

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NOS:
CC00600000001652
CC00600000001654
CC00600000001657
CC00600000001659
CC00600000001635
CC00600000001639
CC00600000001646
CC00600000001648

Tanvi Eminence Owners Welfare Association and Others ... Complainants

Versus

Kashimira Ceramic Products I.LP	...	Respondent (1)
MahaRERA Regn.Nos. P51800008105 and P51800008104	...	
Tanvi Construction Pvt. Ltd.	...	Respondent (2)
Shri. H. G. Vijaykumar	...	Respondent (3)
Smt. Sangeeta Vijaykumar	...	Respondent (4)
Shri. Dahyabhai Sutaryia	...	Respondent (5)
Shri. Bhupatbhai Ravjibhai Lukhi	...	Respondent (6)

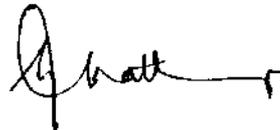
Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Shri. Ramesh Prabhu.
Respondent (1) was represented by Shri. Kavita Sutaria, Shri. Mihir Lakhani
Respondent (2) was represented by Shri. Mr. H. G. Vijaykumar
Respondent (3) was himself present
Respondent (4) was herself present
Respondent (5) was represented by Shri. Kavita Sutaria, Shri. Mihir Lakhani
Respondent (6) was represented by Ms. Mayuri Hatale, Advocate

Order

February 9, 2018

1. The present complaints have been filed by a group of 181 allottees who have booked/purchased apartments via registered agreements for sale or allotment letters in the Respondent's projects Tanvi Eminence Phase 1 and Tanvi Eminence Phase 2 situated at Mira-road, Thane. The Complainants have, in their complaints, alleged that



even though the said project was started in 2009, the Respondents have failed to complete the construction and handover possession of their apartments till date.

2. The Complainants have, inter-alia, prayed that the Respondents be directed to pay interest on delay, as per the provisions of section 18 of the Real Estate (Regulation and Development) Act 2016 and to commit to a timeline for handing over possession.
3. The Respondent No. 1 is a Limited Liability Partnership registered under Limited Liability Partnership Act, 2008 with three partners i.e. Respondent No. 2, 5 and 6. Respondent No. 3 and 4 are the directors of respondent No. 2.
4. On the first date of hearing on November 22, 2017, Respondents were absent.
5. On the second date of hearing, the advocates for the Respondents stated that the construction work in the project has been stalled for quite some time due to certain internal disputes between the Respondents and that arbitration proceedings are pending for the same. They further explained that the work in the project cannot start unless the disputes are settled in the pending arbitration proceedings. Complaining that the internal disputes between the Respondents has affected the project so far, the Complainants urged MahaRERA to intervene, so that the dispute between the Respondents are resolved and project work is restarted at the earliest.
6. During the course of the further hearings held on December 6, 2017, January 4, 2018 and January 9, 2018, Respondent No. 5 agreed to initiate take-over of the said projects, by acquiring the stakes of the other two partners of Respondent No 1. i.e. Respondent No. 2 and 6, putting in the required further liquidity/investment in the said projects and to complete the project in a time bound manner. The other Respondents stated that they are willing to consider the same. The Complainants stated that they are agreeable to the proposal of Respondent No. 5 taking over the project and getting the same completed, provided they are assured possession of their apartments, within a reasonable time period.
7. After much deliberation, the Respondent No 5. produced documents to show that the Respondents have settled their internal disputes and the said projects have now been handed over to Respondent No 5. Further, the document states that the said projects will now be managed and implemented by him and one Mr. Dhaval Darji (hereinafter



referred to as the new Partner of Respondent No. 1) on behalf of Respondent No.1, with effect from January 25, 2018.

8. Pursuant to the developments enumerated above in Paragraph No 6, the Complainants and Respondent No. 1 represented by Respondent No. 5 and the new partner have mutually executed consent terms, annexed as Annexure A to this Order, with a view of completing the said projects and handing over the apartments to the purchasers, within a reasonable time period.
9. In view of the above facts, Respondent No 5. is directed to make necessary changes in their MahaRERA registration webpage, as required under the said Act and the rules and regulations made thereunder within 15 days from the date of this Order. Further, Respondent No. 1 and the Complainants, who do not have registered agreements for sale executed till date, are directed to execute and register agreements for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder within 90 days of this Order.
10. Respondent No 1. shall handover possession of the apartments, with Occupancy Certificate, to the Complainants before the period ending December 31, 2019, with a further grace period of 3 months for mitigating factors as mentioned in the said consent terms, failing which Respondent No. 1 shall be liable to pay to the Complainants, interest on delay, post the end of the said period till the actual date of possession, on the entire amount paid by the Complainants. The said interest shall be at the rate as prescribed under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
11. Consequently, the matters are hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA

Annexure A

BEFORE THE HON'BLE MAHARASHTRA REAL ESTATE REGULATORY
AUTHORITY AT MUMBAI

COMPLAINT NO.: CC00600000001635, CC00600000001639,
CC00600000001646, CC00600000001648, CC00600000001652,
CC00600000001654, CC00600000001657, CC00600000001659

महारेरा
आपक क्र. 417
दिनांक. 08/02/2018
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Between

Complainants

1. **Tanvi Eminence Owners Welfare Association**

Phase-I & Phase II (Allotment letters-Continue Project)

Phase-I & Phase II (Agreement for Sale-Continue Project)

2. Complainant No.

CC00600000001635

CC00600000001639

CC00600000001646

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CC00600000001659

Mr.Kishore Manyal/ Mr. Rajesh Mhatre/ Mr. Mahesh Jha

Representative/Authorized Persons

Applicant/Complainant(s)

And

Respondents

1) **Kashimira Ceramic Products LLP**

2) **Tanvi Construction Pvt. Ltd.,** (Partner, of Kashimira Ceramic Products LLP)

3) **Mr.H.G.Vijaykumar** (Director, Tanvi Construction Pvt. Ltd.)

4) **Mrs.Sangeeta Vijaykumar** (Director, Tanvi Construction Pvt. Ltd.)

5) **Mr.Dabyabhai Govindbhai Sutaryia,** (Partner of Kashimira Ceramic Products LLP)

6) **Mr.Bhupatbhai Ravjibhai Lukhi,** (Partner of Kashimira Ceramic Products LLP)

... Respondent(s)

CONSENT TERMS

1. The first complainant in this complaint is an Association formed and registered under the Societies Registration Act, 1860, having registration no. 2382 formed to represent 184 Purchasers / Allottees of Apartments in Tanvi Eminence Phase I and

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Phase II developed by the above Respondents. All the allottees on whose behalf this consent terms is signed is attached as Annexure A.

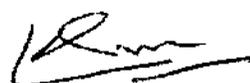
2. The Respondent No. 1 (Kashimira Ceramic Products LLP) ("Said LLP") is a Limited Liability Partnership registered under Limited Liability Partnership Act, 2008. The Respondent No. 2, 5 and 6 were the partners of the Said LLP from the date of incorporation until the date of 25th January 2018. Respondent No. 3 and 4 are the directors of Respondent No. 2. All respondents are collectively hereinafter referred to as "Promoters".
3. The Respondents being the promoters of MahaRERA registered Project No. ~~P51800008145~~ & ~~P51800008104~~ respectively had represented to the complainants that they have promoted their project by name Tanvi Eminence (Luxury Calling), which was purposed to be constructed under mega residential property Tanvi Eminence Phase-I and Phase II (Hereinafter referred to as "Said Projects").
4. The said project is located at part of land bearing old survey no.66/4P, New survey no.84/4C, and old survey No.63/P, New survey no.81/7, 81/15 plot no.1 and 81/16 C.T.S No.1442 to1446,1491 to 1511,1586,1589 to1600,1629,1630,1646 to 1652,1792,1882 and 1829 & Old Survey No. 64, Hissa No. 1 to 10, New Survey No. 82,Hissa No. 1 to 10, and Old Survey No. 63/P, C.T.S. No. 1723 to 1726,1793,1831 to 1836,1878 to 1881,1953 situated at Village Mira, Taluka and District Thane (Hereinafter referred to as the "said property").
5. The complainants had booked the flats on various dates between the years 2010 to 2017. Due to some issues with the environment clearance, authorities and disputes and differences between the Promoters, the construction of the Said Project was delayed. Aggrieved by the untimely delay in the completion of the projects, the flat purchasers/ allottees consisting of 184 persons formed an Association and filed the present complaint before Maharashtra Real Estate Regulatory Authority (

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MahaRERA) claiming various reliefs against the promoters including, interest, compensation etc.

6. After having many hearings before MahaRERA and discussion between the complainants and Respondents, Mr. Dayabhai Sutariya, one of the Partner of the LLP agreed to take over the Said Project by acquiring stake of other two (2) Partners in the LLP namely: - (1) Tanvi Constructions Private Limited through its Director (a) Vijay Kumar Hegde and (b) Sangeeta Vijay Kumar, and (2) Mr. Bhupat Ravjibhai Lukhi in the interest of completing the Said Project.
7. All the Complainants as mentioned in Annexure A of this Consent Term have agreed to upon the takeover of the Said Project by Mr. Dayabhai Sutariya since they have faith in him and he has always been ready and willing to contribute his share of investment towards the completion of the Said Project.
8. The Respondent No. 5 (Shri. Dahyabhai G Sutariya) has inducted another partner i.e. Mr. Dhaval Darji in the Said LLP with effect from 25th January 2018. The said project shall be henceforth managed and implemented by two partners of the said LLP namely (1) Shri. Dahyabhai G Sutaria and Shri. Dhaval Darji on behalf of Respondent No. 1.
9. Accordingly, the complainants and the Respondent No. 1 represented by the continuing partner, Respondent No. 5 and the New Partner Shri. Dhaval Darji, have mutually executed these consent terms before MahaRERA in the interest of completing the project and hand over the Apartments/ Flats to the purchasers.
 - (a) The complainants hereby give their consent to the respondent No. 5 and Shri. Dhaval Darji to takeover business of the Respondent No. 1 and complete the project.
 - (b) The complainants hereby agree to make the balance payment due and payable by them towards the Purchase Consideration of the Flat/ Apartment in the new bank account to be operated by the continuing partners and also advise the respective

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financial institution from whom the housing loans have been availed to release the payment in the new bank account as per the demand raised by the Respondent No. 1 from time to time. All the complainants undertake to make payment in timely manner.

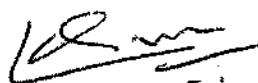
- (c) The Respondent No.1 with the continuing partners shall be responsible for obtaining all the required permissions including loading of TDR (Transfer of Development Rights) and complete the project and hand over the possession of the Apartments to all the complainants on or before 31st December, 2019.
- (d) The Respondent No.1 hereby agrees not to increase the cost of the Apartments which have been allotted to the complainant's subject to any increase due to government policies or any other statutory authorities after these presents.
- (e) The Respondent No. 1 shall recover 4.5% of the balance cost of the flat towards GST from the complainants who have registered their agreements prior to this consent terms and 5.5% of the balance cost towards GST from the complainants who have not registered the agreements prior to this consent terms. It is further agreed that the complainants shall not claim any further input credit on account of GST.
- (f) The Respondent No. 1 hereby agrees that the Apartments allotted on higher floors which are not going to be built as per proposed total floors in RERA Registration. all such buyers to be allotted Available Flats on Uppermost floors at the time of registration of such agreement and give due credit and/or adjust in balance payment. the difference floor rise amount at the rate of Rs 25/- (Rupees Twenty Five) per square feet as per the area purchased, per floor difference. Any cost including taxes and stamp duty for executing the New Sale Agreement and/or Rectification Deed in replace of registered old Sale Agreement which was executed by the Complainants and the Respondent No. 1 shall be borne by the Respondent No. 1. The area of the new allotted flat should be same as previous Flat, in case same area flat is not available than any proportionate reduction or increase in the area of the new flat should be adjusted or paid as per the rate agreed in the allotment letter or sale agreement.

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- (g) The parties hereto have agreed that all the original Power of Attorney, Post Dated Cheque in respect of the said project given by the complainants to any of the partners or the nominees of the partners prior to this consent terms shall be treated as cancelled with no legal validity and the continuing partners shall not use any of such instruments against the complainant's hereafter.
- (h) The Respondent No. 1 hereby agrees that Any complainants who wants Car Parking till 31st December 2019 will be provided at a cost of Rs.4,00,000/- (Rupees Four Lakhs only) by making the full payment subject to Availability of Parking in the Said Project and to whom such car parking was not allotted earlier. The allotment rights of car parkings shall remain exclusively only with Respondent No. 1 irrespective of formation of the society.
- (i) The complainants hereby agrees to make all the payments as per the schedule of payments agreed at the time of booking of the Apartment and/ or as per the demand raised by the Respondent No.1 only & not as per Rera Schedule of payment within 15 days of such demand, failing which the complainants shall be liable to pay the applicable interest for such delayed payment i.e. from the expiry of the period of 15 days from the date of issue of demand notice till the date of payment and/or realization.
- (j) The complainants hereby agree to make the outstanding dues as per the demand raised before the filing of the complaint within 30 days of execution of these presents. If failure to pay such outstanding dues, the Respondent No. 1 shall be entitled to recover the entire amount with applicable interest i.e. from the expiry of the period of 30 days from the execution of this Consent Terms till the date of payment and/or realization and also liable for the consequences as provided under RERA.
- (k) The Respondent No. 1 shall register sale agreements with all complainants who are having the allotment letters and/or payment receipts within 90 days from the date of these presents subject to force majeure. In all such agreements possession date

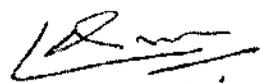
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should not exceed from 31st Dec 2019. In case of any further delays to hand over the ready for possession of the Apartment beyond 31st December, 2019 save except the force majeure. Respondent No. 1 shall be liable to pay applicable interest for delay in handover of the ready flats/ Apartment to the Complainants and the interest for such delay shall be calculated from 1st January 2020 to till the date of handover of respective ready Flats/ Apartment to the Complainants.

- (l) It is agreed between the parties that all sale agreements to be executed for already allotted Flats, the applicable Stamp Duty, Pocket expenses, Any other cost etc. and Registration fee shall be paid by the respective Apartment Purchaser.
- (m) It is agreed between the parties that the Respondent No. 1 shall not charge any transfer fees to the complainant for the first transfer as agreed at the time of booking of the Apartment.
- (n) The Respondent No. 1 shall update the MahaRERA website as per RERA regarding the progress and status of the project and comply with all other obligations of the promoter per RERA.
- (o) The Respondent No. 1 hereby agrees to give due credit for the interest, fine or penalty collected from the complainants until the execution of this Consent Terms and the same to be adjusted against agreed price without increasing the agreed price.
- (p) The Respondent No. 1 will form society/ condominium and/or any other association as it may deem fit. The Respondent No.1 shall not collect any society advance maintenance charges at the time of handing over the possession of the Apartment to the complainants. After the possession is handed over to the complainants, the common maintenance shall be managed by the association of allottees.
- (q) The Complainants hereby unconditionally and irrevocably withdraw all Complaints, First information Report (FIR) filed at all the police station, before Economic Offence Wing (EOW), Ministers, Authorities and all the allegations made before the different authorities against the Respondents and shall not pursue any FIR or Complaints by

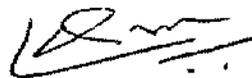
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the complainants hereafter before any Authorities till the completion of the said Project/layout. Further the complainants shall submit the necessary evidence regarding the withdrawal of FIR registered with police station, EOW or any other complaints against all the Respondents, officers, agents of Respondents within 48 hours of execution of these presents. Further the Complainants undertake to execute all documents as may be necessary. If petition is required to be filed by the Respondent No. 1 and/or any other partner of the Said LLP in Bombay High Court or any other Court of Law in relation to quashing of FIR / Complaints, all the Complainants shall co-operate in signing the Petition, Affidavits, Applications and/or any other documents. The Complainants undertake to remain present in Court as and when in relation to quashing of FIR.

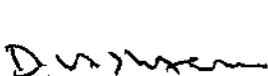
- (r) The Respondent No. 1 or his nominee or the assignee shall be entitled to utilize all FSI (Floor Space Index) or any other benefits such as loading or use of Transfer of Development Rights (TDR) or any additional / Incremental FSI or additional/incremental TDR or any additional / incremental benefits under any name as may be available under the prevailing Development Control Rules and/or other applicable provisions of law from time to time by constructing additional floors on the existing building and/or construction of one or more new buildings within the said vacant land/Said Property/Said Project or use or sale of FSI or TDR available in respect of road widening, set back, reservations or due to any reasons as per the Development Control Rules or due to amendment to any of the government policies and the regulations available on the entire land owned by Respondent No1 or otherwise in respect of the Said Layout / Said project irrespective of execution of conveyance in favour of the society for the Period of 8 years from these presents. The FSI/TDR of Any Nature whatsoever available at present or in Future and further and/or additional construction shall always be the property of the Respondent No 1 who shall be at liberty to use, deal with, Dispose of, Sell, transfer etc. The same in the manner the respondent chooses and the complainants agrees not to raise any Objection and/or claim reduction in the price and /or compensation while putting such additional construction as mentioned above & hereby providing Consent For the same. The Complainants agreed that they will co-operate with

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the Respondent No. 1 in compliance with all the procedure work/ NOC if any as and when required. The Complainants shall not have any rights of whatsoever nature in the said additional FSI/additional TDR and there shall not be any hindrance from the Complainants side for the construction activities.

- (s) The Respondent No. 1 shall be entitled to fix permanently their logo at the prominent place anywhere in the project including on the walls, terrace, open space. The society formed by the complainants shall not dismantle such logos or the hoardings any time hereafter.
- (t) The Respondent No. 1 shall be entitled to reasonable extension of time for handing over possession of the Apartment to the complainants for the delay beyond 31st December 2019, due to the following reasons.
- i. reasons beyond the control of the Respondent No. 1 as provided under RERA;
 - ii. War, Civil commotion, act of God any other force majeure or reasons beyond control of the Respondent No. 1;
 - iii. Any notice, order, rules, notification of the Government and/or other public or competent authority affecting the development and the project;
 - iv. Delay in grant of any NOC/permission/license/ connection for installation of any services, such as lifts, electricity and water connections and meters to the project/ road or completion certificate from Competent Authority
- (u) These consent terms between the parties shall be considered as a part of the order of MahaRERA against the complainants filed before MahaRERA.
- (v) No claim on interest/compensation and/or any other monetary claim whatsoever against Respondent No. 1 and/or any of its partners under RERA, MOFA or any other statutory provisions and/or contract till 31st December 2019.
10. On the terms stated above all the parties state that they have gone through the consent terms. the same are explained to them and interpreted to us, we all have understood the contents. The contents of the consent terms are agreeable to all the parties. The consent terms are









signed by the parties out of free wish and will and without any coercion, force or pressure for signing the consent terms..

11. In view of the above all the parties state that they hereby declare that what is stated herein above is true and correct to the best of their knowledge and belief and they believe the same to be true and correct.

Identified, Explained & Interpreted on

D. V. Sutar

_____ day of February, 2018.



Manyal

Mhatre



Mr. Kishore Manyal/ Mr. Rajesh Mhatre/ Mr. Mahesh Jha

Representative/Authorized Persons

Applicant/Complainant(s)

Tanvi Eminence Owners Welfare Association



Dalhyabhai G Sutariya

Dalhyabhai G Sutariya

Partner of Kashmiria Ceramic Products LLP

Respondent

Annexure A

sr no	Name as per Agreement/Allotment	Phase	Flat no	Wing
1	Rupali Lanjewar	Phase 2	405	C
2	dhawal mehta , pranali mehta	Phase 1	1303	E
3	Gajanan Wadkar and Mrs. Nishigandha G Wadkar	Phase 1	704	E
4	Vandana M Bahuguna & Madhusudhan H Bahuguna	Phase 2	306	A
5	Helen Tony, Tony Eallas	Phase 2	1304	C
6	Mrs.Rakhi Rajesh Mhatre & Rajesh Mhatre	Phase 2	1103	C
7	Mrs.Rajani Sreenivasan & Mr.Sreenivasan Valliyot	Phase 1	1604	C
8	Trupti.N.harsora,Pushpa.N.harsora	Phase 2	803	B
9	Shaon Bhattacharya	Phase 1	405	A
10	Ananda Ishwara Arbune	Phase 1	1302	E
11	Shamji Hamir Katuwa Rajbai Hamir Katuwa	Phase 1	604	B
12	Anita Kumari Sharma /Ashok Kumar Sharma	Phase 2	404	B
13	Mithun uttam Patel Uttam Harilal Patel	Phase 1	1301	D
14	PRERAK SINGH PANWAR & S.S.PANWAR	Phase 1	401	D
15	Vinay Kumar Soni	Phase 2	1201	C
16	pooja manyal	Phase 1	1805	E
17	Avdesh R.Khanna & Vikas A. Khanna	Phase 2	1702	A
18	Gokul Kashiram Patil	Phase 1	903	D
19	Ved Prakash Sharma	Phase 1	601	D
20	Ved Prakash Sharma / Saket Sharma	Phase 2	503	C
21	Jitendra Prasad rath and Suchismita hota	Phase 1	901	C
22	Praful s patel	Phase 1	404	E
23	PANDURANG SHANKAR BHOSALE / VINAYAK PANDURANG BHOSALE	Phase 1	1701	E
24	Raosaheb bapurao ingole	Phase 2	706	A
25	NITIN K VASWANI	Phase 1	1604	E
26	Mahendra Roy & Mrs. Bhiva M roy	Phase 2	804	C
27	Perminder Singh, Ranjit Kaur	Phase 2	906	B
28	Vasantray M Mehta and Tapan V Mehta	Phase 1	201	D
29	Ramprakash B. Singh	Phase 2	603	C
30	Tarjinder Singh, Sarbjeet Kaur	Phase 2	905	B
31	Vinod K. Nayar	Phase 2	401	A
32	Lakshmi Sharma/Hukam Chand Sharma	Phase 2	1301	A
33	kishore manyal / shobha manyal	Phase 2	1205/1305/1306	B
34	Aspi R Khambatta	Phase 1	101	C
35	Mansukhbhai Harjibhai Sojitra	Phase 1	1903	C
36	PRASANTH SREEDHARAN NAIR / KARAT SREEDHARAN NAIR	Phase 1	1101	E
37	Vipul Ashar and Mahendra Ashar	Phase 2	902	A
38	Girish Bachappanavar & Mrs. Nayana Girish Bachappanavar	Phase 1	403	B
39	SANJAY MALKAR	Phase 2	1102	C
40	MAHESH NAIR & SUPARNA KUDVA	Phase 2	504	C
41	Sanjay Suryakant Satavase	Phase 2	1002	C
42	BHARAT BHUSHAN SHARMA / ANUPMA SHARMA	Phase 1	103	E
43	BHARAT BHUSHAN SHARMA / ANUPMA SHARMA	Phase 1	102	E

44	Dhanalaxmi P mudaliar & Prakash V mudaliyar	Phase 1	301	B
45	KHARABELA BEHERA	Phase 2	305	C
46	Nirmal. Vinay. Burde	Phase 1	1502	A
47	PURNIMA PANDEY & ANIL KUMAR PANDEY	Phase 1	1104	C
48	Kumud N Sanghavi & Urvashi T Mehta	Phase 1	303	C
49	Naresh Kuberbhai Patel & Mrs. Geeta Naresh Patel	Phase 1	1403	C
50	Nitin Prabhudas Somani	Phase 2	1405	B
51	Jessica A. Naidu	Phase 2	806	A
52	Mayur P. Kshirsagar	Phase 1	404	A
53	Munilal A Suthar	Phase 1	53	C
54	Urvashi Tapan Mehta and Tapan Vasantry Mehta	Phase 1	802	B
55	Vijay Prabhakar Dighe	Phase 1	1905	C
56	Arun J. Naidu	Phase 2	805	A
57	Seema Singh & Anil Kumar	Phase 2	1003	C
58	Divya Solanki and Dharmendra Solanki	Phase 2	901	A
59	Manikantan Srinivasan & Malavika Subramanyan	Phase 2	606	C
60	SUSHAMA VIVEK KAMBLI	Phase 2	1502	C
61	Mahesh K. Menghani and Neelu Menghani	Phase 2	303	A
62	Samrat Yashwantrao Patole & Mrs. Anagha Samrat Patole	Phase 2	1201	A
63	Harshavardhan Nayak	Phase 1	601	A
64	Arti Vijay Bhoir	Phase 1	401	A
65	Manjulata Jaysinghani	Phase 1	1803	B
66	Nirmala Vasantry Mehta and Urvashi Tapan Mehta	Phase 1	202	D
67	Ganeshchandra M jha & Bibha G jha	Phase 1	203	E
68	Mrs. Maya B Mistry/ Mr. Bhanwarlal R Mistry	Phase 1	304	A
69	Narra guruswamy	Phase 1	803	B
70	AARTI PRASAD PADGAONKAR	Phase 1	505	C
71	PUSHPALATA .K TRIPATHI & DR KAMLESHKUMAR .A TRIPATHI	Phase 1	202	B
72	RENU SACHIDEV NAIR	Phase 1	1004	D
73	Mahesh Kallyanthil	Phase 2	202	C
74	Nitin Modi / Usha Modi	Phase 2	1004	C
75	Rachna Neeraj Kumar and Neeraj Kumar	Phase 1	504	E
76	Antao Vijayan and Sherin Antao	Phase 2	906	A
77	VIJAY KATARIA & PRATIBHA JAT	Phase 2	705	C
78	Arvind Raychandbhai Panchal	Phase 2	403	A
79	Monika shukla	Phase 2	102	C
80	Urvashi jashvantlal solanki	Phase 2	1203	B
81	Urvashi jashvantlal solanki	Phase 2	1202	B
82	Mahesh A Joshi	Phase 1	1303	D
83	Harpreet Kaur / Pradaman Singh	Phase 1	1102	D
84	ASHISH MATHUR & URMILA MATHUR	Phase 2	505	A
85	AJAY PAREEK	Phase 2	506	A
86	Candida Rebello / Arlton Rebello	Phase 2	103	B
87	Siddharth Gupta, Nidhi Gupta	Phase 2	903	A
88	Uday Ramdas Somaiya Nisha Uday Somaiya	Phase 1	1504	E
89	Vora trupti prakashchandra	Phase 2	106	A
90	Sharad Gupta & Mrs. Anshu Gupta	Phase 2	1204	C
91	Pradeep Ratnakant Shinde & Priya pradeep shinde	Phase 1	1204	E
92	Ram Tejbahadur Singh & Anita Ram Singh	Phase 1	904	E

93	Alkesh R Shah	Phase 1	1902	B
94	Pankaj Singh / Rupesh Singh / Aneeta Singh / Narendra Deo Singh	Phase 2	304	B
95	Namita Kamlesh Gurjar , Kamlesh Prabhakar Gurjar	Phase 1	403	A
96	Rakesh kumar jha	Phase 1	203	C
97	Mahesh Jha	Phase 1	201	C
98	Pradeep Shetty	Phase 2	701	A
99	Chanda Datta Thorat & Datta Baban Thorat	Phase 2	1401	A
100	Ashok D Sawla	Phase 1	503	C
101	VIDYA RUPESH SUTHAR/ RUPESH CHIMNAJI SUTHAR	Phase 1	303	A
102	Anand Singh & Sunil Singh	Phase 1	903	C
103	Bipin Damodar Nagwekar	Phase 1	502	B
104	Bhanwar Lal R Mistry	Phase 1	1303	C
105	Soumen N patra	Phase 1	604	C
106	Santosh Bajirao Wangde & vidya santosh Wangde	Phase 1	103	D
107	Rajesh C Dwivedi & Rani R Dwivedi	Phase 2	1005	B
108	RAKESH KUMAR CHAUHAN/NEHA RAKESH	Phase 2	605	B
109	Sneha Dalvi	Phase 1	301	A
110	Nitin Prabhudas Somani	Phase 2	1406	B
111	Jyoti Srinivas Samala	Phase 1	203	B
112	Mr.Himanshu Ashok Nimbalkar & Smt. Sushma Ashok Nimbalkar	Phase 2	401	B
113	VENIN SHADRACK	Phase 2	805	B
114	VENIN SHADRACK	Phase 2	105	C
115	NEWTON MICHAEL SHADRACK /MARIETTE SHADRACK / FRANCISCO A. MENDONSA	Phase 2	806	B
116	Rajendra&rajeshgupta	Phase 2	1303	A
117	Ritesh Kothari & Ritu Jain	Phase 2	1005	C
118	Pradeep kumar Aurora	Phase 1	102	C
119	Joaquim.L.Cardoz	Phase 1	1003	E
120	Alwyn Joseph Barboza	Phase 1	1004	E
121	Amruta amitabh pandey	Phase 1	1702	A
122	Ramchandra vishwakarma	Phase 1	405	E
123	Sumita sunil deshpane jt. Sunil Vasudeo Deshpande	Phase 1	1102	E
124	Shailendra M Rai, Surendra M Rai	Phase 2	1402	A
125	Rajendrarao Anandrao Patil and Sunita Rajendrarao Patil	Phase 1	504	D
126	Uday mogaveera	Phase 2	1202	A
127	Jignesh L Dhami, Hiral J Dhami	Phase 2	1202	C
128	HITESH GORDHANBHAI NAKRANI	Phase 1	401	E
129	Bhavin Jashwantlal Barot & Pinanky Bhavin Barot	Phase 1	504	C
130	Chandramohan Singh/ Ritu Singh	Phase 2	304	C
131	GORAKH .S.DOSHI	Phase 1	501	A
132	Devilal R Suthar	Phase 1	705	E
133	Mrs.Kanta D Suthar	Phase 1	301	C
134	Mahendra Shah	Phase 1	305	B
135	Bharat Babulal Shah	Phase 1	304	C
136	Mrs. Reeta S. Sharma & Mr. Shivnarayan B sharma	Phase 1	Flat No. 502	E
137	M C JEWELS PRIVATE LIMITED	Phase 1	1904	C
138	M C JEWELS PRIVATE LIMITED	Phase 1	1704	C
139	MANISHA NILESH PALANDE	Phase 1	101	E
140	Vishwas badkar	Phase 1	1802	B
141	Lipika Raj	Phase 1	1001	C

142	(LATE) Mr. MADHUKAR SONU VISPUTE	Phase 1	1202	D
143	Anand Pathak	Phase 2	801	A
144	Amit Kumar Gupta	Phase 1	503	D
145	Milind S Borwankar	Phase 1	605	E
146	Rajesh Mehta & Bhavna Mehta	Phase 2	605	C
147	Vijay Patel	Phase 1	601	C
148	Gayatri Vishwajeet Borwankar & Mr Vishwajeet M Borwankar	Phase 1	104	C
149	Satvinder D Bansal / Aarti S Bansal	Phase 2	1105	C
150	Pinky P Mane / Pramod P Mane	Phase 1	402	A
151	Vinayak Bhimraj Basa And Archana Vinayak Basa	Phase 1	1305	E
152	Shirly Siddharthan & Siddharthan Muthuraj	Phase 1	101	B
153	Chandresh Gulabdas Broker	Phase 1	1103	C
154	Shirly Siddharthan & Siddharthan Muthuraj	Phase 1	102	B
155	1.Ramilaben Rasiklal Bhavsar 2.Kshama Bimal Shah	Phase 1	1601	B
156	1. Kapila Chandrakant Shah 2. Bimal Chandrakant Shah	Phase 1	1602	B
157	Simran properties and interiors	Phase 1	1403	E
158	Sunil j babani	Phase 1	1704	E
159	Sunil properties	Phase 1	1404	E
160	Sunil babani (huf)	Phase 1	1402	E
161	Sarasawatibai j babani	Phase 1	1702	E
162	Ekta babani	Phase 1	1703	E
163	Geetu sanjay gidwani	Phase 2	1006	A
164	Dipak Devnani	Phase 2	1406	A
165	Kailash Devnani	Phase 2	1405	A
166	Geetu Sanjay Gidwani	Phase 2	1005	A
167	Kailash Tulsidas Devnani	Phase 2	1506	A
168	Kailash Tulsidas devnani	Phase 2	1505	A
169	Hareesh Kukreja	Phase 2	602	C
170	Sushila R Sawla & Laxmi Chand Gada	Phase 2	402	C
171	Archana Chawla & Seema Prasad	Phase 1	603	C
172	Manojkumar K pillai	Phase 1	205	A
173	Pankaj Dinesh Jain	Phase 1	602	E
174	Hema Pankaj Jain	Phase 1	603	E
175	Sevak nath amulya chandra de	Phase 1	1603	E
176	Mrs. Mala sebak nath de	Phase 1	103	C
177	Archak Sainanee, Prutha J.Kulkarni, Krishna Sainanee	Phase 2	203	A
178	Manoj Bhaskar Bhandari	Phase 1	402	B
179	Naresh Vasant Patil	Phase 1	404	B
180	Dr.Mala sharma	Phase 1	501	D
181	Dilip Kumar Parvi	Phase 1	801	E