

Handwritten signature

WING - C FLOOR NO. - 1 FLAT NO. - 106

ट न न ४	
दस्त क. १२०४/२०२३	
६२	६४

Handwritten signature

Handwritten signature

Handwritten signature



FLOOR PLAN

Proposed "AARADHYA HIGH RISE" Project Comprising of Residential Buildings with Shopline on Old S. No. 92 (Corresponding New S. No. 13/1) located at Western Express Highway, Near Singapore International School, Mira Road (E), Thane 401107.

RERA C.A. - 72.67 MF

EBVT & OP AREA - 16.63 MF





Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Building Proposal Number - 136748
Date : 09/11/2022

Approval No. : MBMC/PO/2022/APL/00003
Proposal Code : MBMC-22-ENTRY-64701

Please refer approved plan issued vide Permission No 509/2022-23 Date 18/05/2022

Signature valid

Digitally signed by HEMANT RAMDAS
THAKUR
Date: 2022.11.09 11:29 IST
Reason: Approved Certificate
Location: Mira Bhayandar Municipal
Corporation



Scan QR code for verification of authenticity.

Yours faithfully,
Assistant Director Town Planning.

ट न न ४

दस्त क्र. १२४८ / २०२३

11

02



ANNEXURE - F



Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : MBMC/PO/2022/APL/00003
Proposal Code : MBMC-22-ENTRY-64701

Building Proposal Number - 136748
Date : 09/11/2022

Building Name : WING A(Mixed) Floor :	LOWER BASEMENT(0.00 Sq mt),UPPER BASEMENT(0.00 Sq mt),GROUND FLOOR(993.83 Sq mt),FIRST PODIUM(0.00 Sq mt),STILT FLOOR(76.01 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(604.78 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(570.37 Sq mt)
Building Name : WING B(Mixed) Floor :	LOWER BASEMENT(0.00 Sq mt),UPPER BASEMENT(0.00 Sq mt),GROUND FLOOR(305.03 Sq mt),FIRST PODIUM(0.00 Sq mt),STILT FLOOR(272.00 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(594.54 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(559.76 Sq mt)
Building Name : WING C AND D(Mixed) Floor :	BASEMENT(0.00 Sq mt),GROUND FLOOR(503.92 Sq mt),PODIUM(0.00 Sq mt),TOP PODIUM(525.50 Sq mt),Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor(1066.44 Sq mt),Typical 4th, 9th, 14th, 19th, 24th, 29th floor(1003.96 Sq mt)
Building Name : WING F(Mixed) Floor :	BASEMENT (0.00 Sq mt),GROUD FLOOR(0.00 Sq mt),FIRST PODIUM(792.00 Sq mt),TOP PODIUM(544.32 Sq mt)
Building Name : WING G(Mixed) Floor :	GROUND FLOOR(13.96 Sq mt),TYPICAL FIRST AND SECOND(120.46 Sq mt),THIRD FLOOR(68.37 Sq mt)
Building Name : WING H(Mixed) Floor :	GROUND FLOOR(0.00 Sq mt),TYPICAL FIRST AND SECOND(182.02 Sq mt)
Building Name : WING J(Mixed) Floor :	BASEMENT(193.65 Sq mt),GROUND FLOOR(255.41 Sq mt),TYPICAL FIRST TO FOURTH(257.07 Sq mt)

To,
i) MANAN P SHAH,
NH8,WEH,NEAR DAHISAR CHECK NAKA,BEHIND THAKUR MALL,MAHAJANWADI,MIRA ROAD-401107
ii) Chetan Sarvalya (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name WING A(LOWER BASEMENT,UPPER BASEMENT,GROUND FLOOR,FIRST PODIUM,STILT FLOOR,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING B(LOWER BASEMENT,UPPER BASEMENT,GROUND FLOOR,FIRST PODIUM,STILT FLOOR,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING C AND D(BASEMENT,GROUND FLOOR,PODIUM,TOP PODIUM,Typical 1st to 3rd, 5th to 8th, 10th to 13th, 15th to 18th, 20th to 23rd, 30th floor,Typical 4th, 9th, 14th, 19th, 24th, 29th floor),WING F(BASEMENT ,GROUD FLOOR,FIRST PODIUM,TOP PODIUM),WING G(GROUND FLOOR,TYPICAL FIRST AND SECOND,THIRD FLOOR),WING H(GROUND FLOOR,TYPICAL FIRST AND SECOND),WING J(BASEMENT,GROUND FLOOR,TYPICAL FIRST TO FOURTH) Plot No 92(pt);260(pt);85/5(pt), City Survey No./Survey No./Khasara No./ Gut No. 92(pt);260(pt);85/5(pt), Village Name/Mouje MAHAJANWADI, completed under the supervision of Architect, License No CA/1992/14868 as per approved plan vide Permission No. 509/2022-23 Date 18/05/2022 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

172	
ट न न ४	
दस्त क्र. १२०८/२०२३	
यु	ए





ANNEXURE E

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :

PR1700017885

Project: **AARADHYA HIGH PARK - PROJECT 1 OF PHASE 1** at Bearing / CTS / Survey / Final Plot No.: **S. NO. 92 - CORRESPONDING NEW S. NO. 13-1 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;**

1. **Man Vastucon Llp** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400089.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **24/09/2018** and ending with **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 9/24/2018 7:28:02 PM

Dated: 24/09/2018
Place: Mumbai

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

टनन ४	
दस्त क्र. १२०८/२०२३	
५६	२०



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first hereinabove written.

For MAN VASTUCON LLP

Designated Partner/Authorised Signatory

[Signature]
[Fingerprint]

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

)

WE SAY RECEIVED
For Man Vastucon LP

[Signature]

Designated Partner/Authorised Signatory

SIGNED, SEALED, AND DELIVERED

By the within named "Promoters":

Man Vastucon LLP

by the hand of its Designated partner/
Authorised Signatory

DURUESH DINDANE PK

In the presence of:

Hema. H. Sani *[Signature]*

SIGNED AND DELIVERED

by the within named "Purchaser(s)"

KEVAL HARSHAD JANI

DHAVAL HARSHAD JANI

HARSHAD HARISHANKER JANI

In the presence of

1. Hema. H. Sani *[Signature]*

RECEIVED with thanks from the Purchaser(s)
a sum of **Rs. 1,22,89,000.00 (Rupees One Crore
Twenty Two Lakh Eighty Nine Thousand Only)**
being Part: Payment towards Total
Consideration of the said Premises

Witness:

Hema. H. Sani *[Signature]*

टन न ४
दस्तावेज क्र. १२०८/२०२३
३० ए४



WHEREAS:

A. Originally one Estate Investment Company Private Limited (formerly known as "The Estate Investment Company Limited" and hereinafter referred to as "EICPL") was seized and possessed of and was well and sufficiently entitled to the property being all that the piece and parcel of land and ground admeasuring about 59,700 square meters, forming part of the land bearing Old Survey No. 92 (corresponding New Survey No. 13/1) situated lying and being at Village Mahajanwadi (earlier Village Mire), Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation, hereinafter referred to as "Survey No. 92 Property".

B. By and under an Agreement for Joint Venture dated 24th February, 2007 ("Joint Venture Agreement") entered into between Conwood Construction Company Private Limited ("Conwood") and D. B. Realty Limited ("DB"), Conwood and DB in joint venture ("JV") or as an Association of Persons known as "Conwood DB Joint Venture", subject to Conwood, complying with the obligations undertaken by it thereunder, agreed to undertake, commence, carry on and complete work of development of the said Survey No. 92 Property, on "as is where is basis".

C. By and under a Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 ("Development Agreement"), entered into between The Estate Investment Company Pvt. Ltd. ("the Owners") and Conwood Construction Company Private Limited ("the Developers"), the Owners therein granted unto the Developers, the right to develop the said Survey No. 92 Property, on an "as is where is basis" as regards its physical condition and title thereof, for the consideration and subject to the terms and conditions therein recorded.

D. By and under a Deed of Assignment of Development Rights dated 19th August 2015 registered under serial no. TNN-10/12106/2015 ("the Assignment Deed") entered into between Conwood DB JV and Man Vastucon LLP (the Promoters herein and therein referred to as "Man Vastucon") and The Estate Investment Company Private Limited ("EICPL") and Conwood Constructions & Developers Private Limited ("CCDPL") and DB Realty Limited ("DB Realty") at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have acquired exclusive development rights in respect of Survey No. 92 Property and more particularly described in the **Schedule I** hereunder written. The said Survey No. 92 Property is demarcated in Red coloured boundary line on the **Plan** hereto annexed and marked as "Annexure A". The **7/12 Extracts** in respect of the Survey No. 92 Property is annexed hereto and marked as "Annexure B".

E. Thereafter, by and under a Conveyance Deed dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9355/2017, entered into between The Estate Investment Company Private Limited (as the Vendor) and Goan Hotels & Realty Private Limited ("Purchaser No. 1") and Horizontal Realty & Aviation Private Limited, ("Purchaser No. 2") and **श्रीमती सुस्मिता केशवराव पुरोहित** ("Purchaser No. 3") the Purchasers and Conwood DB JV, the Conwood DB JV, assigned and transferred all its rights, entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August, 2015 and at the request and direction of Conwood DB JV, The Estate Investment Company Private Limited sold, transferred, conveyed and assigned 55% (fifty five percent) undivided right title and interest in favour of Purchaser No.1, 35% (thirty five percent) undivided right title and

Devajani

11.11.2017

AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 20th day of JANUARY in the year Two Thousand and TWENTY ONE

BETWEEN

MAN VASTUCON LLP (PAN: ACRFS8663E), a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 12th Floor, Krushal Commercial Complex, above Shoppers Stop, G. M. Road, Chembur (W), Mumbai-400 089, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns) of the First Part;

AND

KEVAL HARSHAD JANI,
DHAVAL HARSHAD JANI,
HARSHAD HARSHANKER JANI

(PAN: AOZPJ4890A),
(PAN: AYIPJ1149E),
(PAN: ADGPJ3144D),

having address at 202/B, Aadinath Apartment, 281 Tardeo Road, Grant Road Mumbai - 400007, hereinafter referred to as the "Purchaser(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) in case of a Company, LLP and body corporate, its successors and permitted assigns); of the Second Part.

(The Promoters and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "party" and collectively as the "Parties")

Keval Jani

Dhaival Jani

Harshad Jani

४	२०
२०२१/२०२२	
४२०४	

H.H. Jani





02/02/2023

सूची क्र. 2

दुस्यम निबंधक : सह दु. नि. अं. 4

दस्त क्रमांक : 1248/2023

नोंदणी :

Regn:63m

गावाचे नाव : महाजनवाडी

(1) विनेषाचा प्रकार	करारनामा
(2) मोबदला	16600000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारकी देतो की पट्टेदार ते तमुद करावे)	8699000
(4) भू-मापन, पोटहिस्ता व परक्रमांक(असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1248/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1162000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

1) पायिकेचे नाव:मिरा-भाईदर मृतपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे महाजनवाडी जूना सर्वे नं. 92, नवीन 13/1 मध्ये बांधला जाणारा प्रकल्प आराध्या हायपार्क मधील प्रोजेक्ट-1, फेज-1 ची इमारत मध्ये मरदनि क्रमांक. सी/106, 1 ता मजला, सी बिंग- आराध्या हायपार्क, सिगापूर इंटरनेशनल शाळे जवळ, महाजनवाडी तालुके एक्सप्रेस हायवे, मिरा रोड पूर्व, ठाणे-401107. दस्तात नमूद केलेले मरदनिका चे क्षेत्रफळ 72.67 चौ. मिटर परा कारपेट व नकाशात दर्शविलेले ई वी व्ही टी आणि ओ.पी क्षेत्र 16.63 चौ. मिटर आणि वाहनतळ क्षेत्रात एक वाहन पार्क करण्याचे अधिकार सह. ((Survey Number : जूना सर्वे नं. 92, नवीन 13/1 ;))

1) 79.94 चौ.मीटर

1): नाव:-मन वास्तुकान एल.एल.पी चे अधिकृत हस्ताक्षरी थी. दुर्गेथ एम. दिगणकर तर्फे मुखत्यार थी यश के. मजरे बय:-28; पत्ता:-प्लॉट नं:-, माळा नं: 12 वा मजला, इमारतीचे नाव: कृशाल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शोपर्स स्टोप च्या वर, चेंबूर पश्चिम, मुंबई-400089, रोड नं: जी.एम. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-ACRFS8663E

1): नाव:-केवल हर्षद ज्ञानी बय:-32; पत्ता:-प्लॉट नं: 202/बी, माळा नं:-, इमारतीचे नाव: आदिनाथ अपार्टमेंट, ब्लॉक नं: मुंबई-400007, रोड नं: 281 ताडदेव रोड, ग्रांट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-AOZPJ4890A

2): नाव:-धवल हर्षद ज्ञानी बय:-28; पत्ता:-प्लॉट नं: 202/बी, माळा नं:-, इमारतीचे नाव: आदिनाथ अपार्टमेंट, ब्लॉक नं: मुंबई-400007, रोड नं: 281 ताडदेव रोड, ग्रांट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-AYIPJ1149F

3): नाव:-हर्षद हरीशंकर ज्ञानी बय:-63; पत्ता:-प्लॉट नं: 202/बी, माळा नं:-, इमारतीचे नाव: आदिनाथ अपार्टमेंट, ब्लॉक नं: मुंबई-400007, रोड नं: 281 ताडदेव रोड, ग्रांट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-ADGPJ3144D



मुन्यांकनामाठी विचारात घेतलेला तपशील:-

मुन्यांकनाची आवश्यकता नाही कारण आधी केलेले मुन्यांकन कारणाचा तपशील आधी केलेले मुन्यांकन

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुस्यम निबंधक वर्ग-२
ठाणे. क्र. ४

0 8821001 0000 9610 1c-R-4360 2010
N - P 02/02/2023

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRNIL/Invoice	Amount	Used AI	Deface Number	Deface Date
1	KEVAL HARSHAD JANI AND DHAVAL H JANI AND HARSHAD H JANI AND JAYAGAURI JANI	eChallan	69103332022120212737	MH011569592202223M	1162000.00	SD	0007039531202223	24/01/2023
2	KEVAL HARSHAD JANI AND DHAVAL H JANI AND HARSHAD H JANI AND JAYAGAURI JANI	DHC		2301202309433	1820	RF	2301202309433D	24/01/2023
3	KEVAL HARSHAD JANI AND DHAVAL H JANI AND HARSHAD H JANI AND JAYAGAURI JANI	eChallan		MH011569592202223M	30000	RF	0007039531202223	24/01/2023

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



76.1248

Thursday, 02 February 2023 11:03 AM

इतर पावती

Original/Duplicate

नोंची नं. 399

Regn.:39M

पावती नं.: 2151 दिनांक: 02/02/2023

भावाचे नाव: -महाजनवाडी
दस्तावेजाचा अनुक्रमांक: 2151-1248-2023
दस्तावेजाचा प्रकार: : करारनामा
सादर करणाऱ्याचे नाव: केवल हर्षद जाती
बर्षीत

दस्त हाताळणीची
पुढाची संख्या: 3

₹. 60.00

एकूण:

₹. 60.00

Joint Sd/ Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२

1). देयकाचा प्रकार: DHC रकम: ₹.60/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0202202301572 दिनांक: 02/02/2023

बैलाचे नाव व पत्ता:

साणो. क्र. ४

2/2/2023

Receipt (Jan-23)

76/1248
Tuesday, January 24, 2023
9:26 AM

पावती

Original/Duplicate
नोंदणी क्र. :39M
Regn.:39M
दिनांक: 24/01/2023

मानाचे नाव: महाजनबाई
दस्तावेजाचा अनुक्रमांक: 2024-1248-2023
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: कैवल हर्षद जागी

नोंदणी क्र
दस्त हाताळणी क्र
पुढाची संख्या: 91

एकूण: ₹. 31820.00

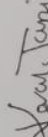
आपणास मूळ दस्त भवतेच मि.सूची-० अदाचे
9:45 AM ह्या वेळेस मिळेल.


Joint Sub-Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

बाजार मुल्य: ₹.8699000/-
मोबदला ₹.16600000/-
भयलेले मुद्रांक शुल्क: ₹. 1162000/-

- 1) देयकाचा प्रकार: DHC क्रम: ₹. 1820/-
ईडी/प्रमादेश/पे ऑर्डर क्रमांक: 2301202309433 दिनांक: 24/01/2023
विक्रीचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan क्रम: ₹. 30000/-
ईडी/प्रमादेश/पे ऑर्डर क्रमांक: MH01156959220223M दिनांक: 24/01/2023
विक्रीचे नाव व पत्ता:


मूळ दस्तऐवज परत मिळाला!