

07/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दुःनि. कुली 4

दस्त क्रमांक : 17817/2024

नोदंणी : Regn:63m

गावाचे नाव : भी	डप
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(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

7473000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नम्द करावे)

8473494.48

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं. 1603 16वा मजला बी - विग होरिझोन बिल्डिंग ऑफ दत्ता मंदिर रोड भांडुप पश्चिम मुंबई 400078..... इतर माहिती: रेरा कायद्याप्रमाणे सदिनकेचे क्षेत्रफळ 49.23 चौ. मि. कार्पेट म्हणजेच क्षेत्रफळ 530 चौ. फुट रेरा कार्यद्याप्रमाणे सदिनकेचे क्षेत्रफळ 49.23 चौ. मि. कार्पेट म्हणजेच क्षेत्रफळ 530 चौ. फुट रेरा कार्पेट,.... व इतर वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 304 A, 304/1 - 4;))

(5) क्षेत्रफळ

1) 530 ਚੀ.फੂਟ

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्त्रपेवज करुन 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 1): नाव:-मेसर्स अजंता ऐरावत इन्फ्रास्ट्रकचर एल एल पी चे भागीदार विशाल बी. शाह तर्फें कबुलीजबाब करिता मुखत्यार देवेंद्र आर. गुप्ता वय:-42; 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

1): नाव:-आदित्य अशोक शिंदे वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 512 नवनीत सी.एच.एस.लि. , ब्लॉक नं: साई विहार भाडूंप पश्चिम मुंबई, रोड नं: टी. पी. रोड , महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-CCPPS2612K

2): नाव:-अंकिता आदित्य शिंदे वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 512 नवनीत सदन सी.एच.एस.लि., ब्लॉक नं: साई विहार भाडूंप पश्चिम मुंबई, रोड नं: टी पी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ALCPV1056A

(9) दस्तऐवज करुन दिल्याचा दिनांक

07/08/2024

(10)दस्त नोंदणी केल्याचा दिनांक

07/08/2024

(11)अन्क्रमांक,खंड व पृष्ठ

17817/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

538200

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला नपशीलः-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN MTR Form Number-6

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This Agreement is made at Mumbai On Ab day of August, 2024. 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

AND

90190

Mr. Aditya Ashok Shinde & Mrs. Ankita Aditya Shinde, having their address at 512, Navneet Sadan CHS. Ltd., T.P. Road, Sai Vihar, 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:

- The Regional Settlement Commissioner vide Certificate dated 13th A. 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.
- By registered Deed of Conveyance dated 16th February, 1960 B. executed between Kishinchand therein referred to as the "Vendor" and one Damu Krishna Vaity therein referred to as the "Purchaser"

the said Kishinchand did thereby sell, transfer and assign in favor the Purchaser therein an area admeasuring 436 sq. yards 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.

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").

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36. Dispute Resolution: Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be 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.

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37. Governing Law: This Agreement and the rights, enutlements and obligations of the Parties under or arising out of this Agreement 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;

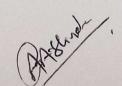
On or towards the South: by CTS No. 272.

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;



Bries



described in the First Schedule) appurtenant to the built the said Building but excluding the car-park areas allotted to purchasers/ allottees;

purchasers/ allottees,

iii) Staircase of the said Building including the landing for the purpose of storage, recreated residence or sleeping;

iv) Pump room with pump in the compound.

iv) Passage and mid-landings;

Common electricity meters for common lights;

vi Society's office;

vii) Elevator/s Septic tank, drainage, storm water drain, electric substation, 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 flatowners 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. **1603** of **B** Wing on **16th** Floor, admeasuring about **530** 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.

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BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/0910/S/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

Ajanta Airavat Infrastructure LLP Plot no Do APT compound, MIDC Chikalthan, Aurangabad, Maharashtra 431110

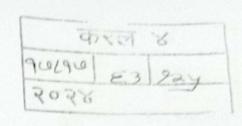
Sir,

With reference to your application No. CHE/ES/0910/S/337(NEW)/FCC/3/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.
- 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 :-
 - 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.
 - 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.
 - The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the C. 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.



Issue On: 29 Nov 2016

Application Number:

Remark :

Valid Upto:

28 Nov 2017



Approved By

Issue On: 30 Nov 2016

Valid Upto:

Application Number:

Remark:

full C.C. for wing A & B as per approved plans dtd: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/Amend

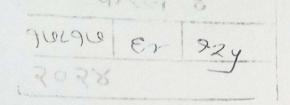
Remark:

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)



Issue On: 18 May 2023

Valid Upto:

17 May 2024

Application Number:

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

Remark:

Full C.C. for wing 'B' i.e. from 18th floor to 15th floor is granted in continuation with earlier granted plinth C.C. of all floors for Full C.C. for wing 'B' i.e. from 18th floor to 15th floor is granted in continuous. 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 as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and by restricting C.C. of wing C and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended plan dated 04.06.2021 and D as per approved amended D as per approved D D for availed installment facility as proposed subject to timely renewal of B.G., SWM NOC, Workmen's compensation policya.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On: 13 Feb 2024

Valid Upto:

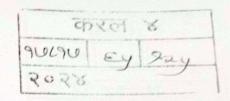
12 Apr 2024

Application Number:

CHE/ES/0910/S/337(NEW)/FCC/3/Amend

Remark:

Full C.C. is granted for Wing A & B and C.C. upto Stilt slab for Wing C as per approved amended plans dated 22.12.2023 restricting C.C. for 1st to 8th part upper floors for wing 'C' for availed instalment facility subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.





lot

rec

ces

Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal Eastern Suburb S Ward Ward

Cc to :

inth C.C.

dated ect to during

1. Architect.

Collector Mumbai Suburban /Mumbai District.

E/ES/0910/S/337(NEW)/FCC/3/Amend

DIPALI G. MAINKAR

(B.S.L, LLB)

ADVOCATE HIGH COURT

Trade Avenue, 5th floor, suren road, opposite to W.E.Highway, Andheri (E0, Mumbai-400093 ST SUB REGISTO

Mob.: 3833433021

Email: deepa.mair.ker@gmail.com

District of Muintai 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 Wards 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 21st DAY OF November 2019.

Ms. Dipali G. Mainkar Advocate, High Court



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'

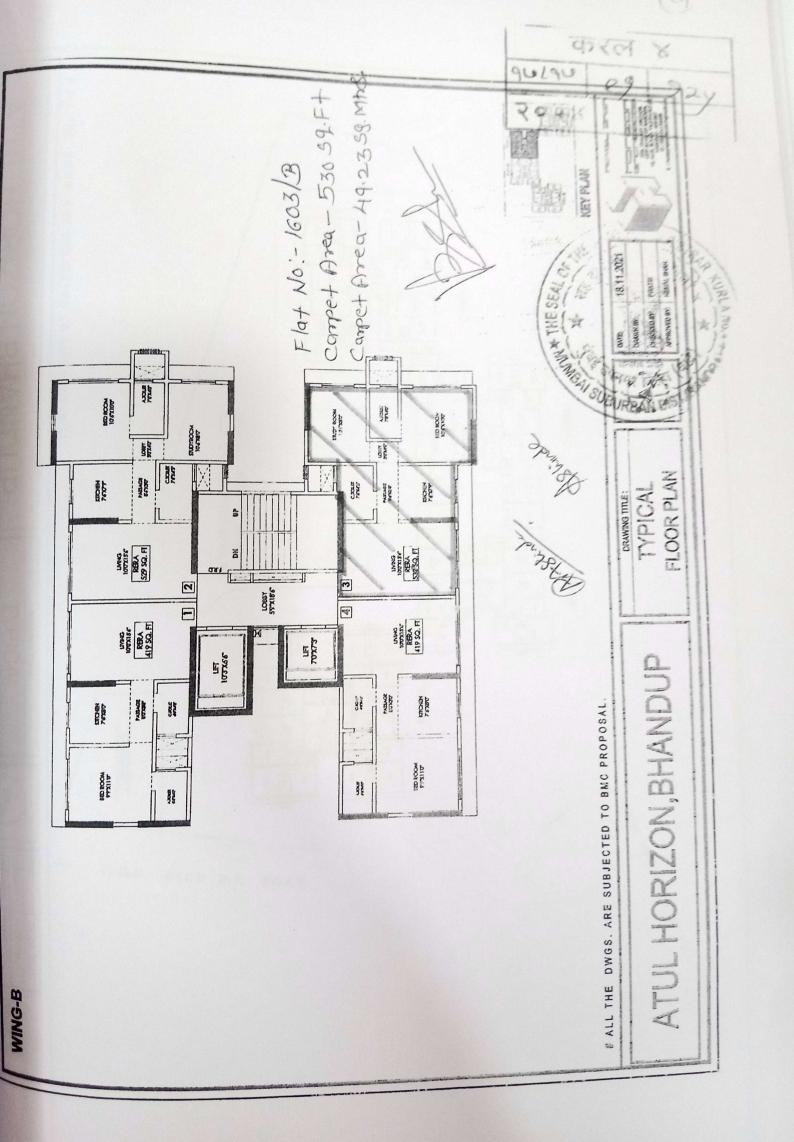
[See rule 7(2)]

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 P51800013236 of

- 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
 - o 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.



led: 21/11/2023 lce: Mumbai Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Marketterized Officer
Maharashtra teal Estate Regulator Authority



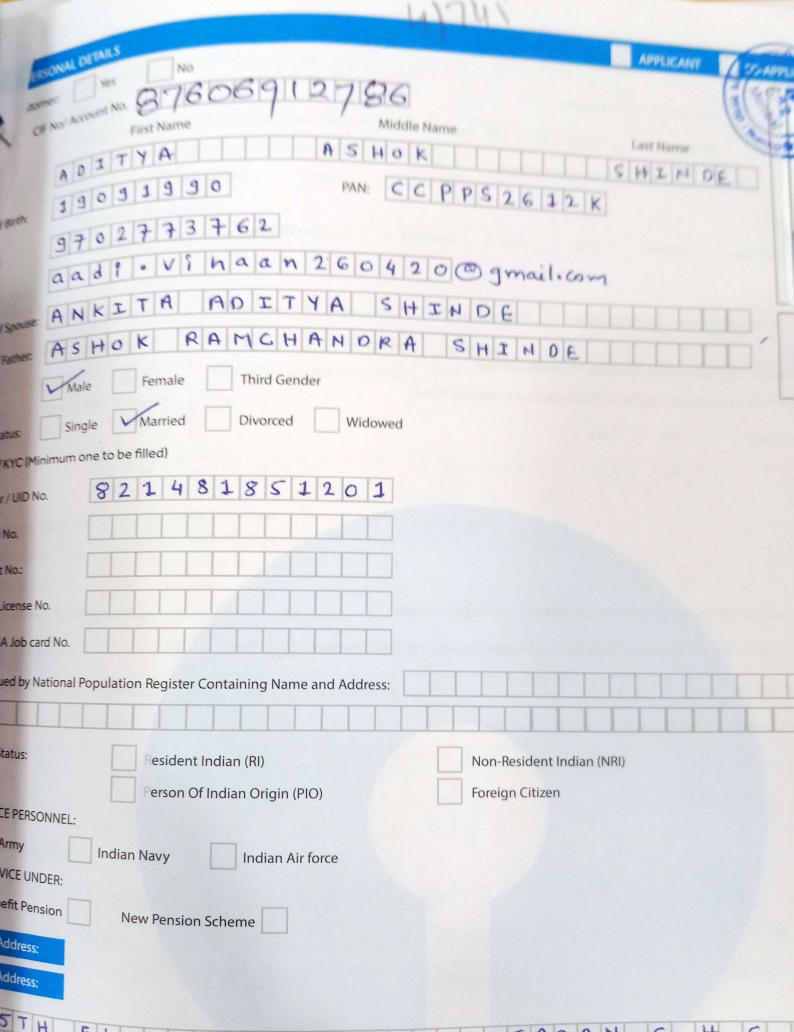
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	C-KYC YES NO
RLMS ID :	Homes LOAN/20 -20
Applicant Name :	TYA ASHINGE
Contact Number (R) 9	02773762(0)9619222783
	113182 131722183
Applicant CIF: 8767	56912786
CO - Applicant CIF:	844814140
Loan Account No. :	
Collateral:	
Loan Amount : 70.00	labTenture:
Interest Rate:	EMI:
Dealer Name :	
Name of Sourcing Person	SBI BHANDUR ODSE
	8668392343
Disbursed On:	
UTR No. Or J. No.:	
	CRI

L.G. Naik
Vastukala

DUP BRANCH (00562)



1			
YERSONAL DETA	TAILS		
		APPLICANT	7
of No. Accoun	unt No.		
a.	First Name Middle Name		
ANK		ast Name	
020	PAN: ALCDV15	INDE	
963	192779		
ani	Kita-vichare4567@gmailcon	~	
ouse:			
	NESH SHANKAR VICHARE		
Male	e Female Third Gender		
ıs: Single	le Married Divorced Widowed		
YC (Minimum one	ne to be filled)		
UID No.	553293802452		
о.			
lo.:			
ense No.			
Job card No.			
d by National Po	Population Register Containing Name and Address:		_
			1
itus:	Non-Resident Indian (NRI)		
	Resident Indian (RI) Foreign Citizen		
PERSONNEL:	Person Of Indian Origin (PIO)		
rmy	The state of the s		
ICE UNDER:	Indian Navy Indian Air force		
efit Pension			
dress	New Pension Scheme		