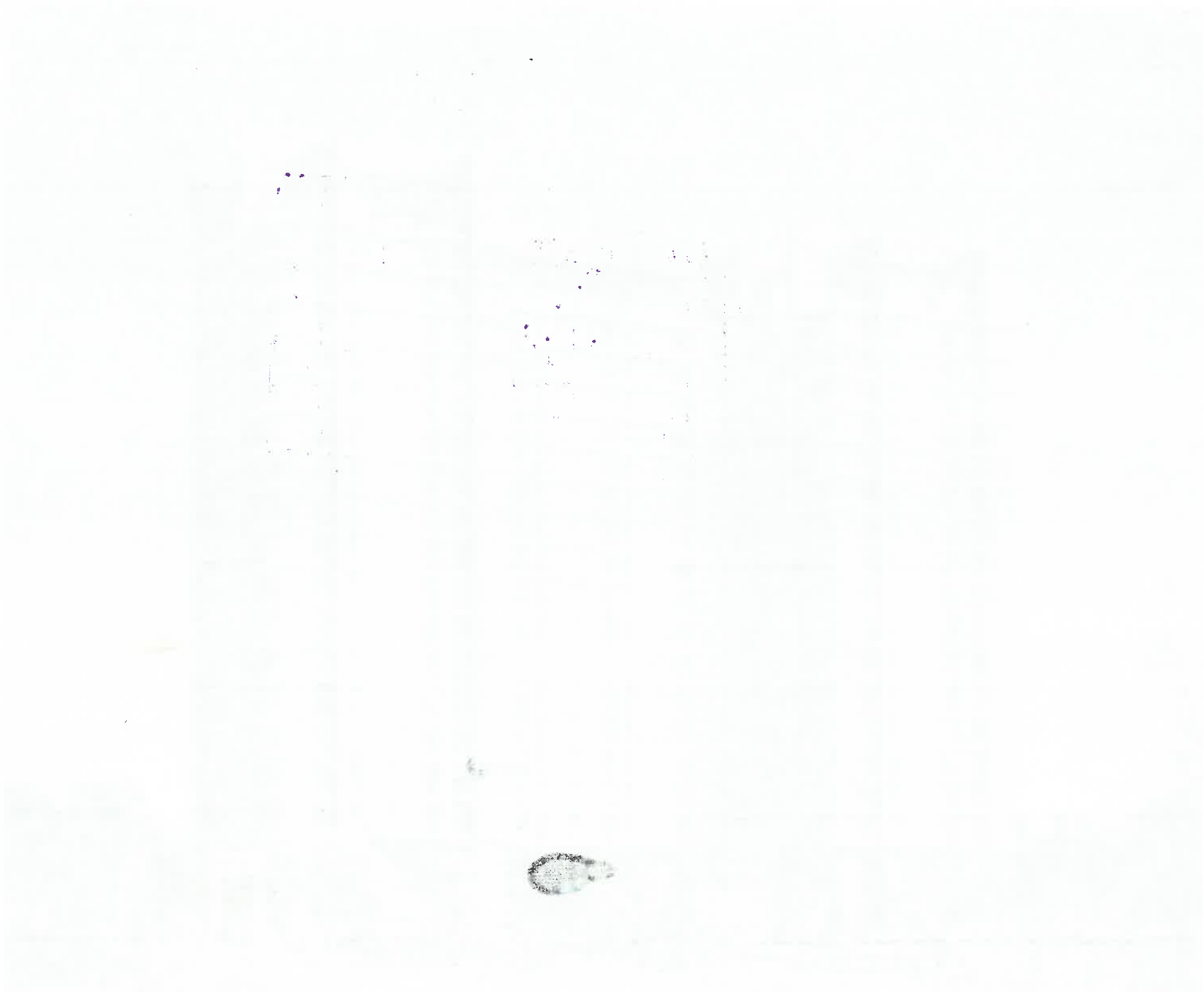
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

*Dalvi*  
*Shinde*







Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0624132423574 Date 13/06/2024

Received from Dipit Madhusudan Dalvi, Mobile number 9819501278, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered/(SARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	SBIN	Date	13/06/2024
Bank CIN	10004152024061322201	REF No.	416581701825

This is computer generated receipt, hence no signature is required.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0624133823627
Date	13/06/2024
Received from Dipti Madhusudan Dalvi, Mobile number 9819501278, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	SBIN
Date	13/06/2024
Bank CIN	10004152024061322251
REF No.	416581702109
This is computer generated receipt, hence no signature is required.	

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**AGREEMENT FOR SALE**

This Agreement is made at Mumbai On 14<sup>th</sup> day of June, **2024.**

Between

**M/S. AJANTA AIRAVAT INFRASTRUCTURE LLP**, incorporated under the provisions of Limited Liability Partnership Act, 2008, having its Registered Office at 304/A, 304/1 to 4 of Village Bhandup, Off Datta Mandir Road, Bhandup (West), Mumbai - 400078, hereinafter referred to as "The Promoter/Developer (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the it's successors and assigns) of the One Part

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**AND**

**Mrs. Dipti Madhusudan Dalvi & Mr. Jeetendra Ankush Shinde**, having their address at **1/B, New Adarsh Hsg. Soc., Kokan Nagar, Bhandup (West), Mumbai - 400078.** hereinafter called "the Allottees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, and permitted assigns) of the Second Part.

**WHEREAS:**



A. The Regional Settlement Commissioner vide Certificate No. 13th August, 1956 issued under provisions of Displaced Persons (Claims) Act, 1950 allotted various plots of lands including Survey No.77 in the Registration District of Mumbai City and Sub-District of Mumbai Suburban lying being and situate at Bhandup, Mumbai 400 078 ("LARGER PROPERTY") to one Kishinchand Chimandas Rawtani ("Kishinchand") (since deceased) in lieu of the compensation which he was entitled to receive towards satisfaction of his claim for immovable property left in West Pakistan and by virtue thereof the said Kishinchand became seized and possessed of the said larger property including the said property. As per the Record of Rights (V.F.No. 6) mutation entry No. 207 the said Kishinchand became seized and possessed of the larger property bearing survey No. 77 admeasuring about 2 Acre 31 Gunthas.

B. By registered Deed of Conveyance dated 16<sup>th</sup> February, 1960 executed between Kishinchand therein referred to as the "Vendor" and one Damu Krishna Vaity therein referred to as the "Purchaser",

*(Signatures of M/S. Ajanta Airavat Infrastructure LLP)*

*(Signature of Mrs. Dipti Madhusudan Dalvi)*

*(Signature of Mr. Jeetendra Ankush Shinde)*

*(Signature of Vendor)*

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the said Kishinchand did thereby sell, transfer and assign in favor of the Purchaser therein an area admeasuring 436 sq. yards or thereabouts out of the said larger property for consideration and on terms and conditions therein recorded.

C. By registered Deed of Conveyance dated 9th July, 1963 executed between Kishinchand therein referred to as the "Vendor" and M/s.

JMBC & Co., therein referred to as the "Purchaser", the said Kishinchand did thereby sell, transfer and assign in favor of the Purchaser therein an area admeasuring 6613 sq. yards or thereabouts out of the said larger property for consideration and on terms and conditions therein recorded.



D. By registered Deed of Conveyance dated 9th July, 1963 under Sr. No. R-1805 of 1966 executed between M/s. JMBC & Co. therein referred to as the "Vendor" and, Shri. Nihalchand Bhalchand and Ors. therein referred to as the "Purchasers", the said M/s. JMBC & Co. did thereby sell, transfer and assign in favor of the Purchasers therein the said area admeasuring 6613 sq. yards mentioned in clause 3 above for consideration and on terms and conditions therein recorded and further by registered Deed of Conveyance dated 17.4.1969 under Sr. No. R-1606 of 1969 the said area sold by Shri. Nihalchand Bhalchand and Ors. to the M/s. Bakewell Paints Pvt. Ltd for consideration and on terms and conditions therein recorded but the aforesaid plot of land was not transferred, allotted and assigned in favour of M/s. Bakewell Paints Pvt. Ltd on record of rights as well as in city survey records.

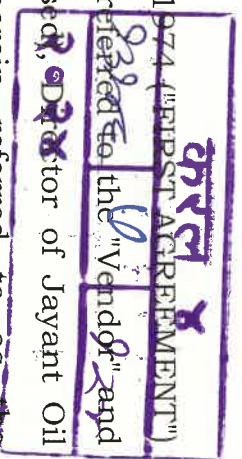
E. In view of the sale of some portions out of the said large property under the aforesaid Deeds of Conveyance dated 16th February, 1960 and 9th July 1963, the said Kishinchand (Since deceased) was remained, seized and possessed of and/or otherwise well and sufficiently entitled to the balance portion of said larger property an admeasuring 6700 sq. yards equivalent to 5607 sq. meters or thereabouts (as per the document) which admeasures 5112.10 sq. meters or thereabouts (as per Property Register Card) bearing Survey No. 77 Hissa No.1 (part) corresponding to City Survey No. 304A and 304 (1 to 4) of Village Bhandup, Taluka Kurla in the Registration District of Mumbai City and Sub-District of Mumbai Suburban lying being and situate at Bhandup, Mumbai 400 078 ("BALANCE PROPERTY").

*[Handwritten signature]*

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- F. By an Agreement dated 20th December 1974 ("FIRST AGREEMENT") executed between Kishinchand therein referred to the "Vendor" and one Vithaldas G. Udeshi (since deceased), Director of Jayant Oil Products Private Limited ("JOPL") therein referred to as the "Purchaser", the Vendor therein agreed to sell transfer and assign unto and in favor of the JOPL an area admeasuring 5500 sq. yards equivalent to 4590 sq. meters out of the said Balance Property bearing Survey No.77 Hissa No.1 (part) City Survey No.304 and 304 (1 to 4) of Village Bhandup, Taluka Kulkarni (SALE DEED PARTION for consideration and on terms and conditions recorded therein).
- G. The said Vithaldas G. Udeshi a Director of JOPL by an Agreement dated 18th September 1975 named Jayant Separates Private Limited ("JSPL") as its nominee to get the Conveyance in respect of the said Portion referred in Clause F above. Accordingly, Kishinchand in or about the year 1976 handed over vacant and peaceful possession of the said Portion to JSPL in part performance of said First Agreement and on or about 20th April, 1977 received the balance consideration of Rs. 75,000/- payable by JSPL under the said First Agreement and since then JSPL was in use, occupation and possession of the said portion.
- H. On or about 3rd June 1991 the said Kishinchand died testate leaving behind his Last Will and Testamentary Writing dated 24th June, 1990 ("WILL") and surviving his wife Jasoda Kishinchand Rawtani (since Deceased), two sons viz., (i) Harish Kishinchand Rawtani and (ii) Pritam Kishinchand Rawtani and one married daughter Kavita Sunder Hirtgorani as his only heirs and legal representatives as per the Hindu Succession Act, 1956, by which he was governed at the time of his demise.
- I. In terms of the Will dated 24th June 1990 the said Kishinchand bequeathed an area admeasuring 1200 sq. yards equivalent to 1004.28 sq. meters or thereabouts out of the said Balance Property mentioned in Clause E above together with structures standing thereon occupied by the encroachers in favor of his sons Harish and Pritam in equal shares ("**BEQUEATHED PORTION**").
- J. At the request of JSPL and in consideration of sum of Rs.75,000/- (Rupees Seventy-five Thousand only) paid by JSPL to the said Kishinchand and further consideration of Rs.80,000/- (Rupees Eighty Thousand only) paid by JSPL to heirs of Kishinchand, the said heirs of Kishinchand executed a Power of Attorney dated 14th

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K. Kapadia being the nominees of JSPL inter alia conferring upon them various powers in respect of the said Portion referred above in clause F.	

September, 1991 in favor of Vithaldas G. Udeshi and Bharat Kapadia being the nominees of JSPL inter alia conferring upon them various powers in respect of the said Portion referred above in clause F.

K. By two separate Agreements, both dated 14th September, 1991, (SECOND AGREEMENTS) executed between Harish Rawtani and Pratik Rawtani therein referred to as the "Vendors" and JSPL therein referred to as the "Purchasers", the Vendors therein agreed to sell transfer and assign unto and in favor of JSPL their respective one half (50%) undivided share, right, title and interest in the said Bequeathed Portion for consideration and on the terms and conditions therein recorded.

L. The said Portion admeasuring 5500 sq. yards equivalent to 4598.7 sq. meters referred in Clause F above and Bequeathed Portion admeasuring 1200 sq. yards equivalent to 1004.28 sq. meters referred in Clause I above in aggregate admeasuring 6700 sq. yards equivalent to 5607 sq. meters or thereabouts (5112.10 sq. meters as per Property Register Card) is the "SAID PROPERTY" being the subject matter of the Deed of Conveyance to be executed between the Owners and Developers and which is more particularly described in the SCHEDULE hereunder written.

M. Thus by virtue of said First Agreement dated 20th December, 1974 and said Two Agreements dated 14th September, 1991, JSPL became entitled to the Conveyance in respect of the said Property described in the Schedule hereunder written.

N. By Deed of Family Settlement dated 22nd September, 1991 ("DEED") executed between the heirs and legal representatives of Kishinchand Rawtani named in Clause H above, the Will and bequest made therein by the deceased Kishinchand Rawtani was duly confirmed and Kavita Sunder Hingorani also confirmed having released, renounced and relinquished all her claims, demands, right, title and interest of whatsoever nature in the estate of the said deceased Kishinchand.

O. The First Agreement dated 20th December 1974 is registered along with the Deed of Confirmation dated 11th August 2000 duly registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BBJ /6317 of 2000.

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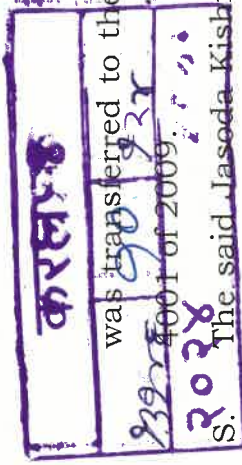
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Harish Rawtani and Pritam Rawtani	29772
deleted	the name of

P. On the basis of the application made by Harish Rawtani and Pritam Rawtani, the Office of the Tahsildar, Kuria deleted the name of deceased Kishinchand Rawtani and mutated the name of Harish Rawtani and Pritam Rawtani in Revenue Record vide Mutation Entry No. 1453 dated 16th October, 2006 ("MUTATION ENTRY") after giving Notice thereof to all interested parties including JOPL and JSPL inviting objections, if any.

Q. The said JSPL and JOPL by their letters stated 29th December, 2006, 6th February, 2007 and 26th February, 2007 addressed to Tahsildar objected to the said Mutation Entry on account of dealing in respect of the said property in its favor, which objections were rejected by Tahsildar vide Order dated 23rd July, 2009 and the said Mutation Entry was confirmed in favor of Harish Rawtani and Pritam Rawtani. Being aggrieved by the said Order dated 23rd July 2007, JOPL and JSPL preferred an Appeal before the Sub-Divisional Officer of Mumbai Suburban District (SDO-MSD). The SDO-MSD by his Order dated 15th January 2009, directed that the said Authority was not competent to decide the issue of validity and legality of any documents and directed the Appellants i.e. JSPL and JOPL to approach proper Court of Law to decide the validity of document. Against the said Order passed by SDO-MSD, JSPL preferred an Appeal under Section 257 of Maharashtra Land Revenue Code 1966 before the Deputy Collector (Appeals) Mumbai Suburban District who by his Order dated 7th April, 2010 rejected the Appeal and confirmed the Order dated 15th January, 2009 passed by SDO-MSD. Against the said Order dated 7th April, 2010 passed by Dy. Collector (Appeals) JSPL filed Revision Application before the Divisional Commission, Konkan Division who also vide Order dated 29th January, 2011, dismissed the Revision Application and confirmed the Order dated 7th April, 2010, passed by Collector (Appeals) MSD.

R. In the meantime, JSPL and JOPL filed a Suit in the High Court of Judicature at Bombay being Suit No. 1939 of 2009 against heirs of Kishinchand and others and in the said Suit they filed Notice of Motion No. 2972 of 2009. The Hon'ble Court vide Order dated 22nd December, 2010 made the Notice of Motion absolute in terms of prayer (a) to be operative till disposal of the Suit. In view of amendment to Bombay City Civil Court Act, 1869 and increase of pecuniary jurisdiction of the Hon'ble City Civil Court the said suit





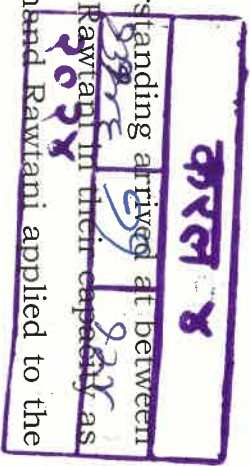
was transferred to the Hon'ble City Civil Court and renumbered as 239 of 2009. The said Jasoda Kishinchand Rawtani died on 6th March, 2008, at Mumbai leaving behind surviving her two sons, namely, Harish Rawtani and said Pritam Rawtani and a married daughter Kavita as the only heirs and legal representatives as per the Hindu Succession Act, 1956, by which she was governed at the time of her death.

T. The said Harish Rawtani and Pritam Rawtani filed Testamentary Petition being Petition No. 621 of 2011 before the Hon'ble High Court of Madhya Pradesh at Bhopal invoking the Testamentary and Probate Jurisdiction for obtaining Letters of Administration with copy of the Will annexed thereto in respect of the estate and credit of Kishinchand Rawtani.

U. Pending Grant of Letters of Administration by the Hon'ble Court, by Deed of Release dated 5th January 2012 executed between Pritam Rawtani therein referred to the "Releasor" and Harish Rawtani therein referred to as the "Releasee" and duly registered with the Office of Sub-Registrar of Assurances at Bandra under Serial No. BDR-3/ 00138 of 2012, the Releasor did thereby forever released, renounced and relinquished his entire 50% undivided share, right, title, interest, claims and demands in the said property in favor of the Releasee subject to the terms, conditions and covenants therein recorded. The said Deed of Release was subject to First Agreement dated 20th December 1974 executed in favor of JOPL and Two Agreements both dated 14th September 1991 executed in favor of JSPL and possession of JSPL as setout therein.

V. The Hon'ble High Court was pleased to grant Letters of Administration in favor of Harish Rawtani and Pritam Rawtani on 21st November 2012 ("GRANT") subject to the terms and conditions setout therein. In view of the said Grant, the said Harish Rawtani and Pritam Rawtani became Administrators to the estate and credit of the said deceased Kishinchand Rawtani.

W. Ajanta Airavat Infrastructure LLP being interested to purchase and acquire the said property approached Harish Rawtani and Pritam Rawtani as also JOPL and JSPL and with its intervention all the parties arrived at an amicable settlement in connection with the specific performance of the said First Agreement dated 20th December, 1974 and said Second Agreement both dated 14th September, 1991 being the subject matter of the said above referred



Suit. Accordingly, in terms of the undersigned arrived at between the parties, Harish Rawtani and Pritam Rawtani in their capacity as Administrators of the estate of Kishinchand Rawtani applied to the Hon'ble Court for seeking permission to execute Conveyance in favor of Ajanta Airavat Infrastructure LLP (as nominee of JSPL). The Hon'ble Court by its Order dated 29th April 2013 granted permission to the Administrators to execute the Conveyance in respect of the said property as applied for. The Order dated 29th April 2013 was followed by Consent Terms and Consent Decree dated 10th May, 2013. The said Suit was disposed of in terms of the Consent Terms dated 10th May, 2013.

X. In terms of Consent Decree dated 10th May 2013, the said Harish Rawtani as Owner and Administrator and Pritam in his capacity as Administrator of estate of Kishinchand Rawtani agreed to execute Conveyance in favor of Ajanta Airavat Infrastructure LLP herein as nominees of JSPL and thereby completely and effectually discharge obligation of specific performance under said First Agreement dated 20th December, 1974 and said Second Agreement dated 14th September, 1991 and thereby perfected and completed the title of Ajanta Airavat Infrastructure LLP in respect of the said property.

Y. By Indenture of Conveyance dated 1st August 2013 duly registered with the Office of the Sub-Registrar of Assurances at Kurla under Sr. No. KRL/6612 of 2013 and executed between Harish Rawtani & Others and Airavat Infrastructure LLP, the said Ajanta Airavat Infrastructure LLP have become seized and possessed of the said property for consideration on terms and conditions therein recorded. The said Indenture has been fully acted upon and in terms thereof Ajanta Airavat Infrastructure LLP have paid the entire consideration payable there under and in view thereof Ajanta Airavat Infrastructure LLP have also been placed in vacant and peaceful possession of the said property. However, it may be not out of place to mention that the said still stands in the name of the predecessors in title of Ajanta Airavat Infrastructure LLP and the Revenue Records in respect of the said property has remained to be rectified so as to reflect the actual area of the said property and also the name of Ajanta Airavat Infrastructure LLP thereon as Owners of the said property.

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2019 wherein, the owners undertook all the liabilities of all 110 flat purchasers on terms more particularly stated in the said Decree and as per Decree the said Suit is disposed of on 4<sup>th</sup> February, 2019.

Hereto annexed and marked as **Annexures 'C'** is the copy of the order/ Decree dated 4<sup>th</sup> February, 2019. That, Out of said 110 (hundred and Ten) Flat Purchasers/Allottees, 25 (Twenty-Five) Flat Purchasers/Allottees have sought refund of their earnest money by cancelling Agreement for their respective Flats with the Promoter and hence balance 85 (Eighty-Five) Flat Purchasers/Allottees are now entitle to received their Flats on terms and conditions set out herein. Accordingly, the promoters herein are liable for delivering the flats to about 85 (Eighty-Five) Flat purchasers. The said purchasers are bound in manner as per order passed by the Hon'ble High court, Bombay.

DD. Under a Development Management Agreement dated 1<sup>st</sup> June, 2019 between the Developer herein as the Owner of the One Part and Atul Projects India Pvt. Ltd. as the Development Manager of the Other Part, the said Development manager agreed to take the Development Management Services in connection with the construction and development of the said property and also to supervise and manage the same for the consideration and on the terms and conditioned mentioned therein and also liable to execute Agreement for sale with all the prospective Allottees except said Old Flat Purchasers forming part of representative Suit No.503 of 2017 ('said Suit') which was disposed-off by consent Decree on admission vide order dated 4<sup>th</sup> February, 2019 ('said Decree on admission') by Hon'ble High Court of Judicature at Bombay. Hence, the said Development manager shall not responsible for about 110 flat purchasers who were forming part of said Decree on admission and list annexed thereto in order passed by the Hon'ble High court of Judicature at Bombay in said representative Suit bearing Suit NO. 503 of 2017.

EE. By virtue of the plans and approvals, which have been got sanctioned by the PROMOTERS, it would be permissible to construct four wings as Wing A, B, C on the said property The Developers completed the RCC structure of Two Wings on the said property till plinth for A & B wing as per the plans duly approved by the authority.



Advocates High Court by their title certificate dated 21st November, 2019 (copy annexed as **Annexure**

'D') certified that in their opinion, the title of the Promoters to the Said Property is free from encumbrances and further that the Developer is entitled to sell flats/shops/Office/premises in the building, as per the sanctions and approvals issued by the statutory authorities.

GG. The Promoter has availed Finance facility from MOTILAL OSWAL HOME FINANCE LIMITED upon the sanctioned terms and conditions for which they have created charge on Developer's share of units in the Property being Project "HORIZON" (MAHA RERA

Registration No. P51800013296 ("Said Building"/ "Said Project") (Constructed on all that piece and parcel of land bearing Survey No. 77 (Part 1) CTS No. 304/A, 304/1 to 4 of Village Bhandup, Off Datta Mandir Road, Taluka Kurla, Bhandup-West, Mumbai-400078 admeasuring 6700 sq. yards equivalent to 5607.23 sq mtrs or thereabouts as per the documents and admeasuring 5112.10 sq. mtrs as per Property Card in the registration district of Mumbai City and Sub-District of Mumbai Suburban situated, lying and being at Bhandup, Mumbai-400078. Accordingly, vide Indenture of Mortgage dated 31-03-2023 duly registered with Office of Joint Sub Registrar Kurla under Doc. No. KRL 4-6459-2023 executed between the Promoter (therein referred to as the Mortgagor") and IDBI Trusteeship Services Limited (therein referred to as the "Mortgagee") wherein the Promoter have created a Mortgage on the aforesaid units in the Project "Horizon" upon the terms and conditions mentioned therein.

HH. The Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

II. Pursuant to the said Recitals, the Promoter and Development Manager has proposed to construct on the project land (here specify number of buildings and wings thereof) thereon known as "HORIZON" Building having 3 Wings A, B, and C Wing thereon comprising of a stilt at ground level and 21 or such upper floors (here specify number of Basements/podiums/stilt and upper floors)

JJ. The development of the said Building to be known as "HORIZON" is proposed as a "Real Estate Project" by the Promoter and has been registered as a "Real Estate Project" ("the Project") with the Real Estate Regulatory Authority ("the Authority"), under the provisions



of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 ("RERA") and the Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800013296 dated 22.9.2017 which has been renewed on dated 30/05/2021 and effective till 03/05/2023, which has been renewed on dated 21/11/2023 and effective till 30/11/2024 for the project ("RERA Certificate"). A copy of the RERA Certificate and its annexure hereto and marked as **Annexure "E"** hereto.



KK. The Allottee has, prior to the date hereof, examined the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Project. The Allottee has also examined all the documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

LL. The Allottee/s has/have demanded from the Promoters and the Promoters have given inspection to the Allottee/s, of documents of title i.e. 7/12 extract and title certificate relating to the larger property, including the blue print plans and, designs prepared by the Promoters Architects and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including All the approvals and sanctions of all the relevant authorities for the development of the said Real Estate Project including the layout plan, building plan, floor plan, IOD and the commencement certificate.

MM. The Promoters have entered into a standard agreement with an Architect registered with the Council of Architects and the said agreement is as per the agreement prescribed by the Council of Architects.

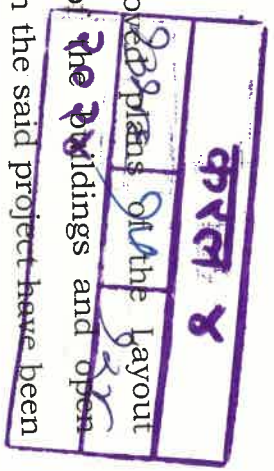
NN. The Promoters have accepted professional supervision of the Architects and the Structural Engineers till the completion of the building proposed to be constructed on the said land.

OO. The Promoters have engaged the service of Consulting Engineers as Structural Engineers to prepare the structural designs and drawings thereof **ASHISH BHATT & ASSOCIATES** as a Licensed Architects



of the said building shall be under the supervision of **SUNIL R. SHAH** as an engineer as required under the Eye-laws of the local authorities for the time being in force.

- PP. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
- QQ. Only with respect to said old Purchasers forming part of said decree on admission in said Suit, the Promoters alone have sole and exclusive right to sale the flats in the said new building/s to be constructed by the Promoters on the said land and enter into agreement similar to this agreement with the persons interested in the purchasing and acquiring such flats and/or shops &/or commercial premises in the said building and to receive sale price in respect thereof and whereas with respect to flats to be constructed on said project and not forming part of said Old Flat Purchasers forming part of said Decree on admission in said Suit, the Development Manager along with the Promoter shall have all such rights as mentioned in the present clause.
- RR. The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer regarding the Said Land on which Project is to be constructed have been completed;
- SS. The Allottee/s had applied to the Promoters for allotment of Flat No. **1504** on **15th** floor of '**B**' wing of the said building known as "**Horizon**" being constructed by the Promoters on the said property.
- TT. On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Messrs ASHISH BHATT & ASSOCIATES** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- UU. The authenticated copy of Property card showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'F'** respectively.



VV. The authenticated copies of the approved plans and layout of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'G'**.

WW. The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as sanctioned and approved by the local authority have been annexed and marked as **Annexure H**.

XX. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

YY. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the said flat.

ZZ. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project being the said Building known as "**HORIZON**" consisting of 3 Wings A, B, and C Wing thereon comprising of a stilt at ground level and 21 or such upper floors or further construction under new DCR on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Allottee has no-objection of whatsoever nature for effective development by the Promoter.
3. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee and Development Manager in respect of

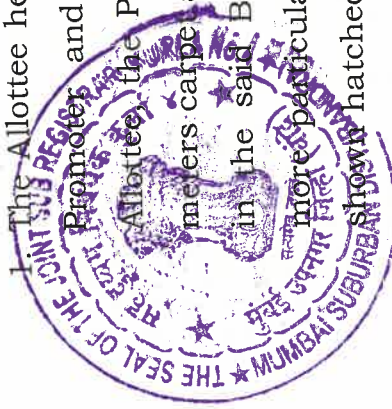


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variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

**4. Purchase of the Premises and Sale Consideration:**

The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee the Premises No. 1504 admeasuring 39.01 square meters carpet area as per RERA, on the 15th floor of Wing "B" in the said Building **HORIZON**, i.e., the said Premises, as more particularly described in the "SCHEDULE A" and as shown hatched with red colour in the floor plan annexed and marked Annexure "H" hereto, at and for the consideration of



**Rs. 72,97,500/- (Rupees Seventy-Two Lakhs Ninety-Seven Thousand Five Hundred Only).**

2. In addition to the carpet area of the said Premises mentioned hereinabove, there are certain common areas and facilities such as the entrance lobby, refuge areas, staircases, passages, amenity areas, etc., in the said Building, (hereinafter referred to as "the Ancillary Area") the usage of the same shall be in common with the other Flat Allottee(s)/ occupants/users.

3. The Allottee hereby agrees to pay to the Promoter the Sale Consideration as per normal terms of payment as under :

Before Execution of Agreement as booking/	<b>Rs. 7,32,100/-</b>
Advance Amount/Reservation fee/Application fee.	
On Initiation of 1st Slab	<b>Rs. 3,62,518/-</b>
On Initiation of 2nd Slab	<b>Rs. 3,64,875/-</b>
On Initiation of 3rd Slab	<b>Rs. 3,64,875/-</b>
On Initiation of 4th Slab	<b>Rs. 3,64,875/-</b>
On Initiation of 5th Slab	<b>Rs. 3,64,875/-</b>
On Initiation Of 6th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 7th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 8th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 9th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 10th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 11th slab.	<b>Rs. 3,64,875/-</b>
On Initiation Of 12th slab.	<b>Rs. 1,82,438/-</b>
On Initiation Of 13th slab.	<b>Rs. 1,82,438/-</b>
On Initiation Of 14th slab.	<b>Rs. 1,82,438/-</b>
On Initiation Of 15th slab.	<b>Rs. 1,82,438/-</b>
On Initiation Of 16th slab.	<b>Rs. 1,82,438/-</b>

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The Competent Authority
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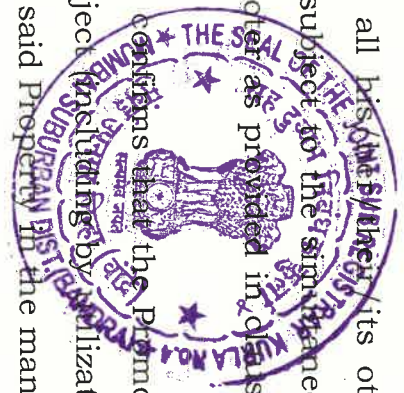
Local Bodies and/or the Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification/order / rule/regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



9. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.
10. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/them/it under any head(s) of dues against lawful outstanding, if any, in his/her/their/its name as the Promoter may, in its sole discretion, deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/their/its payments in any manner.
11. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the MCGM at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises.
12. Time is of the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the construction of the said Premises and handing over the said Premises to the Allottee after receiving the Occupation Certificate in

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respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee which are listed in the Second Schedule hereunder written. Similarly, the Allottee shall make timely payments of all installments of the Sale Consideration and all other dues payable by him/her/ them/it and meeting, complying with and fulfilling all his/their/its other obligations under this Agreement and subject to the simultaneous completion of construction by the Promoter as provided in clause 4 herein above. ("Payment Plan").



13. The Allottee hereby agrees, accepts and consents that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) on the said Property in the manner more particularly detailed at Recital above and as depicted in the layout plans, proformas and specifications and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

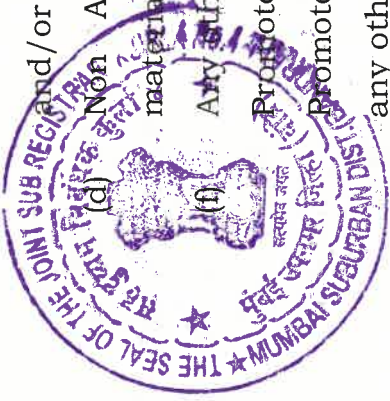
**14. Possession Date, Delays and Termination:**

1. The Promoter hereby declares that the Promoter has planned to utilize Floor Space Index of 2.97 (including fungible) by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.97 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

2. The Promoter shall give possession of the said Premises to the Allottee on or before the **November 2024** ("Possession Date"). Provided however, that the Promoter shall be entitled to an extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:

२३२६	२३	Any force majeure events;
२०२४	(a)	Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court;
	(b)	Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;

- (c) Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;



- (d) Non Availability of steel, cement, other building material, water or electric supply;  
 (e) Any other eventuality which is beyond the control of the Promoters including precarious financial of the Promoters and/or economic downswing in real estate or any other industry;.

- (g) Any other circumstances that may be deemed reasonable by the Authority.

3. If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee on the Possession Date (save and except for the reasons as stated in above Clause), then the Promoter shall refund to the Allottee the amounts already received by the Promoter under this Agreement. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or the Promoter shall be entitled to deal with and/or dispose of the said Premises in the manner it deems fit and proper; OR
4. If the Allottee fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then the Allottee shall pay to the Promoter interest at the 10% Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
5. Without prejudice to the right of the Promoter to charge interest at the Interest Rate and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on the due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) and/or(b) the Allottee committing 3(three) defaults of payment of the installments of the Sale Consideration, the Promoter shall be entitled to, at its own option and discretion,

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The Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter shall be entitled to (i) deal with and/or dispose of or alienate the said Premises in the manner as the Promoter may deem fit without any reference or recourse to the Allottee; and (ii) the Promoter shall be entitled to adjust and recover from the Allottee (a) pre-determined and agreed liquidated damages equivalent to 5% of the total consideration towards liquidated damages along with any losses that may accrue to the Promoter, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination, (b) brokerage fees (c) all other taxes and outgoings, if any due and payable in respect of the said Premises upto the date of Promoter Termination Notice, (d) the amount of interest payable by the Allottee in terms of this Agreement from the date of default in payment till the date of Promoter Termination Notice as aforesaid. Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government Charges such Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Allottee simultaneously, with the Promoter and the Allottee executing and registering the Deed of



terminate this Agreement. Provided that the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter shall be entitled to (i) deal with and/or dispose of or alienate the said Premises in the manner as the Promoter may deem fit without any reference or recourse to the Allottee; and (ii) the Promoter shall be entitled to adjust and recover from the Allottee (a) pre-determined and agreed liquidated damages equivalent to 5% of the total consideration towards liquidated damages along with any losses that may accrue to the Promoter, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination, (b) brokerage fees (c) all other taxes and outgoings, if any due and payable in respect of the said Premises upto the date of Promoter Termination Notice, (d) the amount of interest payable by the Allottee in terms of this Agreement from the date of default in payment till the date of Promoter Termination Notice as aforesaid. Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government Charges such Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Allottee simultaneously, with the Promoter and the Allottee executing and registering the Deed of

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agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the

Allottee entirely. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the

Promoter and/or the said Premises and that the receipt of the said refund by cheque from the Promoter by the Allottee by registered post acknowledging due at the address given by the Allottee in these presents, whether the Allottee accept/s or encash/s the cheque or not, will amount to the said refund and the refund amount accepted by the Allottee is in full satisfaction of all his/her/its claim under this Agreement and/or in or to the said Premises.



15. **Procedure for taking possession:**

- a. Upon obtainment of the Occupation Certificate from the MCGM and upon payment by the Allottee of the requisite installments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 (seven) days of receiving the Occupation Certificate of the Real Estate Project.
- b. The Allottee shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
- c. Upon receiving the Possession Notice from the Promoter as per Clause 15(a) above, the Allottee shall take possession of the said Premises from the Promoter by executing the necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Premises within the time provided in Clause 15(b) above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect

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to the said Premises, as decided by the Promoter.

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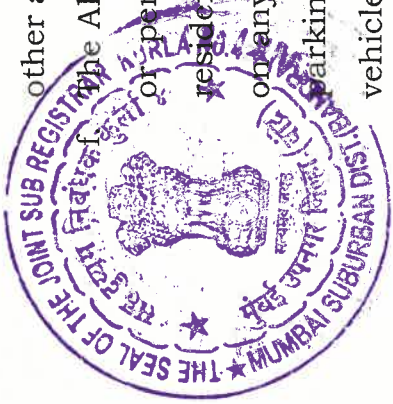
applicable and as shall be

- d. Within 15 (fifteen) days of the receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/their/its proportionate share, i.e., in proportion to the carpet area of the said Premises; of outgoings in respect of the Real Estate Project and/or the said Property including inter-alia, local taxes, Government Charges, other indirect taxes of every nature or such other taxes by the MCGM or other concerned Local Authority and/or Government water charges, Insurance, Common lights, repairs and salaries of Chowkies, Gatekeepers, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the said Property. Until the Society is formed and the Society Transfer is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter, at its sole discretion, the Allottee shall pay to the Promoter a provisional monthly contribution per month towards the outgoings mentioned below. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Transfer is duly executed and registered. On the execution of the Society Transfer, the aforesaid deposits, less any deductions as provided for in this Agreement, shall be paid by the Promoter to the Society.
- e. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive



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from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project.



The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

16. **Formation of the Society and Other Societies:**

1. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
2. The Promoters shall at its sole discretion form and register the said organization. The Promoters hereby agrees that they will hand over the compilation of documents within 90 days from the receipt of final Occupation Certificate from concerned Authorities containing a) Ownership documents, b) copies of IOD, CC, subsequent amendments, OCC, BCC and corresponding canvas mounted plans, c) copies of Soil

Investigation Reports, d) RCC details and canvas mounted Structural Drawings, e) Structural Stability Certificates from Licensed Structural Engineer, f) Structural Audit Reports, g) all details of repairs carried out in the buildings, h) Supervision Certificate issued by Licensed Site Supervisors, i) Building Completion Certificate issued by Licensed Site Surveyor/Architect, j) NOC and completion certificate issued by C.F.O. (Chief Fire Officer), k) Fire Safety Audit carried out as per the requirement of the C.F.O.

3. Within 3 months from the date on which all the flats/ Commercial Units and other premises including other tenements/flats/commercial units/shops/other buildings are sold and until all the amounts are received by the Promoters from the Allottees in respect of the flats/ Commercial Units and other premises including and other tenements in the buildings sold to them, the Promoter shall submit an application to the Competent Authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of the units/premises in the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

4. The Promoter and the Development Manager shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold premises in the Real Estate Project, if any.

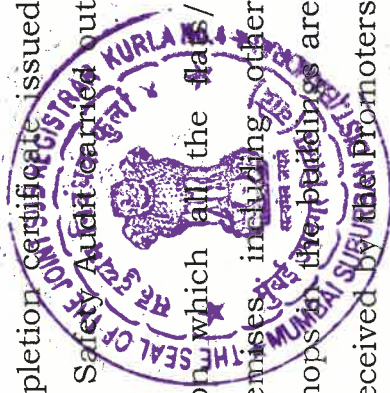
5. Post the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend the necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

6. The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the Society/Other Societies and their











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respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

7. It is expressly agreed that the right of the Allottee under this Agreement or otherwise is restricted only to the said premises subject to the payment by the Allottee to the Promoters of all the amounts in designated Bank Account/Project Account as provided under RERA. All other unsold flats/ Commercial Units and portions of "**Horizon**" including recreation ground, internal roads, open spaces, terraces, swimming pool, Gymnasium/club house, etc., shall be the sole and absolute property of the Promoters and the Development Manager, even after the said property is conveyed/ leased to one or more co-operative society/s under the Maharashtra Co-Operative Societies Act, 1963 or a condominium of holders of premises under provisions of Maharashtra Apartment Act, 1970(Apartment Act) or other incorporated body or association, (such co-operative society/s or condominium of holders of premises or other incorporated body or association shall hereinafter be referred to as "the said Organization"). The Allottee hereby confirms and consents to the irrevocable right of the Promoters to develop and/or deal with the said Property and/or the said building "**Horizon**" and/or all other unsold flats/ Commercial Units and portion or portions of "**Horizon**" and the said property including recreation ground, internal roads, open spaces, terraces, swimming pool, Gymnasium/club house in any such manner deemed fit by the Promoters without any further or other consent or concurrence.
8. The Allottee shall, before the delivery of possession of the said Premises in accordance with Clause 15 above, keep deposited the following amounts with the Promoter:
- I. Rs. 20,000/- (Rupees Twenty Thousand only) As a non refundable amount towards legal charges.
  - II. Rs. 10,000/- (Rupees Ten Thousand only) As a non-refundable amount towards formation of a Co-operative society/ Condominium/limited company.



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Rs. 26,000/- (Rupees Twenty Six Thousand only)	As a non-refundable deposit towards installation of transformer, cable, electric meter, Water meter etc	

- III. Rs. 26,000/- (Rupees Twenty Six Thousand only) As a non-refundable deposit towards installation of transformer, cable, electric meter, Water meter etc
- IV. Rs. 1,47,000/- (Rupees One Lakh Forty-Seven Thousand only) As a non refundable amount towards Development Charges.
- V. Rs. 600/- (Rupees Six Hundred only) As non refundable amount for Share money Application, entrance fee of the society Condominium/limited company.
- VI. Rs. 40,320/- (Rupees Forty Thousand Three Hundred & Twenty only) As months deposit towards proportionate share of taxes, maintenance and other charges.
- VII. Rs. 1,47,000/- (Rupees One Lakh Forty-Seven Thousand only) As Contribution towards a corpus fund to be set up for the benefit of the flat - holders in the said Building.

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**Rs. 3,90,920/- TOTAL**

The above amounts are not refundable and no accounts or statements will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter save and except for amount received under Clause 4 above. The amounts as mentioned in this Clause shall be deposited by the Promoter in a separate bank account. The above amounts are exclusive of applicable taxes levied from time to time and shall be borne and paid by the Allottee as and when required.

9. The Allottee shall pay to the Promoter for meeting all the legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society, for preparing the rules, regulations and bye-laws of the Society and the cost of preparing and engrossing the Society Transfer and other deeds, documents and writings as mentioned above. The amounts as mentioned in this Clause shall be deposited by the Promoter in a separate bank account as provided by RERA and in consultation with the Development Manager.



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Subject to rights and entitlements of the Development Manager as per said Development Management Agreement, 2022	
the Promoters shall sell all flats/showroom and all other premises intended to be constructed on the Said Property with a view ultimately that the Allottees of all the flats/ Commercial Units in <b>Horizon</b> shall be admitted to the said Organization.	



11. As part of the transaction contemplated herein, the Allottee shall, on or before the Allottee is intimated to occupy the said premises, pay to the Promoters inter alia the amounts over and above the consideration mentioned in clause above. The Promoters is entitled to retain and appropriate the same. The Promoters shall not render the account in respect of the amounts mentioned hereinabove. It is hereby clarified that the aforesaid amounts mentioned hereinabove does not include the dues for electricity, gas and other bills for the said premises and the Allottee shall be liable to pay electricity, gas and other bills for the individual meters separately.
12. The Promoters shall render the account in respect of the amounts mentioned above in this clause, and the unspent balance, if any, in the amounts mentioned in this clause, shall be transferred to the said organization's Account at the time of handing over the charge of the said building to the said organization. It is hereby clarified that the aforesaid amounts mentioned hereinabove does not include the dues for electricity, gas and other bills for the said premises and the Allottee shall be liable to pay electricity, gas and other bills for the individual meters separately.
13. The Allottee/s confirm/s that, the amounts that the Allottee/s is/are required to deposit with the Promoters, in accordance with Clause 16 (8) and (11), are on provisional basis. Such amounts shall not carry any interest. It is agreed that, the Promoters is/are not liable to render any accounts in respect of items and the moneys payable as mentioned in Clause 18 and 21.
14. The Allottee shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of -



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 On all documents for  
 transfer of the said premises including this Agreement. Any  
 consequence of failure to register this Agreement within the  
 time required shall be on the Allottee's account.

15. It is agreed that one month prior to the execution of the Conveyance/ lease the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, if any, by the said organization on the execution of the lease/conveyance or any document or instrument or transfer in respect of the Said Property and the Promoters shall not be liable or responsible for any of the stamp duty and registration charges. The Allottee alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges of this agreement and/or all other documents etc.



16. The Promoter has informed the Allottee that there may be common access roads, street lights, common recreation spaces, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plants and other common amenities and conveniences in the layout of the said Property. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee alongwith the other allottees of flats/units/premises in the Real Estate Project and/or on the said Property shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the allottees of the flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the allottees of the flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the said Property or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be

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17. **Representations and Warranties of the Promoter:**

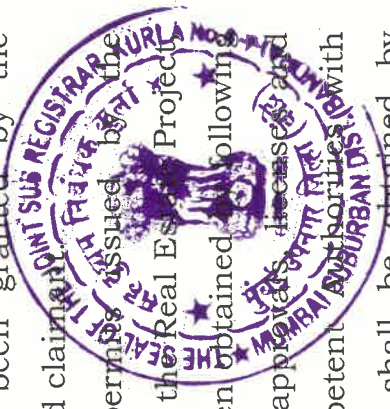
The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules, and Annexes and subject to what is stated in the Title Certificate and subject to the RERA Certificate:



- I. The Promoter has a clear and marketable title and has the requisite rights to carry out the development upon the said Property in accordance with the Tender, the Development Agreement and the Deed of Assignment and also has actual, physical and legal possession of the said Property for the implementation of the Project;
- II. The Promoter has the lawful rights and the requisite approvals from the Competent Authorities to carry out the development of the Real Estate Project and shall obtain the requisite approvals from time to time to complete the development of the Real Estate Project;
- III. There are no encumbrances upon the Real Estate Project, save and except those disclosed to the Allottee;
- IV. Following are the details regarding litigations pending before the court of law:
  1. one Shri. Valji Nanji Patel and Ors have registered Lis-pendens dated 15.12.2014 with Sub-Registrar Assurance Kurla, MSD under serial No. KRL-2/662/2015 on 20.01.2015 in respect of the property 1000 Sq. Mtrs.. The said Shri. Valji Nanji Patel being the occupant in respect of the small structure admeasuring about 1000 sq. Mtrs. (encroacher according to Ajanta Airavat Infrastructure LLP), has filed a Suit being S.C. Suit No. 62 of 2012 in the Hon'ble City Civil Court at Bombay making claims in respect of a small portion of the said property appurtenant to his structure on the extreme Northern Side of the said property. The said Suit is pending till date and no any ad-interim, interim relief has been granted by the Hon'ble Court in favor of the said claimant.
  2. One Mr. Sukesh Shetye and Vikram Balar have filed a commercial Suit No. 494 of 2019 in the Hon'ble High

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jointly agreed to develop the  
said property and further claiming that they had also

Court, Bombay falsely claiming to be current/erstwhile partners of the Owners and jointly agreed to develop the said property and further claiming that they had also executed a MOU recording the same. The said Suit is pending till date at the stage of Rejection and no any ad-interim, interim relief has been granted by the



- V. All the approvals, licenses and permits issued by the Competent Authorities with respect to the Real Estate Project are valid and subsisting and have been obtained following the due process of law. Further, all applicants have decreased and permits to be issued by the Competent Authorities with respect to the Real Estate Project shall be obtained by following the due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and the common areas;
- VI. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- VII. Except said Development Management Agreement, the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property and the said Premises, which will, in any manner, affect the rights of the Allottee under this Agreement and moreover the Development Manager does not have any claim of whatsoever nature on the Flats purchased by said Old Purchasers forming part of said Decree on admission passed in said Suit;
- VIII. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- IX. At the time of the execution of the Society Transfer, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the Schedule hereunder written to the Society;



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The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the Competent Authorities till the Society Transfer and thereupon the same shall be borne by the Society; and



No notice from the Government or any other local body or authority of any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the said Property and/or the Project, save and except those disclosed to the Allottee.

18. The Allottee, with the intention to bring all the persons into whosever's hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:

- I. To maintain the said Premises at the Allottee's own cost (to be borne and paid by the Allottee) in good and tenable repair and condition from the date on which the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the applicable rules, regulations or by-laws or change/alter or make any addition in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof, without the consent of the Local Authorities and the Promoter;
- II. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and the Allottee shall take due care and precaution while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real

Estate Project in which the said Premises is situated on the said Premises on account of the negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of such breach;

- III. To carry out at his/her/their/its own cost and expenses (to be borne and paid by the Allottee) all ~~in~~ <sup>small</sup> repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and by-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- IV. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and the Allottee shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Premises, without the prior written permission of the Promoter and/or the Society;
- V. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;



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VI. Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Organisation and of the MCGM and other concerned authorities;

VII. Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building in any manner whatsoever;

VIII. Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises/Building in any manner whatsoever;



IX. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and/or the Real Estate Project in which the said Premises is situated;

X. Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government authority or body giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated;

XI. Bear and pay in a timely manner and forthwith, all the amounts, dues, taxes, instalments of the Sale Consideration, as required to be paid under this Agreement;

XII. Not to change the user of the said Premises without the prior written permission of the Promoter, the Society and MCGM;

XIII. The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with the interest or benefit factor of this Agreement or part with the possession of the said Premises or any part thereof or dispose of or alienate otherwise howsoever, the said Premises or any part thereof and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, the Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with the

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applicable interest thereon (if any) at the Interest Rate and only after obtaining the prior written permission of Promoter/Developer and Development Manager and payment of applicable transfer premium, if any to Developers. In the event the Allottee is desirous of transferring the said Premises or any part thereof and/or its rights under this Agreement prior to making such full and final payment, then the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter and the Development Manager and subject to payment of applicable transfer premium, if any to Developers;



XIV. The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses and/or other outgoings in accordance with the terms of this Agreement;

XV. The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof; and

XVI. Till the Society Transfer is executed in favour of the Society, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

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The Allottee shall not at any time do any work in the said Premises, which would jeopardize the soundness or safety of the said Building or prejudicially affect the same;

XVIII. To use the passenger lifts in the said Building for the period and in accordance with the rules and regulations framed by the Promoter or the Organisation, from time to time. The Allottee shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the said Building including the said Premises;



XIX. To pay all amounts agreed or liable to be paid by the Allottee pursuant to this Agreement and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement (and on the part of the Allottee to be paid observed and performed) as far as the same are required to be paid observed and performed by the Allottee and shall keep the Promoter indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Promoter by reason of non-payment non-observance and/or non-performance thereof;

XX. The Promoter shall not be liable to pay non-occupancy charges (by whatever name called) in relation to the undisposed premises in the said Building but the Allottee will pay all such charges without any dispute;

XXI. The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Allottee shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said Building for storage or for use by servants at any time;

XXII. The Allottee shall not display at any place in the said Premises /Building, any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the said



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Building or common areas	therein or in any other place or
on the window, doors and corners	of the said Building. If
the Allottee commits default of this sub clause	then the

Allottee shall immediately take remedial action and shall also be liable to pay a penalty of Rs. 10,000/- (Rupees Ten Thousand Only) on each occasion on which the Allottee or any person on his/her behalf commits default of this sub-clause.

XXIII. Neither the Allottee nor the Organization, its and when it is formed shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved or granted to the Promoter under this Agreement, the Development Agreement, the Tender or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter as mentioned herein, and the Allottee and the said Organisation, as and when it is formed, shall be bound and liable to render to the Promoter, all necessary assistance and co-operation, to enable it to exercise and avail of the same;

XXIV. In the event Allottee would carry out any unauthorized construction / modification or has caused any damage to the said Premises or any portion of the said Building or any structure, facility or amenity on the said Property, then the Allottee shall rectify and make good all such defects, repairs and unauthorized changes within 7 (seven) days from the date of receipt of a written notice from the Promoter, the said Organisation and/or the concerned government, local or public bodies or authorities in that regard;

XXV. Shall not do or permit or suffer to be done anything in or upon the said premises or any part of the said building which is or may, or which in the opinion of the Promoters is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining flat or the neighborhood provided always that the Promoters shall not be responsible to the Allottee for any loss, damage or inconvenience as a result of any danger,



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nuisance, annoyance or any interference whatsoever  
 caused by the occupants of the adjoining flat of **Horizon**  
 and the Allottee shall not hold the Promoters so liable.

19. The Allottee himself/themselves/itself with the intention to bind all persons into whomsoever hands the said Premises may come, hereby covenant that :-



The Promoters hereby expressly consents and confirms that the Promoters in consultation with Development Manager will always be entitled to utilize any Floor Space Index ("F.S.I.") and/or Transferable Development Rights ("TDR") which may be available on the Property more particularly described under the second schedule or any other adjoining property or properties, as the case may be, and until the entire F.S.I. and/or TDR available on the property and any other adjoining or other properties is duly utilized or consumed or loaded by the Promoters in consultation with Development Manager in the other phase/s and the Allottee under this Agreement or otherwise is restricted only to the said Wing only and the Allottee shall have no right, title, interest, claim or demand or dispute of any nature whatsoever in the another Phase, wing and/or on such additional Floor Space Index ("F.S.I.") and/or Transferable Development Rights ("TDR") which may be available on the said Property or any other adjoining property or properties over and above the FSI and TDR mentioned herein above. The Allottee hereby provide his/her/their express No-objection for utilization by the Promoter of any such FSI or TDR as the case may be as per the sole discretion of the Promoter.

II. The Allottee hereby agrees for and gives no objection for the neighborhood development and/or construction of another phase/s and/or wings.

III. The Promoters shall also have right and/or be entitled to purchase and/or acquire, Transfer of Development Rights (TDR) from the open market and consume the same on the said property, to the extent permissible in law, and to make additions, alterations, raise storey or put up additional wings or structures. All such additions, alterations, raising storey or additional wings or structures shall be the sole property of

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the Promoters, who shall be entitled to sell and/or otherwise deal with the same in the manner they deem fit. The Allottee/s hereby confirm/s and consent/s to the irrevocable right of the Promoters to construct the said additional floors on the building and/or any part of the said property and additional wings and/or buildings thereon, in the manner deemed fit by the Promoters, without any further consent or concurrence in future.

IV. It is hereby expressly agreed that, the Promoters shall be entitled sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or commercial user shops, consulting rooms, banks, community halls, stalls or any other non-residential user as may be permitted by the Concerned Authorities and/or any other user that maybe permitted by the said Authorities and the Allottee/s shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly and similarly, the Allottee/s shall not object to the use of the other premises in the said Building of the aforesaid purpose by the respective Allottee/s thereof. The Allottee/s shall use the Flat or any part thereof or permit the same to be used only for the residence purpose, only for what it is actually allotted.

V. It is expressly agreed that, the Promoters shall have an irrevocable and perpetual right and be entitled to use and allow the third parties to use any part of the building, including terrace, party hall/multi-purpose hall, recreational facilities and/or any other part of the said property, for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment, hoarding, etc. and for that purpose, the Promoters are fully authorized and entitled to carry out or allow temporary or permanent construction or erection to be carried out on any part of the building, including terrace and/or the any other part of the said property. The Allottee/s agree/s not to object or dispute the same.

VI. After the possession of the said premises is handed over to the Allottee/s, if any additions and alterations in or about or relating to the said Building are required to be carried out by



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	the various premises in the said Building at his/her/their
	own costs and the Promoters shall not be, in any manner,
	liable or responsible for the same.

VII. The Promoters shall be, if the Promoters so decides entitled to Construct in, over or around or above the terrace of the **building** any additional area or facility permitted within the rules framed from time to time by concerned Governmental/statutory authority(s).



VIII. The Promoters shall be entitled to consume F.S.I. as may be available in respect of the said property or any part thereof at present and in the future and shall always be entitled to utilize, construct and dispose of in their own right any balance/residuary F.S.I. or any increase in F.S.I. even after a Conveyance is duly executed by the said Owners and/or the Promoters in favour of the Co-operative Society or Condominium or other body corporate or Association consisting of the various Allottees of premises in the said building provided such Society or Condominium or Association or other Body corporate if permitted to be formed. For the purpose of consuming such balance/residuary and/or additional FSI the Promoters shall be entitled to enter upon and have access to the said property and/or building and/or any of them and/or any part and to use and utilize the infrastructure, including internal roads thereof to construct any vertical or horizontal extension thereto and/or put up additional floors as the Promoters may think fit and proper and to do all such things as may be necessary for this purpose.

IX. The Promoters have informed the Allottees about their intention to sell, lease or give on license or otherwise deal with or dispose of the rights of use, enjoyment and commercial exploitation of parapet walls of terrace and blank walls on the external periphery of the said building (hereinafter called "the said display space"). The sale of such Display Space shall be for the purpose of advertisement (which includes hoarding and display by way of painted boards, sign boards as well as neon lights and allied



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of such "Display Space"  
for LED lights and shall  
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charges pertaining to the

purposes and the buyer or licensee shall install a separate electric meter for LED lights and shall alone bear taxes and electric charges pertaining to the "Display Space" directly or through the Corporate Body. The

Allottees agree to indemnify the Promoters for any act, which may be prejudicial and may cause any loss, harm or damage to the buyer/ licensee of such "Display Space". The actual outgoing incurred or payable in respect of the Display Space will be sole responsibility and liability of the buyer / licensee of the "Display Space". The buyer or licensee shall not be liable to contribute towards maintenance and other charges of the building, it being clearly understood that he shall be responsible solely for his own Municipal assessment and electric charges.



20. The Promoter shall maintain a separate bank account in respect of the sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings and legal charges and shall utilize such amounts only for the purposes for which they have been received.

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the said Property and/or the said Building as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all the open spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Transfer.

22. **Promoter shall not mortgage or create a charge:**  
After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take the said Premises.

23. **Binding Effect:**  
Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the



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Allottee until firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due, as stipulated in the Payment Plan at Clause 3(i) above, within 30	
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(thirty) days from the date of its receipt by the Allottee and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the concerned office of the Sub-Registrar of Assurances for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all the sums deposited by the Allottee in connection therewith, including the booking amount, shall be returned to the Allottee without any interest or compensation whatsoever.



24. **Entire Agreement:** This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties in regard to the said Premises.
25. **Right to Amend:** This Agreement may only be amended by the written consent of both the Parties hereto and upon due intimation to Development Manager.

26. **Provisions of this Agreement applicable to the Allottee/subsequent allottees:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

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27. **Severability:**  
If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the RERA Rules and Regulations made thereunder or the applicable laws as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of the execution of this Agreement.
28. **Method of calculation of proportionate share:**  
Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.
29. **Further Assurances:**  
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
30. **Place of Execution:**  
The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Mumbai City, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution thereof, the said Agreement shall be registered at the office of the Sub-Registrar of Assurances. Hence, this Agreement shall be deemed to have been executed at Mumbai
31. The Allottee and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit the execution thereof.



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32	All notices to be served upon the Allottee and the Promoter as
239	Registered by this Agreement shall be deemed to have been duly
20	Registered if sent to the Allottee or the Promoter by Courier or

Registered Post A.D. or notified E-mail ID/Under Certificate of Posting at their respective addresses specified below:

Name of the Allottee

**Mrs. Dipati Madhusudan Dalvi**

**Mr. Jeetendra Ankush Shinde**

**1/B, New Adarsh Hsg., Soc.,**

**Kokan Nagar, Bhandup (West),**

**Mumbai - 400078.**

**jeetendrashinde15@yahoo.com**



Notified Email ID:  
Promoter/Developer

**M/S. AJANTA AIRAVAT INFRASTRUCTURE LLP**

**304/A, 304/1 to 4 of Village Bhandup,**

**Off Datta Mandir Road, Bhandup (West),**

**Mumbai - 400078.**

**Email ID: sales@atulprojects.com**

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post A.D., failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

33. Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:

**M/s. Ajanta Airavat Infrastructure LLP : AASFA0305J**

**Flat Allottee's PAN : BTUPPD9339M/EXLPS0624C**

34. **Joint Allottees:** In case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/it, which shall for all intents and purposes be considered as properly served on all the Allottees.

35. **Stamp Duty and Registration Charges:** The charges towards stamp duty fees and registration charges of this Agreement shall be borne and paid by the Allottee alone.



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Agreement Between the Parties	
The terms hereof shall be	

36. **Dispute Resolution:** Any dispute or difference in relation to this Agreement and/or the settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

37. **Governing Law:** This Agreement and the obligations of the Parties under or arising shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.



IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals of these present the day and year first hereinabove stated.

**THE SCHEDULE - I ABOVE REFERRED TO:**  
**(being description of the said property)**

ALL THAT All that piece or parcel of land or ground bearing Survey No.77 (part I) City Survey Nos. 304A,304 (1 to 4) of Village Bhandup, Taluka Kurla, admeasuring 6700 square yards equivalent to 5607.23 square metres or thereabouts as per the documents and admeasuring 5112.10 square metres as per Property Cards, in the Registration District of Mumbai City and Sub-District of Mumbai Suburban together with structures standing thereon on a portion thereof situate, lying and being at Bhandup, Mumbai 400 078 and bounded as follows:-  
On or towards the East : by CTS No. 304B;  
On or towards the West : by Nalla;  
On or towards the North: by 18.30 MT wide DP Road;  
On or towards the South: by CTS No. 272.

***Second Schedule Above Referred to Here set out the nature, extent and description of common areas and facilities.***

The nature, extent and description of the common areas and facilities and of the Limited Common areas and facilities are as under :-

**A) COMMON AREAS & FACILITIES :-**

- i) Entrance lobby of the said Building;

*(Signature)*

*(Signature)*



करल ४	
११११	Compound of the said Building i.e. the open area (out of the Property described in the First Schedule) appurtenant to the built-up area of the said Building but excluding the car-park areas allotted to the flat purchasers / allottees;
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- iii) Staircase of the said Building including the landing for the purpose of ingress and egress but not for the purpose of storage, recreation, residence or sleeping;
- iv) Passage and lift pump in the compound.
- v) Common electricity meters for common lights;
- vi) Elevator /s Septic tank, drainage, storm water drain, electric sub-station, if constructed, water tanks.



**B) LIMITED COMMON AREAS & FACILITIES :-**

- Landing in front of stairs on the floor on the particular flat is located, as a mere access to the flat but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of owners of the flats living on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all flat-owners and their visitors.
- Car-parking spaces in the basement/ stilts/ compound/ podium, as the case may be.
- All areas not covered under “common areas and facilities” including open spaces, terrace, parking spaces are restricted areas and facilities and the Promoters have absolute rights to dispose of the same as the Promoters deem fit.

**THE SCHEDULE - A ABOVE REFERRED TO:**

DESCRIPTION OF THE FLAT ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

A Flat bearing No. **1504** of **B** Wing on **15th** Floor, admeasuring about **420** Sq. ft. Carpet area as per RERA in the building known as “**Horizon**” situated at Village Bhandup, Off Datta Mandir Road, Bhandup (West), Mumbai - 400078. To be constructed on the said Property.

Withinnamed "The PROMOTERS" )

**M/S. AJANTA AIRAVAT INFRASTRUCTURE LLP**

Through its Partner

1. **Mr. Vishal B. Shah**

for Ajanta Airavat Infrastructure LLP



*[Signature]*  
Authorized Signatory



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2024		

WITNESSES:

1. *[Signature]*
2. *[Signature]*



*[Signature]*



SIGNED AND DELIVERED by the  
Withinnamed "ALLOTTEES"

1) **Mrs. Dipti Madhusudaa Dalvi**

2) **Mr. Jeetendra Ankush Shinde**

*[Signature]*



In the Presence of :

- 1) *[Signature]*
- 2) *[Signature]*

करल ४	
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**RECEIPT**

RECEIVED this day and the year first hereinabove written from within named Purchaser/s the sum of **Rs. 7,32,100/- (Rupees**

**Seven Lakhs Thirty-Two Thousand One Hundred Only)**, as per



	Amount (in Rs.)	Bank Name, Branch	Cheque Date	Cheque No.
1	Rs. 5,49,000/-	UPI	10-05-2024	UPI
2	Rs. 5,49,000/-	HDFC Bank	13-05-2024	000003
3	Rs. 1,32,100/-	NEFT	05-06-2024	NEFT
	<b>Rs. 7,32,100/-</b>	<b>TOTAL</b>		

WITNESSES:

1) Maharaj

2) श्री. नरेश कोर

WE SAY RECEIVED:

**M/s. Ajanta Airavat Infrastructure LLP**



346

Form 88

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

Valid upto

2013

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

No. E.B./CE/1317 BPS/AS of 20



MEMORANDUM

M/s. Ajanta Airsty Infrastructure L.L.P

With reference to your Notice, letter No. 6761 dated 17.9.2013 and delivered on 20 and the plans, Sections Specifications and Description and further particulars and details of ~~Proposed Residential bldg.~~ on plot bearing C.T.S.No. 304/A, 304/1 to 4 of Village ~~Bhandup, Old Datta Wadani Road, Bhandup (West), Mumbai~~ have to inform you that you cannot approval of the building or work proposed to be erected or executed, and therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto date, my disapproval by the following reasons:-

A CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec 4E/69(1)(a) of the M.R.A.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 road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to private possession of holding before starting the work as per D.C. Regulation No 38(27).
3. That the low lying plot will not be filled up to reduced level or atleast 92 T.H.D or 6' above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P. for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(X) will not be submitted by him.

Executive Engineer Building Proposal (Eastern Suburbs.)

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Handwritten notes and markings at the top of the page, including 'Sub', 'A-57', and 'A'.



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( ) That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves of the foot path on the opposite street.

Subject to the above, you are permitted to proceed with the proposed work at your own risk and liability. The applicant is responsible for obtaining all necessary permissions, but the applicant shall be liable to proceed with the said building or work at any time before the expiry of the period of validity of the permit, but not so as to contravene any of the provisions of the said Act, as amended, and as read or amended, regulations or bye-laws made under that Act at the time in force.



*[Signature]*  
 Executive Engineer, Building Proposals,  
 Zone, E-III & S 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 Bylaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erects 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 centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or hereafter to be laid in such street"

(b) Not less than, 2 feet (60 cms.) above every portion of the ground within 5 feet (60 cms.) of such building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 132 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 of the occupation which ever first occurs. This 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 of 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 necessity of furnishing 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 Suburban District.

(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 if same be fixed by the Collector under the Land Revenue Code and Rules thereunder.

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

*[Handwritten signature]*



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**Brihanmumbai Mahanagarपालिका**

**No. CE / 1317 / BFES / AS 10 2**

6. That the structural design and calculations for the proposed considering seismic forces as per I.S Code Nos. 456-2000, IS 800 4326 and 1893 - 2002 as per circular n.no. GE/ED/11/457 dated 27.07.2011 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

7. That the regular/ sanctioned/ proposed lines and reservations will be demarcated at site through A.E. (Survey) E. (T.S.) who has got D.L.F. before applying for C.C.

8. That the registered undertaking and additional copy submitted for agreeing to hand over the setback land and that the setback handing over certificate will not be obtained by the Officer and the ownership of the setback land will not be transferred to the name of M.C.G.M.

9. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before starting the work.

10. 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.

11. That the requirements of N.O.C. of concerned Electric Supply Co. will not be obtained and the requisition, if any, will not be compiled with before occupation certificate / B.C.C.

12. That the qualified registered site supervisor through architectural engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.

13. That the extra water and sewerage charges will not be paid to Assistant Engineer, Water Works 'S' Ward before C.C.

14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth, etc.

15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & N.O.C. from Tree Authority will not be submitted.

16. That the notice under Sec. 247(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.

17. That this office will not be intimated in prescribed proforma for checking the opens, spaces and building dimensions as soon as the work upto plinth is completed.

18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.

19. That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project) Planning & completion certificate from him will not be submitted.

20. That the copy of intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.

21. That the N.A. permission from the Collector of Bombay shall not be submitted.



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**Brahmambai Mahanagar Palika**  
No. CE/1317/EPES/AS D 2 JBL 2017

22.

That a Barata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of



23.

That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid

24.

That the extra entrance shall not be provided before starting the work. That the registered undertaking in prescribed form shall be submitted to demarcate the excess area if constructed beyond permissible F.S.I shall not be submitted for re-assessing of C.C.

25.

That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.

26.

That the documentary evidence regarding ownership, area and boundaries of the land records extracted from city survey Record and conveyance deed etc. shall separate P/R Cards for each sub-divided plots, road etc. will not be submitted

29.

That the debts will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.

30.

That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with

31.

That the registered undertaking agreeing to form Co-Op. Housing society will not be submitted before starting the work.

32.

That the society will not be formed & got registered and true copy of the registration of society will not be submitted

33.

That the proposal will conform to the section 251 (A)(A) of the Mumbai Municipal Corporation Act.

34.

That the remarks from Asst. Engineer Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with

35.

That the capacity of overhead tank will not be provided as per P form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.

36.

That the phrase programme for infrastructure development will not be submitted and got approved and will not be developed as per phrase programme

37.

That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted

38.

That the N.O.C. from the Civil Engineer shall not be submitted

39.

That the board mentioning the name of Architect/Owner shall not be displayed on site

40.

That the requirements as per Circular No. CE/P/D/2387 of 17/03/2005 shall not be complied with during the execution of work

41.

That the necessary remarks for framing of final construction of S.W.D. will not be obtained from Dy.Ch.E. (S.W.D.) City & Central call before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building

42.

That the debris management plan shall not be submitted to S.W.M. Department.

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*[Signature]*



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**Brihanmumbai Mahanagar Palika**

No. CE/1317/SPES/AS 07



6. That the name plate board showing plot No. name of the building and its location be displayed at a prominent place before O.C., C.C., B.C.C.
7. That the parking spaces shall not be provided as per B.C.C. regulations and not be claimed for refund within a period of 8 years from the date of its payment.
8. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of bore well and bunting that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of Municipal Corporation water supply of the Corporation.
9. That the certificate to the effect that the licensed surveyor has personally supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
10. That one set of plans mounted on canvas will not be submitted.
11. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
12. That the federation of flat owners of the sub-division layout for construction and maintenance of the infrastructure will not be formed.
13. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor / still.
14. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
15. That the final NOC from S.G. shall not be submitted.
16. That the requirements of clause No. 45 & 46 of D.C.R. 91 shall not be complied with.
17. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms; rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
19. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
20. That as per Circular No. CHE/2792/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-  
 a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) Copies of Soil Investigation Reports, d) RCC details and canvas 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 L.S. / 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.  
 The above documents / plans shall be 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.

13/11/24



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Brihanmumbai Mahanagar Palika

No. CE/1317/ BPES/ AS 02 JUL 2017

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43. That the O.C. shall not be asked, unless payment of advance for providing the site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of yard tanks, providing safe and stable ladder, etc. and requirements as mentioned in the Insecticide Officer shall not be complied with.
44. That the registered U/F shall not be submitted by Owner / Developer / Builder to sale the flat on carpet area basis only and abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion or construction, sale, Management & Transfer) Act. (M.O.F.A.) amended upto 19/01/2013, under the Bombay Identification, MCGM & its officers from any legal complications arising due to M.O.F.A. shall not be submitted.
45. Complications arising from the existing road shall not be submitted from A.E. (Main) & S. Ward
46. That the registered undertaking from the owner stating that they will not object development of the neighbouring plot which may involve deficiency in open space shall not be submitted
47. That the registered undertaking from the owner to incorporate a clause in sale agreement with prospective buyer that the said building is constructed with deficiency in open space shall not be submitted
48. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
49. That the Architect shall not submit the quarterly progress report of the proposed work.
50. That the debris generated during building material is dumped within a periphery of 50.00 Mtrs. from mangroves.
51. That the title clearance certificate of the property under reference issued by the solicitor shall not be submitted.
52. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
53. That the notification under No. TPB/A312/OR-45/2012/2JUD-11 dated B-11-2013 for inclusive housing shall not be complied with.
- B) **CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**
  1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- C) **GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**
  1. That some of the drains will not be laid internally with C. pipes.
  2. That the dust bin will not be provided as per C.E.'s circular No. CE/9295/11 of 26.6.1978.
  3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
  4. That to the wide paved gateway upto staircase will not be provided.
  5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. which ever is earlier.

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**Brihanmumbai Mahanagarपालिका**  
**No. GE / 1317 / BPES / AS**



- CONDITIONS TO BE COMPLIED WITH BEFORE ISSUE OF THE CERTIFICATE**
1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
  2. That the ownership of the recreation space/Club House is in the name of the person whose provision in a deed of conveyance in all the property of the person whose name is mentioned in the R.S / Club House is assigned.
  3. That the structure constructed in recreation space for the use of the members of the society be used only for recreational activity for which it is approved for the use of the said society members.

*[Signature]*  
 Executive Engineer  
 Building Proposal E. & II

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No. EB/GE/ १३१४ - १३१४ MS 02 JUN 2024

NOTES



- (1) The notes should not be altered unless objections are compiled with.
- (2) A completed set of plans approved shall be displayed on-site at the time of commencement of 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 constructional purposes. 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 are difficult sites by Architect submitted along with the building completion certificate.
- (4) Temporary supply accommodation or full fixing 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 hearing is constructed and application made to the Ward Officer with the required deposit for the construction of cartage entrance, over the road side drain.
- (6) The owners shall nominate 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 pressure that Municipal tap water has been constructed on the construction works and bills preferred against them accordingly.
- (7) The boarding or screen wall for supporting the deposit of building materials shall be constructed before starting any work even though 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 obtaining 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 acknowledgment 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 conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accented non water connection granted (except for the construction purposes) unless roads 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 brock glass pieces at the rate of 125 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 prevent the water's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to apply for a fresh application for a Certificate of Occupancy under the Royal Act and in the event of your proceeding with the work either without an objection certificate or with an objection certificate which is issued and the sectional will be revoked and the commencement certificate shall be deemed to be null and void under the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn. If it is proposed to demolish the existing structures by negotiations with the tenants, the same should 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 standing basis in the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate the alternative accommodation in the proposed structural standard form.
  - (iii) Plans showing the proposed programme of construction 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.
- (21) In case of extension to existing building, blocking of existing windows of rooms denying light and its from other sides should be done first before starting the work.
- (22) 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.
- (23) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre. The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the raahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) The work arrangement must be carried out in strict accordance with the Municipal requirements.
- (27) 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.
- (28) All gully traps and open channel drains shall be provided with night fitting mosquito proof covers made of wrought iron pipes or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof highly cast iron top over in one piece, with locking arrangement provided with a bolt and huge screw-down pieces (like a garden hand rose) with the warning pipes of the ribbet pressed with screw or dome shape the cover shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be cammarked and extended 40 cms. above the top where they are to be fixed as its lower ends in cement concrete blocks.
- (29) 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.
- (30) Louvers should be provided as required by Bye-law No. 5 (b).
- (31) Lintels or Arches should be provided over Door and Window opening.
- (32) The drains should be laid as required under Section 254-1 (a).
- (33) The inspection chamber should be plastered inside and outside.
- (34) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO OWNER  
Ajanta Aviation  
Consultants LLP

Executive Engineer, Building Proposals  
Zones E & F SS

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/0910/S/337(NEW)/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 Ajanta Aikya Infrastructure LLP  
 Plot no. D5, APJADHPS, MIDC Chikalthan,  
 Aurangabad, Maharashtra 431110

Sir,

With reference to your application No. CHE/ES/0910/S/337(NEW)/FCC/1/Amend Dated. 16 Sep 2011 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 16 Sep 2011 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 1 C.T.S. No. 304/A Division / Village / Town Planning Scheme No. Bhandup situated at **Datta Mandir Road Road / Street in S 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. **AE BP S&T 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 28/11/2017

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Valid Upto : 28 Nov 2017

Issue On : 29 Nov 2016

Application Number :

Remark :

Approved By

Issue On : 30 Nov 2016

Valid Upto :

Application Number :

Remark :

full C.C. for wing A & B as per approved plans dt:02.07.2014

Approved By

Issue On : 18 Nov 2021

Valid Upto : 17 Nov 2022

Application Number :

CHE/ES/0910/S/337(NEW)/FCC/1/A mend

Remark :

Further C.C. for wing A consisting - Stilt + 1st to 17th, for wing B Stilt + 12th floors and and C.C. upto Stilt slab for Wing C as per approved plans dated 4/6/2021 thereby restricting CC of 3 floors in wing B & all floors of wing C & D both.

Approved By

AE BP S&T ward  
Assistant Engineer (BP)

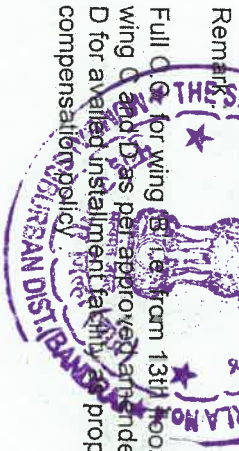
CHE/ES/0910/S/337(NEW)/FCC/2/A mend



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Issue On : 18 May 2023      Valid Up to : 12 Apr 2024

Application Number CHE/ES/0910/S/337(NEW)/FCC/2/Amend



Remark: Full C.C. for wing B (from 13th floor to 15th floor is granted in continuation with earlier granted plinth C.C. for wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of all floors for wing C and D for a valid installation in accordance with proposed subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy.



Original signed by Mr. Vasudev Patil  
 Date: 18 May 2023, 10:54 AM  
 Designation: Assistant Engineer / 871

Cc to :  
 1. Architect,  
 2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Assistant Engineer . Building Proposal  
 Eastern Suburb S Ward Ward

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IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY AND ORIGINAL CIVIL JURISDICTION  
COMMERCIAL NOTICE OF MOTION (IN SEN)  
IN  
COMMERCIAL SUIT (L) NO. 1507 OF 2018



Sukesh Shetty & Anr  
Vs.  
Ajanta Airavat Infrastructure LLP & Ors

WITH  
SUIT NO.503 OF 2017  
WITH  
NOTICE OF MOTION NO.1413 OF 2017  
WITH  
CHAMBER SUMMONS NO.33 OF 2019  
WITH  
CHAMER SUMMONS (L) 1229 OF 2018

Rakhmaji Dhondiba Nalawade & Ors. ..Plaintiffs/Applicants  
Vs.  
Kamla Shakti Developers LLP & Ors. ..Defendants

Ms Tanmayi Rajadhyaksha a/w Mr. Dinesh Parthar I/b DSR Legal for Plaintiff in COMSL/1107/18  
Mr. Shushrut Desai a/w Mr. Suushant Arora I/b Vigil Juris for Plaintiff in S/503/2017  
Mr. Dinyar Madon, Senior Advocate I/b Jyoti Chavan for Defendant Nos.1, 7 and 8  
Mr. Karl Tamboly a/w Mr. Dhaval Mehta and Mr. Harsi Yadnik I/b D. M. Legal Associates for Defendant Nos.3 and 4  
Mr. Bipin Joshi for Defendant NO.9 in COMSL/1107/18 and for Defendant Nos.1, 4 and 10 in S/503/2017  
Ms Gayatri H Nayak I/b Mr. Rajesh P. Khobragade for Defendant Nos.6 and 6B in S/503/2017  
Ms Pooja Joshi I/b India Law Alliance for Defendant No.6A in S/503/2017  
Ms Jyoti Chavan for Defendant Nos.7, 8 and 10 in S/503/2017

CORAM : K.R.SHRIRAM, J.  
DATE : 4<sup>th</sup> FEBRUARY, 2019

P.C.:

Manoj Joshi



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FORM NO. 15556-124(15).doc

**SUIT NO.503 OF 2017**



dated 4th February 2019, signed by them. The same is taken on record and marked as "X" for identification.

For ease of reference, the decree of admission on defendant nos.7, 8 and 10 is scanned and reproduced below:

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
 ORDINARY ORIGINAL CIVIL JURISDICTION  
 COMMERCIAL DIVISION  
 NOTICE OF MOTION NO.1413 OF 2017  
 COMM. SUIT NO. 503 OF 2017

Rakhamaji Dheraldia Nalawade & Ors ..... Plaintiffs  
 v/s.  
 Kamla Shakti Developers LLP & Ors ..... Defendants

**DECREE ON ADMISSION**

1. The Defendant No.7, herein have admittedly taken over all the rights and obligations of the Suit Project Kamla-Horizon, situated at Survey No.77, Hisar-(part), bearing CTS No.304-A and 304 (1 to 4) of Village Bhandup, Off Shree Dutt Mandir Road, Taluka Karia, Mumbal 400078 ("Suit Property") shown in the Balance Sheet of Defendant No.7, including the liabilities of the Plaintiff / Flat Purchasers / Allottees herein, list whereof is marked "X" for identification. These Defendants shall construct and develop residential flats in the project in the form of a Building known as 'Kamla Horizon' offering 1, 1.5 and 2 BHK premium residences to the Plaintiffs and other Flat Purchasers. Any such construction shall be in accordance with approved Building Plans as are approved by the required statutory / planning authorities and shall be in compliance with all building norms and regulations including DP-2034. Defendant No.7, 8 and 10 are accordingly permitted to alter, amend and/or modify the earlier layout, plans, designs, elevations, etc., so as to comply with the existing regulations, including the revised FSI guidelines as may be applicable to the Suit Project under the revised Development Plan of 2034.

2. I am informed that Defendant No.9, being then a Partner of Defendant No.7 LLP, has resigned and all intimations to the office of Registrar of Companies have been duly made in accordance with law.

3. The Defendant No.7, 8 and 10 shall however ensure that the orientation, carpet area and quality of construction of the said Suit Flats in the Project shall nonetheless remain the same, as was initially promised to the Allottees under their respective Letters of Reservation / Agreements for Sale, even if their make any such

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alteration, amendment or modification in the planning scheme available the feasibility of the Project.

4. The Defendant No.7, 8 and 10 shall commence construction of the Suit Project within the next three (3) months and shall complete the Suit Project within the next 36 months thereafter. With a grace period of 6 months. They shall however not depend from the Plaintiffs / Allottees any increase in the cost of construction. Plaintiffs / Allottees their respective flats at the rate already fixed for them under their respective Letters of Reservation / Agreements for Sale, as the case may be.

5. The said Defendant No.7, 8 and 10 shall forthwith register the Suit Project under the provisions of RERA, and shall execute RERA compliant Agreements with all the Plaintiffs / Allottees / Flat Purchasers, as the case may be, subject to payment of stamp duty by the purchasers and deduction of TDS as applicable. The terms and conditions under these new RERA compliant Agreements shall not be in conflict with the terms already agreed by the said Defendants under the Letters of Reservation / Agreements for Sale, as were previously executed by and between the parties. GST and other statutory dues shall nonetheless be payable by these Plaintiffs / Flat Purchasers in accordance with the provisions of law as applicable.

6. The said Defendant No.7, 8 and 10 shall ensure that the flats in the Suit Project to be developed, shall have the same, if not more, carpet area, the amenities and all ancillary features as were previously promised by them to the Plaintiffs / Flat Purchaser / Allottees. The Defendant: No.7, 8 and 10 have also undertaken to raise their first demand on the Plaintiffs / Allottees, towards development of the Suit Project, only after completion of the 4<sup>th</sup> Slab. Thus, the demand towards 1<sup>st</sup> Slab, 2<sup>nd</sup> Slab, 3<sup>rd</sup> Slab, etc., shall be made by these Defendants only after completion of 4<sup>th</sup> Slab, 5<sup>th</sup> Slab, 6<sup>th</sup> Slab and so on and so forth. The said undertaking of Defendants 7, 8 and 10 is accepted.



7. The Plaintiffs / Flat Purchasers shall be liable to pay their balance installments to Defendant: No.7, 8 and 10 as demanded by them from time to time. However, if any such Flat Purchaser / Allottee is unable to pay the same, he/she shall be liable for interest @10% on the installment amount so due. If the said installment is still not paid in the next three (3) months, the Developer herein shall be at liberty to cancel the allotment / agreement of the said purchaser and to sell his flat in open market. The monies so far paid by the said purchaser

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- shall thereafter be refunded back to him, after deducting the accrued interest as mentioned above.
8. Such Flat Purchasers of the Suit Project who had, prior to filing of the present Suit, cancelled their allotment by terminating their Letters of Reservation and/or the Agreements for Sale, shall be paid back the balance un-paid amount so due to them, along with interest @10% on the said unpaid amount to be calculated from the date of said cancellation till the actual date of payment. The Defendant No. 7, 8 and 10 undertake to refund these monies, with the interest payable in three (3) equal installments on 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> month from today. Their undertaking is accordingly accepted.
  9. I am informed that there are certain other Plaintiffs / Flat Purchasers who are genuinely finding it difficult now to pay the balance installments for their Suit Flat under their respective Letters of Reservation / Agreements for Sale, owing to financial and/or other constraints that have genuinely affected their said ability. The Defendant No. 7, 8 and 10 have entered into specific agreements with these Plaintiffs / Flat Purchasers / Allottees and undertake to pay them in three (3) equal installments on the 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> month from today. Their undertaking is accordingly accepted.
  10. The Plaintiffs / Flat Purchasers / Allottees shall, within the next 30 days withdraw / compromise / compound all civil or criminal cases / complaints which they may have filed against defendants or any of them and are pending before any court, authority and/or tribunal as the case may be.
  11. I further direct that the Defendant No. 7, 8 and 10 and/or anybody claiming through these Defendants, shall always keep the Suit Flats of the Plaintiffs / Flat Purchasers herein free from any type of encumbrance to enable these Flat Purchasers to raise loan against the same.
  12. The defendant no. 7, 8, and 10 ~~shall~~ <sup>undertake to</sup> keep the Advocate of the Plaintiffs and also this Court informed of the progress of the development every three months through an Affidavit.
  13. All undertakings mentioned herein above are specifically accepted.
  14. The Suit is decreed on admission as against 7, 8 and 10 in terms of Prayer Clauses A and B with no order as to costs. The Suit shall however be dismissed as against other Defendants. Decree be drawn up accordingly.



*[Handwritten signatures and notes]*  
 Undertake to  
 keep the Advocate of the Plaintiffs and also this Court informed of the progress of the development every three months through an Affidavit.



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15. The Plaintiff / Flat purchasers and the Defendant  
granted liberty to apply.

Order made by the Hon'ble Judge on 01.02.2019.

Defendant No 7  
Defendant No 8  
Defendant No 10

ABDUS SAMAD  
MUMBAI SUBURBAN DISTRICT  
THROUGH  
MUMBAI SUBURBAN DISTRICT  
MUMBAI SUBURBAN DISTRICT

- 3 All undertakings are accepted. In case of breach of undertaking, liberty to apply.
- 4 Suit disposed in the above terms.
- 5 Refund of court fees in accordance with law.
- 6 All interim orders stand vacated. All interim applications stand disposed.
- 7 In view of the disposal of the suit, Notice of Motion No.1413 of 2017, Chamber Summons No.33 of 2019 and Chamber Summons (L)

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No.1229 of 2018, do not survive and to accordingly stand disposed.



**COMMERCIAL NOTICE OF MOTION (L) NO.1956 OF 2018**  
**IN**  
**COMMERCIAL SUIT (L) NO.1107 OF 2018**

notice of Motion to be listed for ad-interim on 12<sup>th</sup> February, 2019.

2 Plaintiff to reconstruct the records and proceedings and file it in the registry on or before 8<sup>th</sup> February, 2019.

(K.R. SHRIRAM, J.)

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## DIPALI G. MAINKAR

(B.S.L., LL.B)

### ADVOCATE HIGH COURT

Trade Avenue, 5<sup>th</sup> floor, suren road, opposite to W.E.Highway, Andheri (E) Mumbai-400093

Mob.: 9833433021

Email: [deepa.mainkar@gmail.com](mailto:deepa.mainkar@gmail.com)



### TITLE REPORT

#### TO WHOMSOEVER IT MAY CONCERN

As per the instruction of my client I have investigated the title of Ajanta Airvat Infrastructure LLP, a Limited Liability Partnership Firm incorporated under the provisions of Limited Liability Partnership Act, 2008 (Identification No. AAB-1306) having its Registered Office at 5th Floor, Link Rose, Vithal Bhai Patel Road, Near Ramakrishna Mission Hospital, Santacruz West, Mumbai -400054 to the property being all that piece and parcel of land admeasuring 6700 sq. yards equivalent to 5607.23 sq. meters or thereabouts (as per the documents) and 5112.10 sq. meters or thereabouts (as per the Property Register Card) bearing Survey No. 77 (Part I) corresponding to City Survey Nos. 304A and 304 (1 to 4) lying being and situate at Village Bhandup Taluka Kuria in the Registration District of Mumbai City and Sub-District of Mumbai Suburban ("**SAID PROPERTY**") which is more particularly described in the SCHEDULE hereunder written.

For the purpose of Title Investigation I have perused the Title Documents produced for my perusal as also the Search Note dated 16th August, 2011 of Shri. S. D. Jadhav (Search Clerk) recording his finding on search conducted for the last 50 years i.e. year 1962 to year 2011 and further Search dated 25<sup>th</sup> October, 2019 of Shri. Ganesh Gawde for the last 30 years i.e. year 1990 to year 2019 carried out in the office of the Sub-Registrar of Bandra, Chembur, Nahur and Mumbai as also Office of the Talathi at Bhandup Village. Further, I have also perused the publication of Public Notice in newspapers on 6th November, 2014 in English Language in Times of India and in Gujarati Language in Jarunabhoomi and on 7th November, 2014 in Marathi Language in Maharashtra Times inviting claims in respect of the said property.

My findings as regards the title of the said property described in the Schedule hereunder written is as under:-

1. The Regional Settlement Commissioner vide Certificate dated 13th August, 1956 issued under provisions of Displaced Persons (Claims) Act, 1950 allotted various plots of lands including Survey No.77 in the Registration District of Mumbai City and Sub-District of Mumbai.



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**DIPALI G. MAINKAR**

(B.S.L., LL.B)

**ADVOCATE HIGH COURT**

Trade Avenue, 5<sup>th</sup> floor, suren road, opposite to V.E.Highway, Andheri (E), Mumbai-400093

Mob.: 9833433021

Email: [deepa.mainkar@gmail.com](mailto:deepa.mainkar@gmail.com)



Sudurban Iyng being and situate at Bhandup, Mumbai 400 078 ("LARGER PROPERTY") to one Kishinchand Chimandas Rawtani ("Kishinchand" (since deceased) in lieu of the compensation which he was entitled to receive towards satisfaction of his claim for immovable property left in West Pakistan and by virtue thereof the said Kishinchand became seized and possessed of the said larger property including the said property. As per the Record of Rights (V.F.No. 6) mutation entry No. 207 the said Kishinchand became seized and possessed of the larger property bearing survey No. 77 admeasuring about 2 Acre 31 Gunthas.

2. By registered Deed of Conveyance dated 16<sup>th</sup> February, 1960 executed between Kishinchand therein referred to as the "Vendor" and one Darnu Krishna Vaidy therein referred to as the "Purchaser", the said Kishinchand did thereby sell, transfer and assign in favor of the Purchaser therein an area admeasuring 436 sq. yards or thereabouts out of the said larger property for consideration and on terms and conditions therein recorded.

3. By registered Deed of Conveyance dated 9<sup>th</sup> July, 1963 executed between Kishinchand therein referred to as the "Vendor" and M/s. JMBC & Co., therein referred to as the "Purchaser", the said Kishinchand did thereby sell, transfer and assign in favor of the Purchaser therein an area admeasuring 6613 sq. yards or thereabouts out of the said larger property for consideration and on terms and conditions therein recorded.

4. By registered Deed of Conveyance dated 9<sup>th</sup> July, 1963 under Sr. No. R-1605 of 1966 executed between M/s. JMBC & Co. therein referred to as the "Vendor" and, Shri. Nihalchand Bhalchand and Ors. therein referred to as the "Purchasers", the said M/s. JMBC & Co. did thereby sell, transfer and assign in favor of the Purchasers therein the said area admeasuring 6613 sq. yards mentioned in clause 3 above for consideration and on terms and conditions therein recorded and further by registered Deed of Conveyance dated 17.4.1969 under Sr. No. R-1606 of 1969 the said area sold by Shri. Nihalchand Bhalchand



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## DIPALI G. MAINKAR

(B.S.L., LL.B)

### ADVOCATE HIGH COURT

Trade Avenue, 5<sup>th</sup> floor, suren road, opposite to W.E.Highway, Andheri (E) Mumbai-400093

Mob.: 9833433021

Email: [deepa.mainkar@gmail.com](mailto:deepa.mainkar@gmail.com)



and Ors. to the M/s. Bakewell Paints Pvt. Ltd for consideration and on terms and conditions therein recorded but the aforesaid deed was not transferred, allotted and assigned in favour of M/s. Bakewell Paints Pvt. Ltd on record of rights as well as in city survey records.

5. In view of the sale of some portions out of the said large property under the aforesaid Deeds of Conveyance dated 16th February, 1960 and 9th July 1963, the said Kishinchand (Since deceased) was remained, seized and possessed of and/or otherwise well and sufficiently entitled to the balance portion of said larger property which is the subject property of the said title search an admeasuring 6700 sq. yards equivalent to 5607 sq. meters or thereabouts (as per the document) which admeasures 5112.10 sq. meters or thereabouts (as per Property Register Card) bearing Survey No. 77 Hissa No.1 (part) corresponding to City Survey No. 304A and 304 (1 to 4) of Village Bhandup, Taluka Kurla in the Registration District of Mumbai City and Sub-District of Mumbai Suburban lying being and situate at Bhandup, Mumbai 400 078 ("BALANCE PROPERTY").
6. By an Agreement dated 20th December 1974 ("FIRST AGREEMENT") executed between Kishinchand therein referred to the "Vendor" and one Vithaldas G. Udeshi (since deceased), Director of Jayant Oil Products Private Limited ("JOPL") therein referred to as the "Purchaser", the Vendor therein agreed to sell transfer and assign unto and in favor of the JOPL an area admeasuring 5500 sq. yards equivalent to 4590 sq. meters out of the said Balance Property bearing Survey No.77 Hissa No.1 (part) City Survey No. 304A and 304 (1 to 4) of Village Bhandup, Taluka Kurla ("SAID PORTION") for consideration and on terms and conditions recorded therein.
7. The said Vithaldas G. Udeshi a Director of JOPL by an Agreement dated 18th September 1975 named Jayant Sebacates Private Limited ("JSPL") as its nominee to get the Conveyance in respect of the said Portion referred in Clause 6 above. Accordingly, Kishinchand in or about the year 1976 handed over vacant and peaceful possession of the said Portion to JSPL in part performance of said First Agreement.



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**DIPALI G. MAINKAR**

(B.S.L., LL.B)

**ADVOCATE HIGH COURT**

Trade Avenue, 5<sup>th</sup> floor, suren road, opposite to V.E.Highway, Andheri (E), Mumbai-400093

Mob.: 9833433021

Email: [deepa.mainkar@gmail.com](mailto:deepa.mainkar@gmail.com)



- and on or about 20th April, 1977 received the balance consideration of Rs. 75,000/- payable by JSPL under the said First Agreement and since then JSPL was in use, occupation and possession of the said portion
8. On or about 3rd June 1991 the said Kishinchand died testate leaving behind his Last Will and Testamentary Writing dated 24th June, 1990 ("WILL") and surviving his wife Jasoda Kishinchand Rawtani (since Deceased), two sons viz., (i) Harish Kishinchand Rawtani and (ii) Pritam Kishinchand Rawtani and one married daughter Kavita Sunder Hirtgorani as his only heirs and legal representatives as per the Hindu Succession Act, 1956, by which he was governed at the time of his demise.
9. In terms of the Will dated 24th June 1990 the said Kishinchand bequeathed an area admeasuring 1200 sq. yards equivalent to 1004.28 sq. meters or thereabouts out of the said Balance Property mentioned in Clause 5 above together with structures standing thereon occupied by the encroachers in favor of his sons Harish and Pritam in equal shares ("**BEQUEATHED PORTION**").
10. At the request of JSPL and in consideration of sum of Rs.85,000/- (Rupees Eighty-five Thousand only) paid by JSPL to the said Kishinchand and further consideration of Rs.80,000/- (Rupees Eighty Thousand only) paid by JSPL to heirs of Kishinchand, the said heirs of Kishinchand executed a Power of Attorney dated 14th September, 1991 in favor of Vithaldas G. Udeshi and Bharat Kapadia being the nominees of JSPL inter alia conferring upon them various powers in respect of the said Portion referred above in clause 6.
11. By two separate Agreements, both dated 14th September, 1991, (SECOND AGREEMENTS) executed between Harish Rawtani and Pritam Rawtani therein referred to as the "Vendors" and JSPL therein referred to as the "Purchasers", the Vendors therein agreed to sell transfer and assign unto and in favor of JSPL their respective one half (50%) undivided share, right, title and interest in the said Bequeathed



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## DIPALI G. MAINKAR


(B.S.L., LL.B)

### ADVOCATE HIGH COURT

Trade Avenue, 5<sup>th</sup> floor, suren road, opposite to W.E.Highway, Andheri (E), Mumbai-400093  
Mob.: 9833433021

Email: [deepa.mainkar@gmail.com](mailto:deepa.mainkar@gmail.com)



- Portion for consideration and on the terms and conditions therein recorded.
12. The said Balance Property admeasuring 5500 sq. yard equivalent to 4598.7 sq. meters referred in Clause 5 above and Bequeathed Portion admeasuring 1200 sq. yards equivalent to 1004.28 sq. meters referred in Clause 9 above in aggregate admeasuring 6700 sq. yards equivalent to 5607 sq. meters or thereabouts (5112.10 sq. meters as per Property Register Card) is the "SAID PROPERTY" being the subject matter of the present Deed of Conveyance to be executed between the parties and which is more particularly described in the SCHEDULE hereunder written.
  13. Thus by virtue of said First Agreement dated 20th December, 1974 and said Two Agreements dated 14th September, 1991 recited in Clause 6 and 11 respectively, JSPL became entitled to the Conveyance in respect of the said Property described in the Schedule hereunder written.
  14. By Deed of Family Settlement dated 22nd September, 1991 ("DEED") executed between the heirs and legal representatives of Kishinchand Rawtani named in Clause 8 above, the Will and bequest made therein by the deceased Kishinchand Rawtani was duly confirmed and Kavita Sunder Hingorani also confirmed having released, renounced and relinquished all her claims, demands, right, title and interest of whatsoever nature in the estate of the said deceased Kishinchand.
  15. The First Agreement dated 20th December 1974 is registered along with the Deed of Confirmation dated 11th August 2000 duly registered with the office of Sub-Registrar of Assurances at Bombay under Serial No. BBJ /6317 of 2000.
  16. On the basis of the application made by Harish Rawtani and Pritam Rawtani, the Office of the Tahsildar, Kurla deleted the name of deceased Kishinchand Rawtani and mutated the name of Harish Rawtani and Pritam Rawtani in Revenue Record vide Mutation Entry 



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**DIPALI G. MAINKAR**

(B.S.L., LL.B)

**ADVOCATE HIGH COURT**

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17. No. 1453 dated 16th October, 2006 ("MUTATION ENTRY") after giving Notice thereof to all interested parties including JOPL and JSPL having objections, if any.

17. He said JSPL and JOPL by their letters dated 28th December, 2006, 6th February, 2007 and 26th February, 2007 addressed to Tahsildar objected to the said Mutation Entry on account of dealing in respect of the said property in its favor, which objections were rejected by Tahsildar vide Order dated 23rd July, 2007 and the said Mutation Entry was confirmed in favor of Harish Rawtani and Pritam Rawtani. Being aggrieved by the said Order dated 23rd July 2007, JOPL and JSPL preferred an Appeal before the Sub-Divisional Officer of Mumbai Suburban District (SDO-MSD). The SDO-MSD by his Order dated 15th January 2009, directed that the said Authority was not competent to decide the issue of validity and legality of any documents and directed the Appellants i.e. JSPL and JOPL to approach proper Court of Law to decide the validity of document. Against the said Order passed by SDO-MSD, JSPL preferred an Appeal under Section 257 of Maharashtra Land Revenue Code 1966 before the Deputy Collector (Appeals) Mumbai Suburban District who by his Order dated 7th April, 2010 rejected the Appeal and confirmed the Order dated 15th January, 2009 passed by SDO-MSD. Against the said Order dated 7th April, 2010 passed by Dy. Collector (Appeals) JSPL filed Revision Application before the Divisional Commission, Konkan Division who also vide Order dated 29th January, 2011, dismissed the Revision Application and confirmed the Order dated 7th April, 2010, passed by Collector (Appeals) MSD.

18. In the meantime, JSPL and JOPL filed a Suit in the High Court of Judicature at Bombay being Suit No. 1939 of 2009 against heirs of Kishinchand and others and in the said Suit they filed Notice of Motion No. 2972 of 2009. The Honble Court vide Order dated 22nd December, 2010 made the Notice of Motion absolute in terms of prayer (a) to be operative till disposal of the Suit. In view of amendment to Bombay City Civil Court Act, 1869 and increase of pecuniary jurisdiction of the Honble City Civil Court the said suit was



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transferred to the Hon'ble City Civil Court and Mumbai District Court on 14<sup>th</sup> of 2009.

19. The said Jasoda Kishinchand Rawtani died on 6th March, 2008, at Mumbai leaving behind surviving her two sons, namely, Harish Rawtani and said Pritam Rawtani and a married daughter Kavita as the only heirs and legal representatives as per the Hindu Succession Act, 1956, by which she was governed at the time of her death.

20. The said Harish Rawtani and Pritam Rawtani filed Testamentary Petition being Petition No. 621 of 2011 before the Hon'ble High Court of Judicature at Bombay invoking the Testamentary and Intestate Jurisdiction for obtaining Letters of Administration with copy of the Will annexed thereto in respect of the estate and credit of Kishinchand Rawtani.

21. Pending Grant of Letters of Administration by the Hon'ble Court, by Deed of Release dated 5th January 2012 executed between Pritam Rawtani therein referred to the "Releasor" and Harish Rawtani therein referred to as the "Releasee" and duly registered with the Office of Sub-Registrar of Assurances at Bandra under Serial No. BDR-3/00138 of 2012, the Releasor did thereby forever released, renounced and relinquished his entire 50% undivided share, right, title, interest, claims and demands in the said property in favor of the Releasee subject to the terms, conditions and covenants therein recorded. The said Deed of Release was subject to First Agreement dated 20th December 1970 executed in favor of JOPL and Two Agreements both dated 14th September 1991 executed in favor of JSPL and possession of JSPL as setout therein.

22. The Hon'ble High Court was pleased to grant Letters of Administration in favor of Harish Rawtani and Pritam Rawtani on 21st November 2012 ("GRANT") subject to the terms and conditions setout therein. In view of the said Grant, the said Harish Rawtani and Pritam Rawtani became Administrators to the estate and credit of the said deceased Kishinchand Rawtani.



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Ajanta Airavat Infrastructure LLP being interested to purchase and acquire the said property approached Harish Rawtani and Pritam Rawtani as also JOPL and JSPL and with its intervention all the parties arrived at an amicable settlement in connection with the specific performance of the said First Agreement dated 20th December, 1974 and said Second Agreement both dated 14th September, 1991 being the subject matter of the said above referred Suit. Accordingly, in terms of the understanding arrived at between the parties, Harish Rawtani and Pritam Rawtani in their capacity as Administrators of the estate of Kishinchand Rawtani applied to the Hon'ble Court for seeking permission to execute Conveyance in favor of Ajanta Airavat Infrastructure LLP (as nominee of JSPL). The Hon'ble Court by its Order dated 29th April 2013 granted permission to the Administrators to execute the Conveyance in respect of the said property as applied for. The Order dated 29th April 2013 was followed by Consent Terms and Consent Decree dated 10th May, 2013. The said Suit was disposed off in terms of the Consent Terms dated 10th May, 2013.

24. In terms of Consent Decree dated 10th May 2013 the said Harish Rawtani as Owner and Administrator and Pritam in his capacity as Administrator of estate of Kishinchand Rawtani agreed to execute Conveyance in favor of Ajanta Airavat Infrastructure LLP herein as nominees of JSPL and thereby completely and effectually discharge obligation of specific performance under said First Agreement dated 20th December, 1974 and said Second Agreement dated 14th September, 1991 and thereby perfected and completed the title of Ajanta Airavat Infrastructure LLP in respect of the said property.
25. By Indenture of Conveyance dated 1st August 2013 duly registered with the Office of the Sub-Registrar of Assurances at Kurla under Sr. No. KRL/6612 of 2013 and executed between Harish Rawtani & Others and Airavat Infrastructure LLP, the said Ajanta Airavat Infrastructure LLP have become seized and possessed of the said property for consideration on terms and conditions therein recorded. 



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The said Indenture has been fully acted upon by the members thereof Ajanta Airavat Infrastructure LLP have paid the purchase consideration payable there under and in view thereof Ajanta Airavat Infrastructure LLP have also been placed in vacant and peaceful possession of the said property. However, it may be not out of place to mention that the said still stands in the name of the predecessors in title of Ajanta Airavat Infrastructure LLP and the Revenue Records in respect of the said property has remained to be rectified so as to reflect the actual area of the said property and also the name of Ajanta Airavat Infrastructure LLP thereon as Owners of the said property.

26. The said JSPL had joined in execution of the Indenture of Conveyance dated 1st August 2013 for the purpose of perfecting the title of Owners in respect of the said Property and as confirmation that they shall not be having any claim, right, interest and demands in respect of the property by or under Agreement dated 20th December, 1974 and further to confirm that in view of execution of the Conveyance in favor of the Ajanta Airavat Infrastructure LLP as their nominee, their right to take Conveyance under Agreement dated 20th December, 1974 and said Second Agreement dated 14th September, 1991 shall be deemed to be transferred and assigned in favor of Ajanta Airavat Infrastructure LLP. Similarly, JOPL had also joined in execution for perfecting the title of Ajanta Airavat Infrastructure LLP in respect of the said property.

Thus from the above I observe that Ajanta Airavat Infrastructure LLP have purchased and acquired the said property under Indenture of Conveyance dated 1st August, 2013 and have become absolutely entitled to the said property on terms, condition and covenants as recorded in Indenture dated 1st August, 2013.

On perusal of the search report dated 25<sup>th</sup> October, 2019 I find that one Shri. Valji Nanji Patel and Ors have registered Lis-pendens dated 15.12.2014 with Sub-Registrar Assurance Kurla, MSD under serial No. KRL-2/662/2015 on 20.01.2015 in respect of the property 1000 Sq. Mtrs.. The said Shri. Valji Nanji Patel being the occupant in respect of the small structure admeasuring about 1000 sq. Mtrs. (encroacher according to )



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## DIPALI G. MAINKAR

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Ajanta Airavat Infrastructure LLP), has filed a Suit being S.C. Suit No. 62 of 2012 in the Hon'ble City Civil Court at Bombay making claims in respect of a small portion of the said property appurtenant to his structure on the extreme Northern Side of the said property. The said Suit is pending till date and no any ad-interim, interim relief has been granted by the Hon'ble Court in favor of the said claimant.

Further On perusal of the search report dated 25th October, 2019 I find that one Luke Anselm Mendonsa has registered Lis-pendens dated 22.3.2018 with Sub-Registrar Assurance Kurla, MSD under serial No. KRL-1/3237/2018 on 22.3.2018 in respect of the said property. Upon verification of the records and also the papers and proceedings, I find that some purchasers had filed a Representative Suit bearing Suit NO. 503 of 2017 before Hon'ble High Court, Bombay praying interalia for completion of the project along with such other and further prayers as mentioned therein. The Owners/Developers in the said Suit admitted themselves to a Decree on Admission dated 4th February, 2019 wherein, the owners undertook all the liabilities of all 110 flat purchasers on terms more particularly stated in the said Decree and as per Decree the said Suit is disposed of on 4th February, 2019.

On perusal of the response to the Public Notice caused the published in newspapers on 6th November, 2014 in English Language in Times of India and in Gujarati Language in Janmabhoomi and on 7th November, 2014 in Marathi Language in Maharashtra Times, I find that the Developer not received any objections, save and except the claims/ objections mentioned below:-

- (a) Objection Letter dated 15th November, 2014 addressed by Advocate V. K. Gupta's on behalf of his client Shri. Valji Nanji Patel interalia re-asserting his claims as stated in the aforesaid Suit and placing on record the factum of the pendency of the said litigation;
- (b) Objection Letter dated 22nd November, 2014 and 3rd December 2014 addressed by one Suresh Shetty for and on behalf of Airavat Construction Private Limited. The said Objection has been responded 



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vide interim reply dated 28th November 2014 under instruction of Ajanta Airavat Infrastructure LLP. Upon investigation into the claims on the basis of the documents furnished to me, I find that the said Sukesh Shetya at no point of time had any dealing in respect of the said property with the Erstwhile Owners of the property. which fact is also confirmed by him vide his Affidavit dated 23rd July 2012 filed in his capacity as the Defendant No. 2 in the aforesaid Suit being S.C. Suit No. 62 of 2012. Further, upon investigation and verification of the constitution of the Ajanta Airavat Infrastructure LLP it is finding that at no point of time the said Sukesh Shetya was in any way connected or concerned with Ajanta Airavat Infrastructure LLP or at any point of time involved into the administration and management of the said Ajanta Airavat Infrastructure LLP. The said Sukesh Shetya and Vikram Balar have filed a commercial Suit No. 494 of 2019 in the Hon'ble High Court, Bombay falsely claiming to be current/erstwhile partners of the Owners and jointly agreed to develop the said property and further claiming that they had also executed a MOU recording the same. The said Suit is pending till date at the stage of Rejection and no any ad-interim, interim relief has been granted by the Hon'ble Court in favor of the said claimant.

In view of the aforesaid, subject to what is stated above and in the pending Court proceeding, at present there is no operative order and/or Injunction of any Court of law against the Owner/Developers. In my opinion the title of Ajanta Airavat Infrastructure LLP to the said property mentioned in the Schedule hereunder written is clear and marketable and free from all encumbrances and beyond reasonable doubts.

### SCHEDULE OF THE PROPERTY

All that piece or parcel of land or ground bearing Survey No.77 (part I) City Survey Nos. 304A, 304 (1 to 4) of Village Bhandup, Taluka Kurli, admeasuring 6700 sq. yards equivalent to 5607.23 sq. meters or thereabouts as per the documents and admeasuring 5112.10 sq. meters as per Property Cards in the Registration District of Mumbai City and Sub



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Email: deepa.mainkar@gmail.com



District of Mumbai Suburban situate, lying and being at Bhandup, Mumbai 400 078 and bounded as follows

On or towards the East : By Property bearing City Survey No. 304B

On or towards the West : By Nalla

On or towards the North : By 18.30 Ft. wide DP Road

On or towards the South : By City Survey No. 272

DATED THIS 21<sup>st</sup> DAY OF November 2019.

Ms. Dipali G. Mainkar  
Advocate, High Court

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## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]



This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Horizon, Plot Bearing / CTS / Survey / Final Plot No.: Survey 77 Part I, City Survey No304A - 1-4 at Kurla, Kurla, Mumbai Suburban, 400078** registered with the regulatory authority vide project registration certificate bearing No **PS3000073929**

1. **Ajanta Airavat Infrastructure Limited Liability Partnership** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400078.**
2. This renewal of registration is granted subject to the following conditions, namely:-
  - 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 (2) 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 me/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 up to **30/11/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
  - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Dated: 21/11/2023  
Place: Mumbai



करल  
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महाराष्ट्र शासन

मालमत्ता पत्रक

5214

गाव/पठ : मांडुप	तालुका/न.द.का. : नगर भुसापन अधिकारी, मुलुंड	चिन्हा : मुंबई उपनगर
नगर भुसापन क्रमांक	क्षेत्र चौ.मी.	शासनाला दिलेल्या अकराचा वा किंवा नाट्याचा
३०४/अ	५०३१.९०	उपचिल आणि त्याच्या अंतराभागाची निवट वेळ

सुविधाधिकार	धारणाधिकार
१. क्वॉटर	३०३
वर्ष: १९६६	
पट्टेदार	
इतर	
इतर	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(चा) किंवा भार	साहाकन
०१/११/१९७६	मा.कमीशनर सब. मुंबई डिस्ट्रिक्ट जन यांचा आदेश क्र. WTNA - १२६८ता. १८.९.७९ अन्वये नोंद. क्षेत्र १०५.० नात्यात सामील झालेले कमी करणेत आले.			सही- ०१/११/१९७६ न.भू.अ.मुलुंड
०१/१०/१९९२	मा. उपजिल्हाधिकारी मुंबई उपनगर यांचे कडील विनोती आदेश क्र.पी.ओ. १४ एल्. एन्. डी. ६०१ दि. २७/७/७० अन्वये व न.भू.क्र.१ मुलुंड यांचे आदेश क्र.न.भू. मांडुप ३०४/९२ दि.३१/१०/९२ अन्वये मुळ मिळकत पत्नी केवरील क्षेत्रा मधून विनोती क्षेत्र. ५५३१.३ चौ. मी. कमी करून शिल्लक क्षेत्र ५०३१.९ चौ. मी. कायम केले व न. नू. क्र. ३०४ ऐवजी ३०४ अ केला. व बटि नसोती. क्षेत्राचा न.भू.क्र.३०४ब केला.			सही- ३१/१०/१९९२ न.भू.अ.मुलुंड
१०/०४/२०१५	मा.जमाबंदी आडुक्त आणि संचालक भूमी भूमिलेख (म.राज्य) पुणे यांचा कडील परिपत्रक क्र.ना.भू.१/मि.प.अक्षरी नोंद/ २०१५ पुणे दि.१६/४/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये उपरोक्त दि.३१/१०/९२ चे नोंदीने मिळकत परिपत्रक दाखल असलेले अंकी क्षेत्र अक्षरी पाच हजार एकतीस पूर्णोक्त नऊ दशांशा चौ.मी दाखल केले.			फेरफार क्र.८९८ प्रमाणे सही- १०/०४/२०१५ न.भू.अ.मुलुंड
२६/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील विनोती आदेश क्र.नी/डेक्स-२ डी/ एल.एन.डी / एस.आर.के. - १८९३ दि. ३०/३/२०१५ अ.अ. तातडी / विनोती / मो.र.न. १३/२०१७ दि.३१/१०/१७ व इकडील आदेश क्र.न.भू.अ.क्र / ९९३ / २०१७ दि.२६/७/२०१७ अन्वये न.भू.क्र. ३०४, ३०४/१ ते ४ एकूण संपूर्ण क्षेत्र ५११-१ चौ.मी क्षेत्र निवासी प्रयोजनासाठी विनोती कडे वग. झालेले प्रती १०८-० चौ.मी र.रू ३५८ / आकारणी व वार्षिक सन २०१४-२०१५ करित्त विनोती साया र.रू १८३०१/- असून मिळकत पत्रिकेवर ७/१२ प्रमाणे न.भू.क्र.३०४अ, ३०४/१ ते ४ चे मिळजतीस धारकसादरी अजंता ऐरावत इन्फोस्ट्रक्चर एल.एल.पी यांचे नाव दाखल करून सत्ता प्रकार शोती कमी करून "क" सत्ता प्रकार दाखल केलेची नोंद दाखल केली.			फेरफार क्र.१९६ प्रमाणे सही- २६/०४/२०१६ न.भू.अ.मुलुंड

हे मिळकत पत्रिका (दिनांक ३१/१०/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केले. असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १८/०३/२०२१ ४:२७:५२ PM  
वेबसाईट पडताळणी साठी <http://eapleab@ekh.mahabhumi.gov.in/DLSL/PropertyCard> या नकेत स्वभावावर जाऊन २२०११००००१७२६६१३ हा क्रमांक वापरावा.







करल ०

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महाराष्ट्र शासन

मालमता पत्रक

गाव/पेठ : मांडव	5216
नगर भूगणन क्रमांक ३०४/२	जिल्हा : मुंबई उपनगर
जिल्हा/न.मु.का. : नगर भूगणन अधिकारी, मुंबई	शासनाला दिलेल्या आकाराचा वा दिवा मालमता तपशिल आणि त्याच्या छेदवशासपीची निपट वेळ वार्षिक सन २०१४-२०१५ करिता विनोती सारा र.रु.१८३०१/-
शिट नंबर/नंबर	धारणाधिकार
शिट नंबर	शेती

सुविधाधिकार

हक्काचा मुळ घारक म

वर्ष: १९६८

पट्टेदार

इतर मार

इतर शेरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(षा) पट्टेदार(प) किंवा मार	साबाकंन
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक मूनि अगिलेख (न.रा.प.प) पुणे यांचेकडील परिपत्रक क्र.ना.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मु.अ.क/१९१/२०१५ दि.१५/१२/२०१५ अन्वये केवळ मालकता पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी वीस पूर्णक शून्य दर्शनां चो.मी दाखल केले.			क्र.प्रकार क्र. ९९९ प्रमाणे सही- १५/१२/२०१५ न.मु.अ.मुंबई
२६/०७/२०१७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील विनोती आदेश क्र.सी/ देवस-२ डी/ एल.एन.डी / एस.आर.के. - १८९ दि.१७/३/२०१५ अ.अ. तातडी / विनोती / मो.र.न. २३/२०१७ दि.२५/१/२०१७ व इकडील आदेश क्र.न.मु.अ.क / १२३ / २०१७ दि.२६/७/२०१७ अन्वये न.मु.क्र. ३०४, ३८४/१ ते ४ एकूण संपूर्ण क्षेत्र ५११२-१ चौ.मी क्षेत्र निवासी प्रयोजनासाठी विनोती कडे वी झालेले प्रती १००-० चौ.मी र.रु ३५८ / आकारणी व वार्षिक सन २०१४-२०१५ करिता विनोती सारा र.रु १८३०१/- असून मालकता पत्रिकेवर ७/१२ प्रमाणे न.मु.क्र.३०४अ, २०३/१ ते ४ चे मालकतास धारकसादरी अर्जात एरावत इकास्ट्रक्याः एल.एल.पी यांचे नाव दाखल करून सत्ता प्रकार शेती कमी करून 'क' सत्ता प्रकार दाखल केलेली नोंद दाखल केले.	५४	अर्जात एरावत इकास्ट्रक्याः एल.एल.पी	क्र.प्रकार क्र.९९६ प्रमाणे सही- २६/०७/२०१७ न.मु.अ.मुंबई

मुंबई उपनगर जिल्हा अधिकारी, मुंबई



हे मालकता पत्रिका दिनांक ११/०३/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केलेली असल्यामुळे त्यावर कोणत्याही सही दिल्याची आवश्यकता नाही. मालकता पत्रिका डॉकनलॉड दिनांक १८/०३/२०२१ ४:२५:१८ PM वेधता पडताळणी साठी <http://eapleabhi.kh.mahabharat.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२१६६०८१३ हा क्रमांक वापरवा.



महाराष्ट्र शासन

मालमत्ता पत्रक

तालुका/न.मु.का. : नगर भुमपन अधिकारी, मुंबई

जिल्हा : मुंबई उपनगर

5217

नगर/वेत : कस्तूर	श्री.दि. लॉट/ क्षेत्र ची.पी.	धारणाधिकार	शासनात्मक विभाग/ शासनाचा किंवा भाज्याचा अधिकारी/ शासनाच्या किंवा भाज्याची नियत वेळ
नगर भुमपन क्रमांक	नगर नंबर	२०.००	वेत
३५६३			

द्विधाधिकार  
 करदाता मुद्रा धारक H  
 वर्ष: १९८८ [नवेकर] ]  
 न.मु.अ.  
 नगर नंबर  
 नगर क्षेत्र



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेधार(ण) किंवा धार	शासकांकन
१५/१२/२०१५ दि. १५/१२/२०१५ रकडील जाहीर क्र.न.मु.अ.मु.अ.क्र.१५४/२०१५ दिनांक १५/१२/२०१५ अन्वये केवळ मिल्कन पत्रिकेवर नगर भुमपनने अली धार प्रामाणिक मुद्रा रक्कमची नोंद दाखल केली.				क्रमांक क्र. ९९९ प्रमाणे सही- १५/१२/२०१५ न.मु.अ. मुंबई
२५/०९/२०१७ दि. २५/०९/२०१७ रकडील जाहीर क्र.न.मु.अ.क्र. १९३/२०१७ अन्वये केवळ मिल्कन पत्रिकेवर नगर भुमपनने अली धार प्रामाणिक मुद्रा रक्कमची नोंद दाखल केली.			H अजला एराबल इन्कारमुद्रावर एल.एल.पी	क्रमांक क्र. ९९६ प्रमाणे सही- २५/०९/२०१७ न.मु.अ. मुंबई

हे मिल्कन पत्रिका दिनांक १५/१२/२०१५ ११:००:०० AM सांख्यी दिवशीतल स्वाक्षरीत केली अन्वयेमुळे त्यावर कोणत्याही सही/चिन्हाची आवश्यकता नाही.  
 मिल्कन पत्रिका साजरीत दिनांक १५/०९/२०१७ १२:५५:३५ PM  
 मिल्कन पत्रिकेची नोंद मराठी: [www.mumbai.gov.in/MSA/PropertyDetails](http://www.mumbai.gov.in/MSA/PropertyDetails) वा संकेत स्वाक्षरी जाऊन २२०९१००००१६९८७६५ हा क्रमांक वापरता.





करल ४

१३१२ ५८ २२२

महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पठ : मांडवप	तालुका/न.मु.का. : नगर भुमाण अधिकारी मुलुंड	जिल्हा : मुंबई उपनगर
नगर भुमाण क्रमांक	शिट/प्लॉट क्षेत्र चौ.मी.	भासनाला दिलेल्या आकारमावा किंवा झळ्यावा उपमिळ आणि त्याच्या ऊपरतपासणीची निवट वेळ
३०४/४	२०.००	वार्षिक सन २०१४-२०१५ करिता बिनशेती सार र.रु.१८३०१/-



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेधार(प) किंवा मार	साक्षात्कृत
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) मुणे यांचेकडील परिपत्रक क्र. ना. मु. १/सि. ५/अक्षरी नोंद/२००० पुणे दि. १६/२/२०१५ व इकडील आदेश क्र. न. मु. अ.पू/के. का. क्र. १११/२०१५ दिनांक १५/१२/२०१५ अन्वये केवळ मिळकत पत्रिकेवर मूद असलेले अंकी क्षेत्र असरी वीस पूर्णांक शून्य दशांश चौ.मी. दाखल केले.		भार	अकार क्र. १११ प्रमाणे सही- १५/१२/२०१५ न. मु. अ. मुलुंड
२६/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील बिनशेती आदेश क्र. सी/ डेवस-२/डी/ एल.एन.डी / एस.अर.के.- २८१३ दि. १७/३/२०१५ अ. अ. तातडी / बिनशेती / मो. र. न. १३/२०१७ दि. ३४/४/२०१७ व इकडील आदेश क्र. न. मु. अ. क्र. / १३ / २०१७ दि. २६/७/२०१७ अन्वये न. मु. क्र. ३०४, ३०४/१ ते ४ एकूण संपूर्ण क्षेत्र ५११२ - १ चौ.मी. क्षेत्र निवासी प्रयोजनासाठी बिनशेती कडे वर्ग झालेने प्रती १००-० चौ.मी. र.रु. ३५८ / आकारणी व वार्षिक सन २०१४-२०१५ करिता बिनशेती सारा र.रु. १८३०१/- उपर मिळकत पत्रिकेवर ७/१२ प्रमाणे न. मु. क्र. ३०४अ, ३०४/१ ते ४ चे मिळकतीस धारकसादरी अर्जता एरावत इन्कार्ट्रक्टर एल.एल.पी यांचे नाव दाखल करून सत्ता प्रकार शेती कमी करून "क" सत्ता प्रकार दाखल केलेची नोंद दाखल केली.		H अर्जता एरावत इन्कार्ट्रक्टर एल.एल.पी	अकार क्र. ११६ प्रमाणे सही- २६/०४/२०१६ न. मु. अ. मुलुंड

Digitized by eGangotri



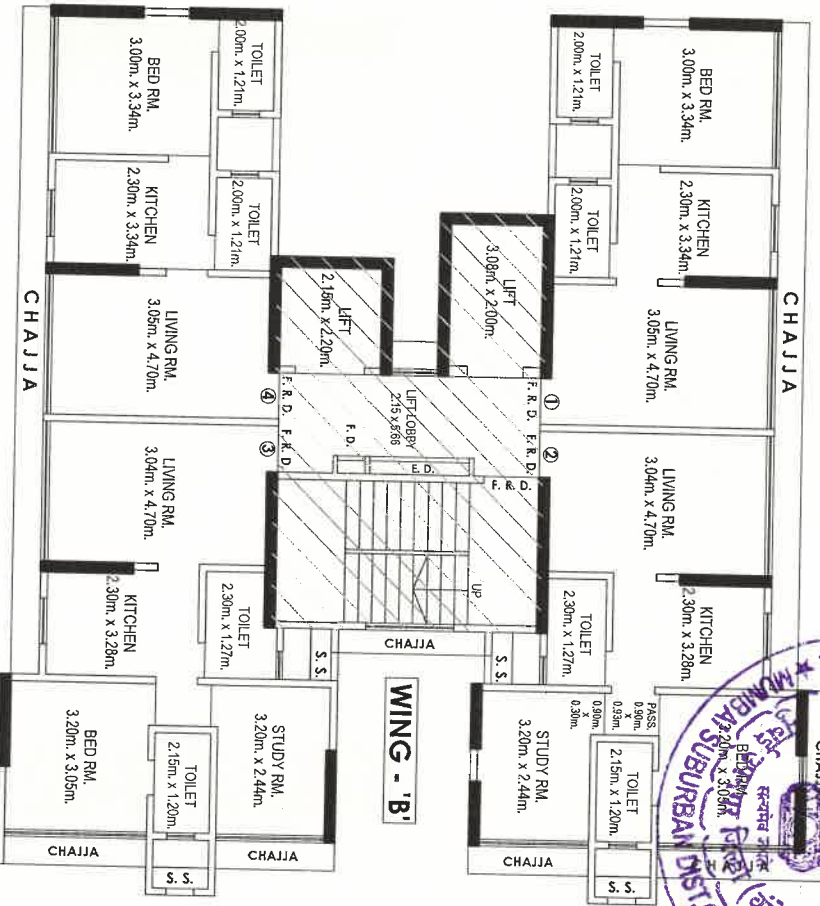
हे मिळकत पत्रिका दिनांक १५/०३/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिल्लकी आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक १८/०३/२०१९ ४:३६:०९ PM

सध्या पडताळणी साठी <http://eapleabhekn.mahabhrumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००८१६६५४४ हा क्रमांक वापरावा.

ANNEXURE - 'G'

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HORIZON



15TH FLOOR

WING - "B"

FOR ATUL PROJECTS INDIA PRIVATE LIMITED

FLAT NO : 1504

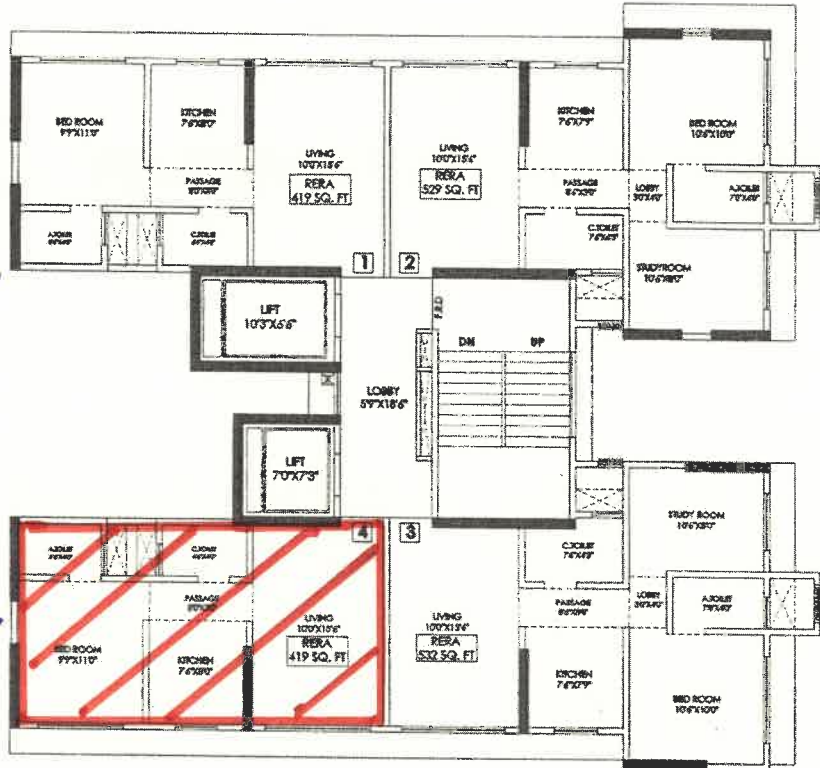
DIRECTOR

FLOOR : 15th





WING-B



*Palani*  
*Shinde*

Flat No:- 1504/B  
 CARPET Area- 420 Sq.Ft.  
 CARPET Area-39.01 Sq. Mtrs.

# ALL THE DWGS. ARE SUBJECTED TO BMC PROPOSAL.

ATUL HORIZON, BHANDUP

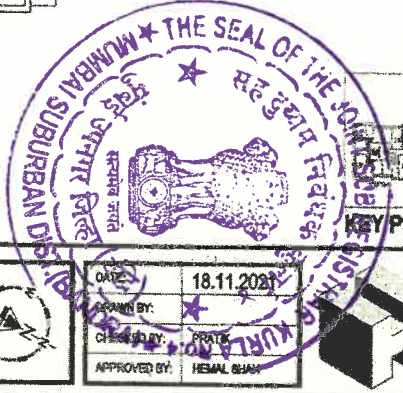
DRAWING TITLE:  
 TYPICAL  
 FLOOR PLAN



DATE: 18.11.2021  
 DRAWN BY:  
 CHECKED BY: PRATEK KURTA  
 APPROVED BY: HEMAL BHANU

KEY PLAN

32L GALAXY APARTMENT  
 OFF-BANK OF BARODA  
 10, M.G. ROAD, VILEPARDE (E)  
 MUMBAI - 400 077  
 ☎ : 022-26131005  
 ✉ : horizon@atultech.com



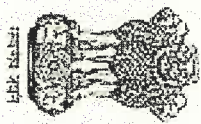
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करवा &		
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2028		



Fresh Certificate of Incorporation consequent upon Change of Name  
 [Refer Rule 20 of the LLP Rules, 2009]

LLP Identity Number : AAA-1306

2011

In the matter of **AJANTA VIKRANT ENCLAVE LIMITED LIABILITY PARTNERSHIP**

I hereby certify that **AJANTA VIKRANT ENCLAVE LIMITED LIABILITY PARTNERSHIP** which was originally incorporated on 10th day of May, Two Thousand Ten under the LLP Act, 2008 as **AJANTA VIKRANT ENCLAVE LIMITED LIABILITY PARTNERSHIP** having duly passed the necessary resolution in terms of Rule 20(1) of the LLP Rules 2009. The name of the said Limited Liability Partnership (LLP) is this day changed to **AJANTA AIRAVAT INFRASTRUCTURE LIMITED LIABILITY PARTNERSHIP** and this Certificate is issued pursuant to Rule 20(3) of the said Rules.

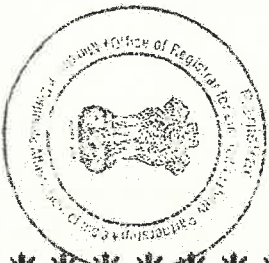
Given under my hand at Delhi this 10th day of June, Two Thousand Eleven.

*B. Srikumar*

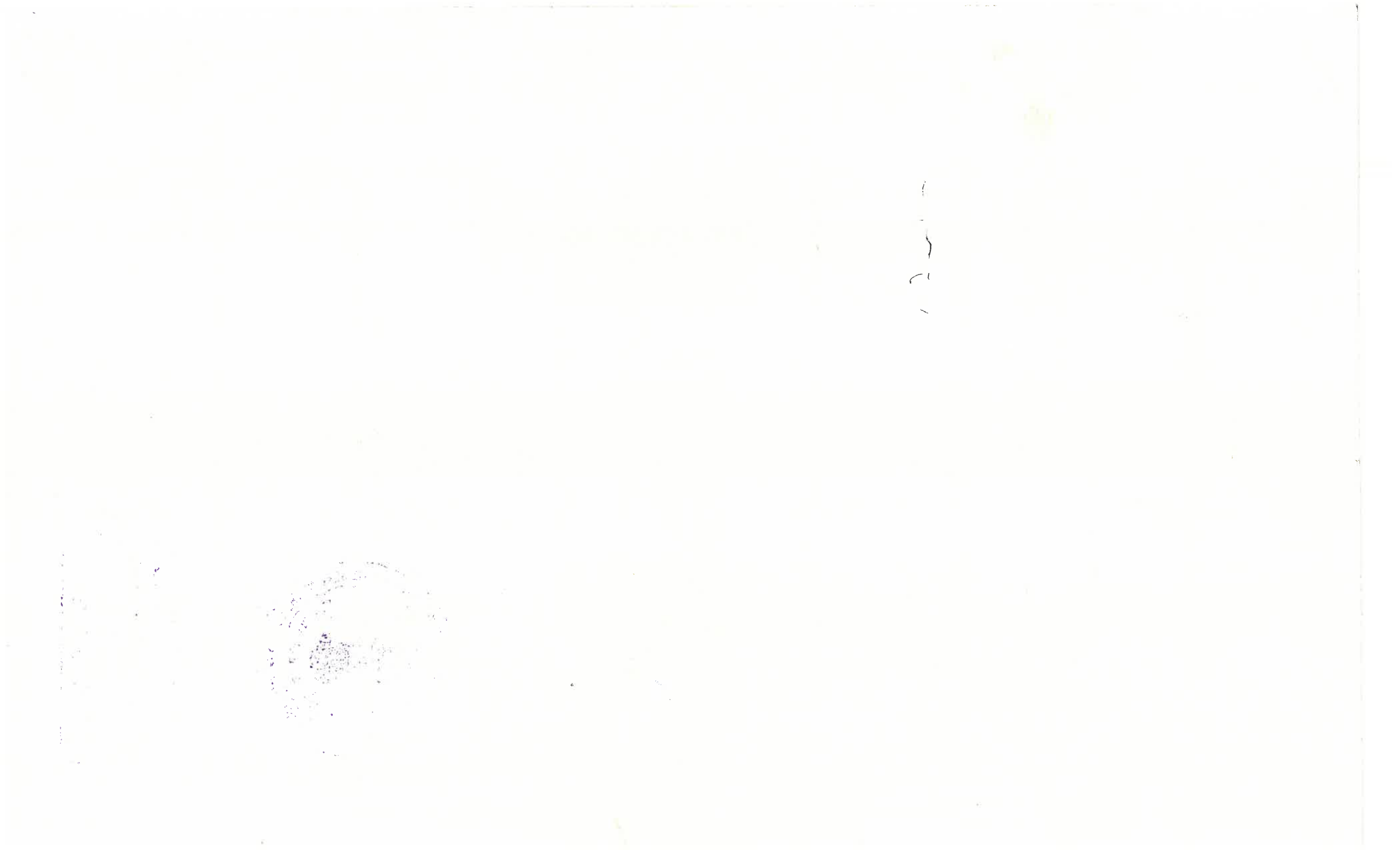
(B. Srikumar)  
 Asst. Registrar

**AJANTA AIRAVAT INFRASTRUCTURE LIMITED LIABILITY PARTNERSHIP**

Address:-  
 PLOT NO D - 5, API COMPOUND,  
 MIDC CHIKALTHANA,  
 AURANGABAD, AURANGABAD  
 Maharashtra-431110







करल ४
१३१६ १०२
२०२४

5

IN WITNESS WHEREOF, I have set and subscribed my hand to this writing, on this 15<sup>th</sup> day of MARCH 2022.

**SIGNED AND DELIVERED BY**

Mr. Vishal B. Shah

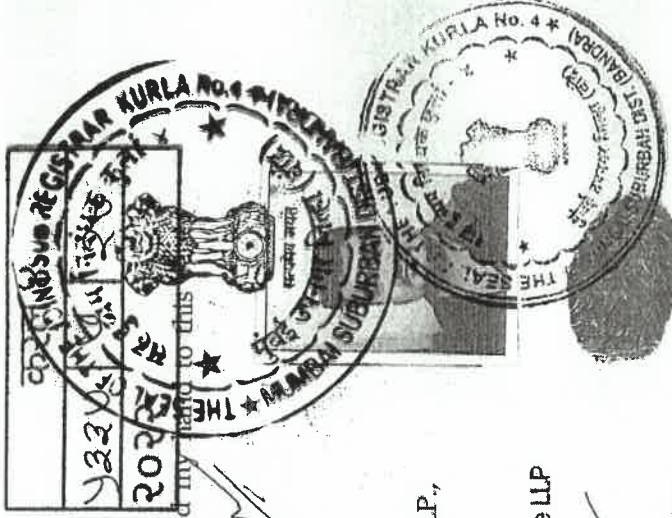
The Partner of M/s. Ajanta Airavat Infrastructure LLP.,

For Ajanta Airavat Infrastructure LLP

  
Partner

(Signature)

(L.H.T.L)



I accept the Power herein above granted to me:-



Mr. Devendra Gupta



(Signature)

(L.H.T.L)



1 >



2 >







करल ४
१३१२६ १००
२०२४

F



महाराष्ट्र शासन

मालमती पत्रक

गाव/पंच : बांदूप	5314
नगर भुमापन क्रमांक	सातुका/न.मु.का. : नगर भुमापन अधिकारी, मुंबई उपनगर
३०४/अ	मुंबई उपनगर
	क्षेत्र नं. १
	आरणाधिकार
	५०३१९०
	शेती

सुविधाधिकार

हक्काचा मूळ धारक H

वर्ष: १९६८

[ शेतीकडे ]

पट्टेदार

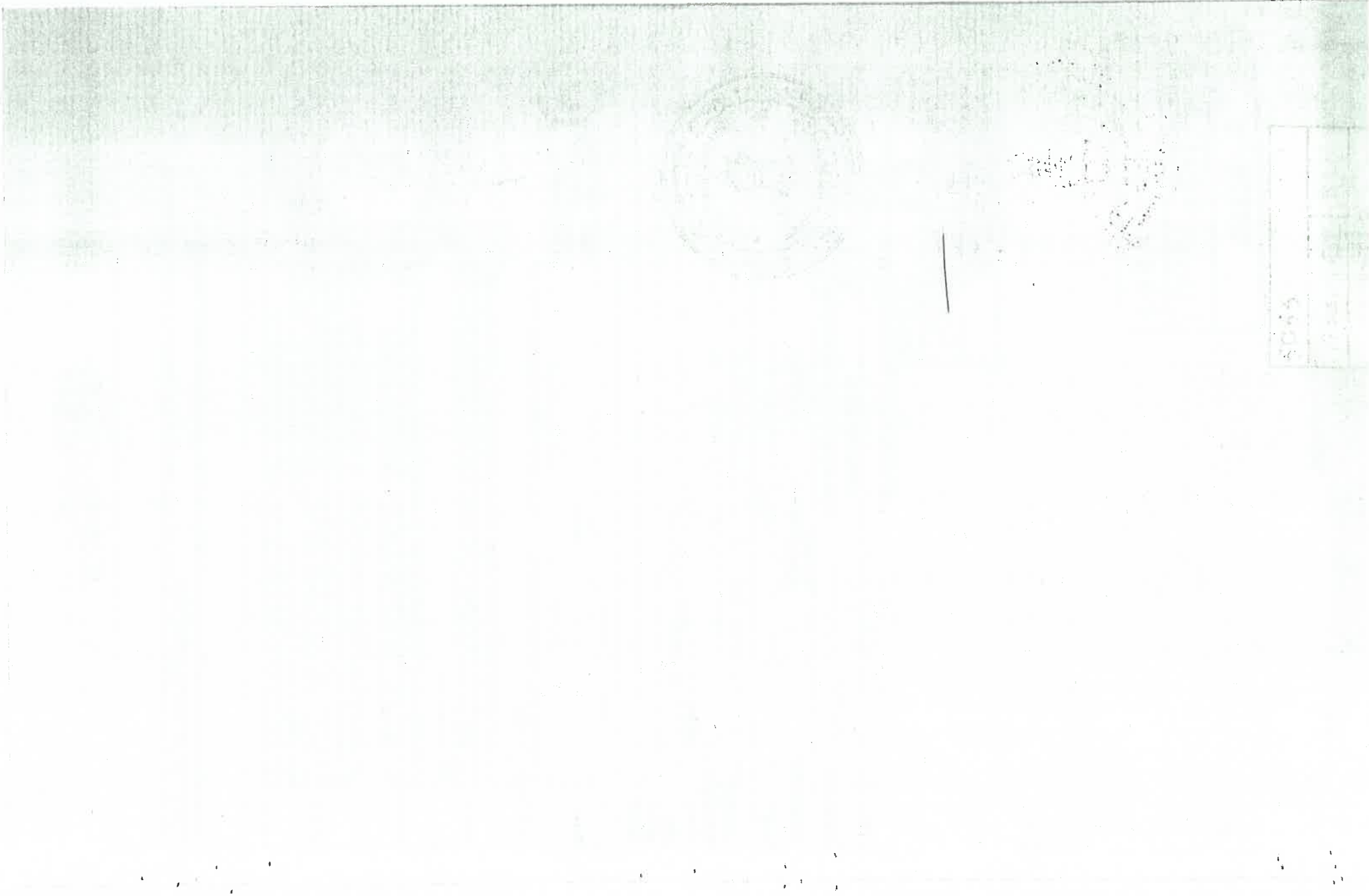
इतर धार

इतर क्षेत्र

दिनांक	व्यवहार	सुट्टी क्रमांक	नविन धारक(चा) पट्टेदार(चा) किंवा धार	चाब्यांकन
०४/११/२०१६	मा.कमीनगर सब मुंबईशेतीपान यांचा आदेशाक्र.AT/NA - ९२६८ता. ३८.९.६४ अन्वये नोंद. क्षेत्र १०५.० गाव्यात सामील झालेले कमी करणेत आले.			सर्दी- ०४/११/२०१६ न.मु.अ.मुंबई
०९/१०/१९९३	मा. उपजिल्हाधिकारी मुंबई उपनगर यांचे कडील विनमती आदेशा क्र.बी.ओ. १४ एफ. एन. डी. ६०५ दि. २०/१०/९० अन्वये न.मु.क्र.१ मुंबई यांचे आदेशा क्र.न.मु. बांदूप ३०४/९२ दि.३१/१०/९२ अन्वये मूळ मिकल पत्रिकेवरील शेता मधून किमतीची क्षेत्रे ५०३१९३ चौ. मी. कमी करून शिल्लक क्षेत्र ५०३१९९ चौ. मी. कायम केले व न. मु. क्र. ३०४ एवची ३०४ अ केला. व चांदि 'कोती' क्षेत्राचा न.मु.क्र.३०४ अ केला.			सर्दी- ३१/१०/१९९३ न.मु.अ.मुंबई
१०/०४/२०१६	मा.जमाबंदी आयुक्त आणि संचालक श्री. मुगिलेख (म.राज्य) पुणे यांचा कडील परिपत्रक क्र.न.मु.४/मि.म.अखरी नोंद/ २०१५ नोंद दि.१६/०३/२०१६ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये उपरोक्त दि.३१/१०/९२ चे नोंद मिकलत परिपत्रक दाखल असलेले अंकी क्षेत्र अक्षरी पाच हजार एकतीस पूर्णांक तक दर्यास चौ.मी.दाखल केले.			सर्दी- ३१/१०/२०१६ न.मु.अ.मुंबई
२६/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील विनमती आदेशा क्र.सी/ डेक्स-२ डी/ एल.एन.डी / एल.आर.के.- १८ दि.१४/३/२०१६ अ.अ. तातडी / विनमती / नो.र.न. १३/२०१६ दि.३१/१०/२०१६ व इकडील आदेश क्र.न.मु.अ.क्र / ९२३ / २०१६ दि.३१/१०/२०१६ अन्वये न.मु.क्र. ३०४, ३०४/१ ते ४ एकूण संपूर्ण क्षेत्र ५११-१ चौ.मी. क्षेत्र निवासी प्रयोजनासाठी विनमती कडे व २६/०४/२०१६ आलेले प्रती १००-० चौ.मी. र.२२ ३५८ / आकारणी व वार्षिक सन २०१४-२०१५ करिता विनमती सात र.२२ १८३०९/ - अर्ध मिकलत पत्रिकेवर ७/१२ प्रमाणे न.मु.क्र.३०४अ, ३०४/१ ते ४ चे मिकलतीस धारकसादरी अर्धता रेषावत इन्फोस्ट्रक्चर एल.एल.पी यांचे नाव दाखल करून सत्ता प्रकार शेती कमी करून 'क' सत्ता प्रकार दाखल केलेची नोंद दाखल केली			सर्दी- ३१/१०/२०१६ न.मु.अ.मुंबई

दि मिकलत पत्रिका दिनांक ३१/१०/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे स्वाक्षर कोणत्याही महिने दिवसाची आवश्यकता नाही. मिकलत पत्रिका अफाजोड दिनांक १८/०३/२०२१ ४:२०:५२ PM वेळता पडताळणी साठी <http://appsbab@mah.mahabhurni.gov.in/DSSL/propertycard> या वेळेत स्वाक्षर वाळून २२०९१००००१४६६१३ हा क्रमांक वापरवा.





करल ४	
१३१०६	१०० १२२
२०२४	

१३१०६	१००	१२२
१३१०६	१००	१२२
१३१०६	१००	१२२

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

संलग्न शोध संख्या का  
Reference Number Card

AASFA0305J

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

संलग्न शोध संख्या का  
Reference Number Card

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

संलग्न शोध संख्या का  
Reference Number Card

AASFA0305J



*[Handwritten signature]*





करल ४	
१३१०६	१०९२२२
२०२४	



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 DEVENDRA R GUPTA  
 RAGHUNATH BABULAL GUPTA  
 09/12/1978  
 Permanent Account Number  
 AHGPG3663J

भारत सरकार  
 GOVT. OF INDIA



*Handwritten signature*



भारत सरकार  
 GOVERNMENT OF INDIA

देवेंद्र रघुनाथ गुप्ता  
 Devendra Raghunath Gupta  
 जन्म तारीख/DOB: 09/12/1978  
 पुरुष/ MALE  
 Mobile No: 9819501278

**2432 2078 1557**  
 VID : 9168 7592 8525 9738




माझे आधार, माझी ओळख





करल ४
२३२७९३२०
२०२२



भारत सरकार  
Government of India



Issue Date: 14/03/2013

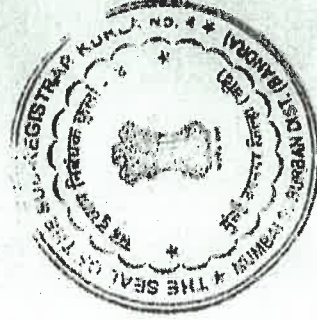
अजित भास्कर पंडा  
Ajit Bhasakar Panda  
जन्म तारीख/DOB: 10/06/1985  
पुरुष/ MALE

7990 4268 8052  
VID : 9173 8469 2944 3468

माझे आधार, माझी ओळख

करल ४
२३२७९३२०
२०२२

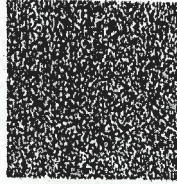
*Ajit Bhasakar Panda*



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
फ्लॉट नं-502, ई-विंग, हार्मोनी एन्क्लेव, भोसले नगर उद्योग, ब्रोसाले, बदापूर, ठाणे, महाराष्ट्र - 421503



Address:  
Flat No-502, E-Wing, Harmony Enclave, Near  
Brosale Nagar, Shirgaon, Badlapur East,  
Badlapur, Thane,  
Maharashtra - 421503

7990 4268 8052  
VID : 9173 8469 2944 3468

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करली ४
१३३६ GOC १२२
२०२४

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
**RAJNISH RAMESH DARNE**  
**RAMESH KRISHNARAO DARNE**  
 13/12/1983  
 PAN Card Number  
**AMCPD0767D**




करली ४
५३३६ १२२
२०२४



**भारतीय विशिष्ट ओळख प्रणाली**  
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नोंदणी क्रमांक : Enrolment No.: 1207/00120/01667

To,  
 Rajnish Ramesh Darne  
 रजनीश रमेश दारने  
 S/O Ramesh Darne  
 Building no. 241/0444 Near Sombhaji Maiden Karamwar  
 Nagar 1  
 Vikhroli (East)  
 Mumbai  
 Maharashtra 400083  
 Mobile:9022790138

17/11/2014



UC 05212985 5 IN

Ref No.-412B3E9X-5212985



*Signature*

आपला आधार क्रमांक / Your Aadhaar No.:

**4169 6013 4991**

आधार - सामान्य माणसाचा अधिकार



**भारत सरकार**  
**GOVERNMENT OF INDIA**



रजनीश रमेश दारने  
 Rajnish Ramesh Darne

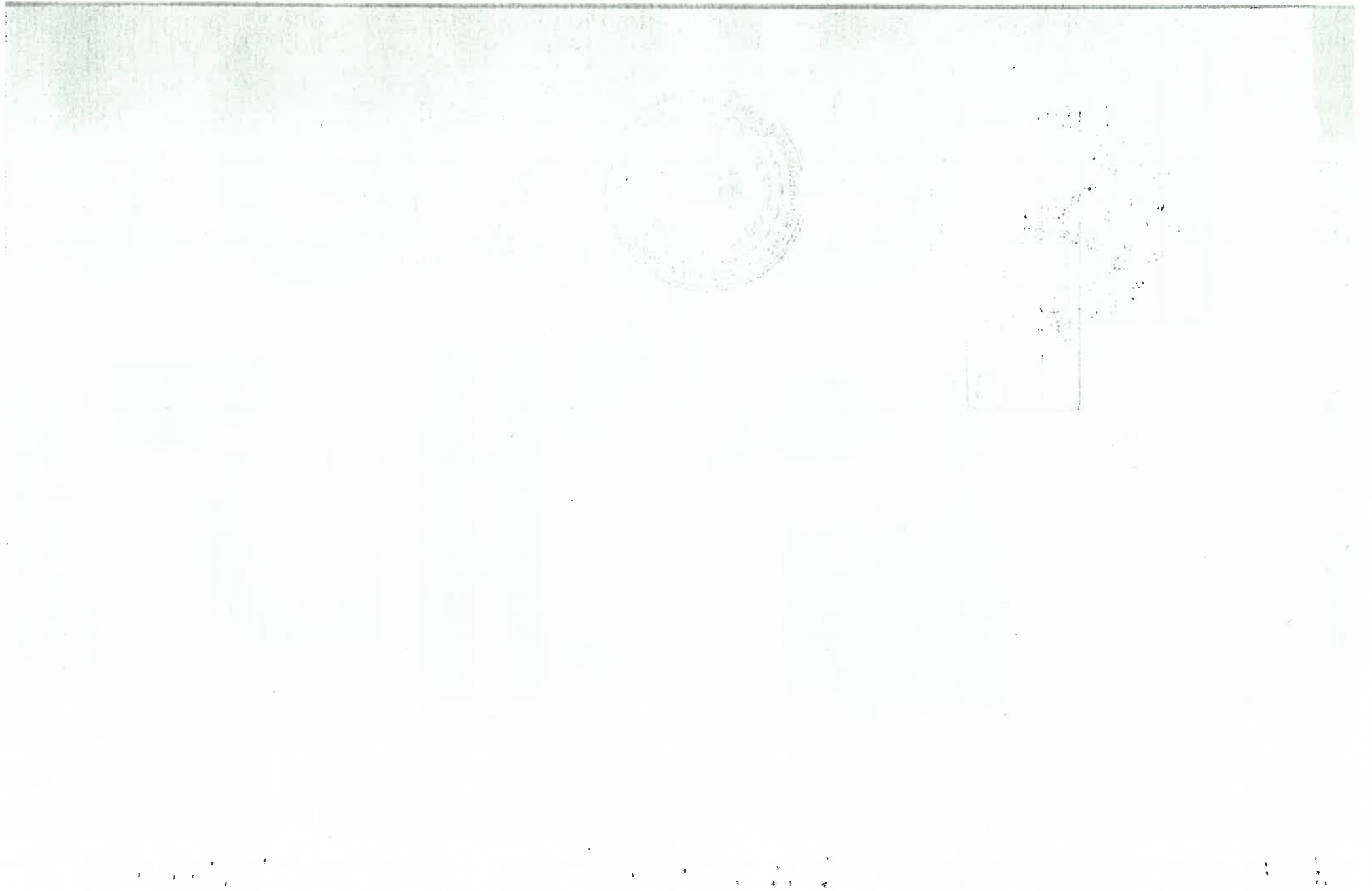
जन्म वर्ष / Year of Birth : 1983  
 पुरुष / Male

4169 - 6013 4991



आधार - सामान्य माणसाचा अधिकार





करल ४  
 १३२६ ९९० ९२२  
 २०२४

**हेतवितरण**  
 -संगणक वारत प्रोग्राम विकास कंपनी लिमिटेड  
 CNL40109MH2005GGC163845

BILL NO.(GSN): 000001498616571

ग्राहक क्रमांक : 800000433001 मोबाइल/ईमेल : 93xxxxxx10

AJANTA AIRAVAT INFRASTRUCTURE LLP  
 CTS NO 304/A, 304/1 TO 4 DATTA MANDIR ROAD VILLAGEMUMBAI MUMBAI SUBURBAN Greater  
 -Mumbai (M Corp.) Part 400078



बैलक दिनांक : 25-02-2022  
 बैलक चक्रमांक : 22240100

दैनिक दिनांक : 17-03-2022  
 दैनिक चक्रमांक : 22510009

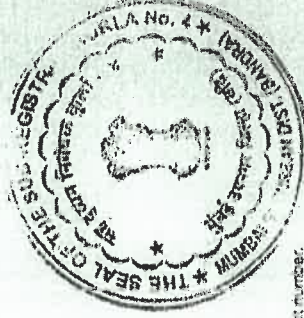
Scan this QR Code with B-Hill App for UPI Payment



QR कोडद्वारे देयता देण्यासाठी, कृपया B-Hill App वर जाऊन कोड स्कॅन करा. यानंतर आपला बँक खाते क्रमांक आणि पैसे देण्यासाठी आपले बँक खाते क्रमांक देऊन देयता करा.

भागीदारी करार दिनांक: १६/०३/२०२२  
 १०४-२२२-१४६६-१००-१००-१००-१००

एनएमडीसी वित्तव्यवस्थापन निगम  
 व एनएमडीसी वित्तव्यवस्थापन निगम  
 www.nmfcpl.com.in व Consumer@nmfcpl.com  
 > DCSIS वारत संपर्क करा

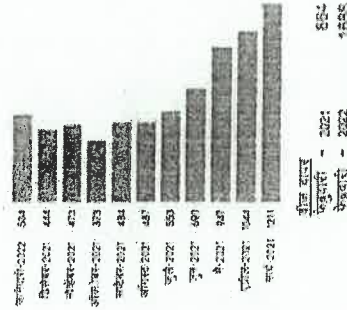


पुरवठा दिनांक : 05-03-2020  
 मंडळ मर्यादा : 15.00 KW  
 चुंबक ठेव जमा रकम : 45000.00  
 वाढू शकणारा दिनांक : 21-02-2022  
 मासिक शिडिंग दिनांक : 21-01-2022

मूल्य शिडिंग	शिडिंग दिनांक	समा. युनिट	चुंबक मर्यादा
21-01-2022	19426	100	1688
0	0	0	1688

Meter Status: Normal

Est Period: 1-31



**विलंबित देयता**

विलंबित देयता देण्यासाठी, कृपया आपला बँक खाते क्रमांक आणि पैसे देण्यासाठी आपले बँक खाते क्रमांक देऊन देयता करा.

विलंबित देयता देण्यासाठी, कृपया आपला बँक खाते क्रमांक आणि पैसे देण्यासाठी आपले बँक खाते क्रमांक देऊन देयता करा.

Formaking Energy Bill payment through RTGS/NEFT mode, use following details  
 Beneficiary Name: MSEDCL - B Beneficiary account no.: MSEDCL01800000433001  
 IFSC Code: SBIN0009885 - Name of Bank: STATE BANK OF INDIA, Name of Branch: PSB BKC  
 @ Bill Amount - As per bill  
 Disclaiming: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.  
 In case of any bill payment through NEFT/RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

Pay on Amazon & get flat **₹50 CASHBACK\***

On your 1st ever electricity bill payment Pay using Amazon UPI

amazon pay

Scan this QR in your Amazon app

₹22240.00

₹22240.00

विक्रीची रकम: 22240.00  
 बिलींग युनिट: 3734  
 बिलींग क्रमांक: 800000433001  
 4734\*80000043300117032022000022240027000070000703220180



विलंबित देयता	दिनांक	रकम
विलंबित देयता	17-03-2022	₹22240.00
विलंबित देयता	17-03-2022	₹22240.00
विलंबित देयता	17-03-2022	₹22240.00



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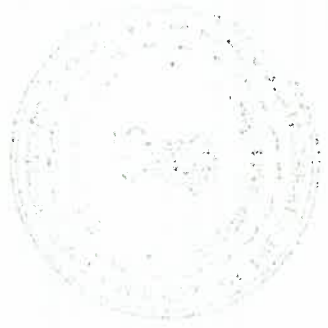




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2022	



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करल ४
१३३६ ११ २०२२
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**D**ocument Handling Charges  
**H**andling Charges  
**C**harges  
 Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1103202210007 Receipt Date 15/03/2022

Received from AJANTA AIRAVAT INFRASTRUCTURE LLP. Mobile no. 9322694510, an amount of Rs.400/-, towards Document Handling Charges. Document to be registered on Document No. 5337 dated 15/03/2022 at the Sub-Registrar office Joint S.R. Kurli 4 of the District Mumbai Sub-urban District.

DEFACED  
 ₹ 400  
 DEFACED

**Payment Details**

Bank Name	BARB	Payment Date	11/03/2022
Bank CIN	10004152022031108350	REF No.	1294552102
Deface No	1103202210007D	Deface Date	15/03/2022

This is computer generated receipt, hence no signature is required.

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drcf	
98E	99B
2028	221

1330	96	ND
2022		









करल ४  
१३२०६ ११५ १२२  
२०२४

Summary-2



15/03/2022 5 05:03 PM

दस्ता क्रमांक : करल4/5337/2022

दस्ताचा प्रकार :- कुलमुख्यारपत्र

दस्त गणवारा भ्रम-2

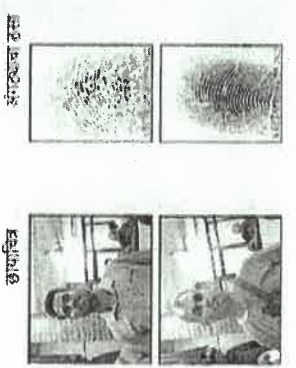


- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- नाम: मंसर्स आकृता एरावत इन्फ्रास्ट्रक्चर एल एल पी चे भागीदार विशाल बी. यादव कुलमुख्यार देफर  
पत्ता: वॉर्ल्ड नं. - 304 अ होलिस्मि प्रोजेक्ट, ब्लॉक नं. - सुमारीचे नाव: ऑफिस नं. सी.टी.एस. नं. 304 अ होलिस्मि प्रोजेक्ट, ब्लॉक नं. भाद्रप्य पश्चिम मुंबई, रोड नं. ऑफ दत्ता भंडार रोड, महाराष्ट्र, मुंबई. पिन नंबर: AASFA0305)  
नाव: देवेद्र आर. गुप्ता पक्षर ऑफिशर/दलमी हॉल्डर  
पत्ता: वॉर्ल्ड नं. - 304 अ नं. - सुमारीचे नाव: बी/3 रुम नं. 2 वी.एन सी. कॉलनी, ब्लॉक नं. संतोष नगर गोरगाव पूर्व मुंबई, रोड नं. ऑफ फ्रिन्स सिटी रोड, महाराष्ट्र, मुंबई. पिन नंबर: AHGPG38633
  - नाव: रजनीश दरणे . . . . .  
वय: 38  
पत्ता: 24/1/9444, कन्नमवार नगर, विकोली पू विन कोड: 400083

वरील दस्तऐवज करून देणार तयारकधीत कुलमुख्यारपत्र चा दस्त ऐवज करून दिल्याचे कतव्ये करतो.

अंल्लख:- खालील इसम असे निर्दिदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखतात, व त्यांची ओळख घटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: अलीत कुमार पंढरा स्वामिनी  
वय: 28  
पत्ता: भुमश्याम पटिल रुम नं. 4 घनश्याम पाटील रुम नं. 4 चोडबंदर रोड हयापर सिटी ठाणेच्या जवळ ठाणे विन कोड: 400615
  - नाव: रजनीश दरणे . . . . .  
वय: 38  
पत्ता: 24/1/9444, कन्नमवार नगर, विकोली पू विन कोड: 400083



शिकका क्र. 4 ची वेळ: 15/03/2022 05 : 03 : 28 PM

सह दु.निबंधक कुली -

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AJANTA AIRAVAT INFRASTRUCTURE LLP	eChallan	02003942022031100755	MH014451249202122E	500.00	SD	0007087075202122	15/03/2022
2	AJANTA AIRAVAT INFRASTRUCTURE LLP	eChallan		MH014451249202122E	100	RF	0007087075202122	15/03/2022
3		DHC		1103202210007	400	RF	1103202210007D	15/03/2022

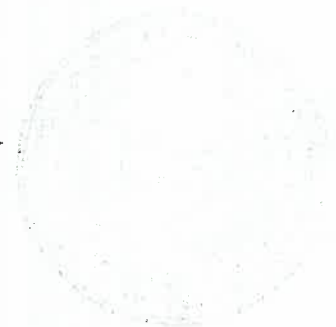
(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges]

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.

प्रमाणित करिण्यात येते की या दस्तामाध्ये एकूण ११११ (११०) पाने आहेत. करल-४/५३३७/२०२२ पुस्तक क्रमांक १ कलमकार बोंदला. दिनांक: १५/०३/२०२२



http://10.10.246.39/Varan/Regis/HTMLreports/HtmReportSummary.aspx 3/15/2022



POSTAGE WILL BE PAID BY ADDRESSEE  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

POSTAGE WILL BE PAID BY ADDRESSEE  
NO POSTAGE  
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IF MAILED  
IN THE  
UNITED STATES



करल ४
9390E 994 22r
२०२४




**भारत सरकार**  
Government of India

**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 2722/51120/00367

To  
**दीप्ती मधुसूदन दळवी**  
 Dipati Madhusudan Dalvi  
 D/O Madhusudan Dalvi  
 1/B, new adarsh hsg. so. kokan nagar,  
 VTC, Bhandup West S.O.  
 District: Mumbai.  
 State: Maharashtra,  
 PIN Code: 400078,  
 Mobile: 7208230450



55521748 MF555217487F1

**आपका आधार क्रमांक / Your Aadhaar No. :**  
**9876 7368 4734**

**मेरा आधार, मेरी पहचान**

---




**भारत सरकार**  
Government of India



**दीप्ती मधुसूदन दळवी**  
 Dipati Madhusudan Dalvi  
 जन्म तिथि / DOB : 24/03/1995  
 महिला / Female

Issue Date : 02/10/2011

**9876 7368 4734**  
**मेरा आधार, मेरी पहचान**



**REGISTRAR GENERAL**  
**REGISTRATION OF MUTUALLY HELD ACCOUNTS**  
**REGISTRATION KURLA**

भारत सरकार  
GOVERNMENT OF INDIA

INCOME TAX DEPARTMENT  
 DIPTI MADHUSUDAN DALVI  
 MADHUSUDAN DALVI SUBURBAN DISTRICT

24/03/1995  
 Permanent Account Number  
**BTUPD9339M**



*Dalvi*

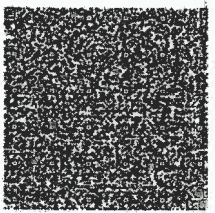


क्याल व	
938799V	822
२०२४	



नोंदविय्याचा क्रमांक / Enrollment No.: 2722/17101/13861

To  
 जितेंद्र अंकुश शिंदे  
 Jeetendra Ankush Shinde  
 Flat- 206, B Wing, House No- 158/001, 158/002 Sarsule,  
 Nerul  
 Sector- 6  
 Navi Mumbai  
 Nerul Node - 3  
 27/12/2011  
 Thane Thane  
 Maharashtra 400706  
 845008347  
 154312801  
 ME543126015FH



आपला आधार क्रमांक / Your Aadhaar No. :  
**6603 1967 4882**

माझे आधार, माझी ओळख



भारत सरकार  
 Government of India  
 जितेंद्र अंकुश शिंदे  
 Jeetendra Ankush Shinde  
 जन्म तारीख / DOB : 06/04/1991  
 पुरुष / Male

6603 1967 4882

माझे आधार, माझी ओळख



*Shinde*

क्र.सं. ४  
११८  
१२२

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत  
GOVT OF INDIA

JAYSHREE MADHUSUDAN DALVI  
YASHWANT VISHNU NALAWADE  
18/03/1965

Permanent Account Number

**BDFPD7479D**

श्री. जयश्री दलवी

Signature



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. 272214078817572

To

Jayashree Madhusudan Dalvi  
W/O Madhusudan Dalvi

18/03/1965  
VTC, Ghansoli, Waver S.D.

District: Mumbai

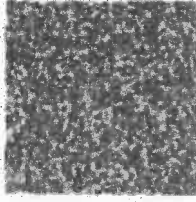
State: Maharashtra

PIN Code: 400078

Mobile: 7298593203



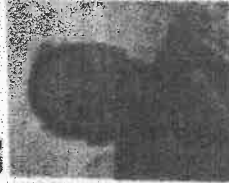
MH2748796754F1



आपका आधार क्रमांक / Your Aadhaar No  
**9512 1321 4817**

मेरा आधार, मेरी पहचान

श्री. जयश्री दलवी



Aadhaar no. (masked) 921872011



Jayashree Madhusudan Dalvi

DOB: 18/03/1965

Female

आधार नम्बर ही आपकी पहचान का साधन है।  
आधार नम्बर को सुरक्षित रखें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।  
आधार नम्बर को किसी भी व्यक्ति को देना निकाह न करें।

**9512 1321 4817**

मेरा आधार, मेरी पहचान

41110	998	922
2028		



सरकार विभाग  
 REVENUE DEPARTMENT  
 MADHUSUDAN ARJUN DALVI  
 ARJUN DALVI  
 09/12/1960  
 Permanent Account Number  
 DFPPD7482L  
 Signature  
 भारत सरकार  
 GOVT. OF INDIA



भारत सरकार  
 GOVERNMENT OF INDIA  
 मधुसूदन अर्जुन दळवी  
 Madhusudan Arjun Dalvi

जन्म वर्ष / Year of Birth : 1960  
 पुरुष / Male

4940 1709 5154



आधार - सामान्य माणसाचा अधिकार



भारतीय विनिर्देशन आयोग प्राधिकरण  
 AUTHORITY AUTHORITY OF INDIA

पत्ता :  
 S/O अर्जुन लक्ष्मण दळवी  
 ब/1, न्यू आदर्श सोस, व. नं. १, मार्ग  
 हनुमान मंदिराच्या मागे  
 शिंगण, शिंगण देव स.श्री  
 मुंबई, महाराष्ट्र, 400078

Address :  
 S/O Arjun Lakshman Dalvi  
 b/1, new adarsh soc, v. n. 1, marg  
 behind hanuman temple  
 bhandup, Bhandup West S O  
 Mumbai, Maharashtra, 400078

Aadhaar - Samanya Maansacha Adhikaar

*M. Dalvi*







Pre-Registration summary (नोंदणी पूर्व गोषवारा )

391/13146

शुक्रवार, 14 जून 2024 2:08 म.नं.

दम्न गोषवारा भाग-1

करल4

दम्न क्रमांक: 13146/2024

दम्न क्रमांक: करल4/13146/2024

वाजार मूल्य: रु. 67,16,527/- मोबदला: रु. 72,97,500/-

भरलेले मुद्रांक शुल्क: रु.4,37,900/-

दु. नि. मह. दु. नि. करल4 यांचे कार्यालयात

पावती:14090

पावती दिनांक: 14/06/2024

अ. क्रं. 13146 वर दि.14-06-2024

सादरकरणागचे नाव: दिप्ती मधुसूदन ढळवी

गेजी 2:04 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 2480.00

पृथांची संख्या: 124

एकुण: 32480.00

दम्न हजर करणाऱ्याची मही:

सह दुय्यम निबंधक कुर्ला-२

कुर्ला-४, मुंबई उपनगर जिल्हा

दम्नाचा प्रकार: करणनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 14 / 06 / 2024 02 : 04 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 06 / 2024 02 : 07 : 34 PM ची वेळ: (फी)



सह दुय्यम निबंधक वर्ग-२  
सह दुय्यम निबंधक कुर्ला - 4  
कुर्ला-४, मुंबई उपनगर जिल्हा





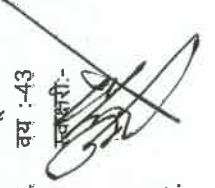

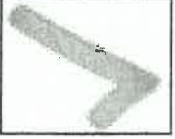




दस्त गोपवारा भाग-2

करतल4  
दस्त क्रमांक:13146/2024 923/924

1/06/2024 2 12:20 PM

दस्त क्रमांक :करल4/13146/2024

दस्ताचा प्रकार :-करारनामा


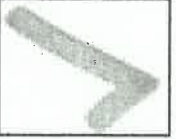

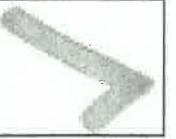
नु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स अजंता ऐरावत इन्फ्रास्ट्रक्चर एल एल पी चे भागीदार विशाल बी. शाह तर्फे कबुलीजबाब करिता मुखत्यार देवेन्द्र आर. गुप्ता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं. सी.टी.एस. नं. 304अ हरिझोन प्रोजेक्ट , ब्लॉक नं: भांडुप पश्चिम मुंबई, रोड नं: ऑफ दत्ता मंदिर रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AA5FA0305J	लिहून देणार स्वाक्षरी:- 		
2	नाव:दिप्ती मधुसूदन दळवी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सी.एच.एस.लि. , ब्लॉक नं: भांडुप पश्चिम मुंबई, रोड नं: कोकण नगर, महाराष्ट्र, मुंबई. पॅन नंबर:BTUPD9339M	लिहून घेणार पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सी.एच.एस.लि. , ब्लॉक नं: भांडुप पश्चिम मुंबई, रोड नं: कोकण नगर, महाराष्ट्र, मुंबई. पॅन नंबर:EXLPS0624C		
3	नाव:जितेंद्र अंकुश शिंदे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सी.एच.एस.लि. , ब्लॉक नं: भांडुप पश्चिम मुंबई, रोड नं: कोकण नगर, महाराष्ट्र, मुंबई. पॅन नंबर:EXLPS0624C	लिहून घेणार पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/बी न्यू आदर्श सी.एच.एस.लि. , ब्लॉक नं: भांडुप पश्चिम मुंबई, रोड नं: कोकण नगर, महाराष्ट्र, मुंबई. पॅन नंबर:EXLPS0624C		

ल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

वका क्र.3 ची वेळ:14 / 06 / 2024 02 : 09 : 51 PM

ळख:-

लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

नु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मधुसूदन अर्जुन दळवी वय:63 पत्ता:1/बी न्यू आदर्श सी.एच.एस.लि. कोकण नगर भांडुप पश्चिम मुंबई पिन कोड:400078		
2	नाव:जयश्री मधुसूदन दळवी वय:59 पत्ता:1/बी न्यू आदर्श सी.एच.एस.लि. कोकण नगर भांडुप पश्चिम मुंबई पिन कोड:400078		

वका क्र.4 ची वेळ:14 / 06 / 2024 02 : 10 : 38 PM

वका क्र.5 ची वेळ:14 / 06 / 2024 02 : 12 : 01 PM नोंदणी पुस्तक 1 मध्ये

दुयिम निबंधक वर्ग-२

४, मुंबई उपनगर जिल्हा















**HORIZON**  
BHANDUP WEST

NAME: Mrs. Dipthi Dalvi

Mrs. Jeetendra - Ankush Bhinde

FLAT / SHOP / OFFICE NO: 1504

FLOOR: 15th

WING: 'B'

CONTACT NO: 8450908347