

AKSHAR PRIME AVENUE LLP

TO,

The Chairman & Secretary
Five Gardens Co-Operative Housing Society Ltd.
Condominium No-10, Bldg. Nos. 14 to 20,
Plot No-10, Sector-09, Netul,
Navi Mumbai-400 706.

Dear Sir,

We are enclosed herewith the Project Completed and In Hand project sheet In Mumbai and other major cities.

This is for your record and action please.

Thanking You,

Regards,

For Akshar Prime Avenue LLP

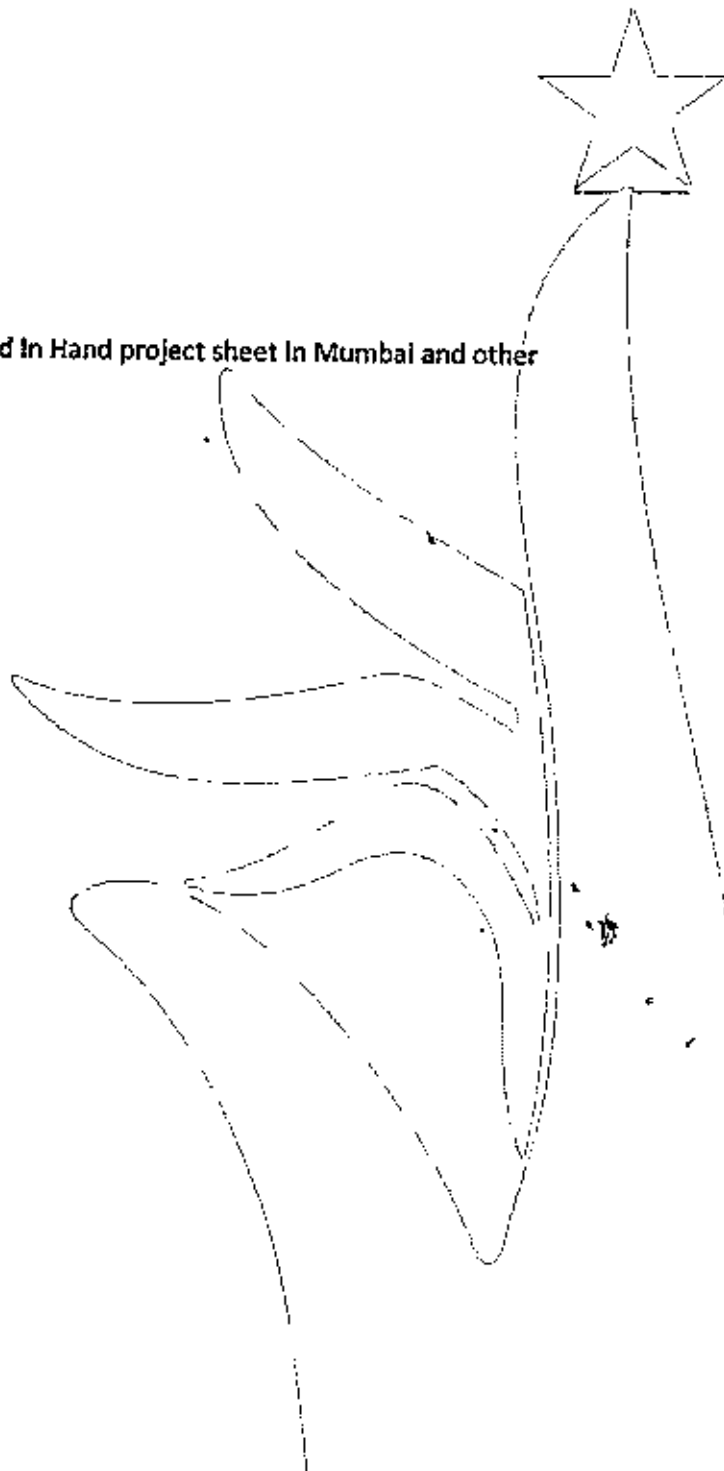


Akshar Prime Avenue LLP. **Partner**

Authorized Signatory and seal

Date: 28/01/2026

Place: Navi Mumbai



AKSHAR PRIME AVENUE LLP

Date: 28/01/2026

To,

The Chairman & Secretary
Five Gardens Co-Operative Housing Society Ltd.
Condominium No-10, Bldg. Nos. 14 to 20,
Plot No-10, Sector-09, Netul,
Navi Mumbai-400 706.

Subject: Request for Time Extension for Submission of Documents

Dear Sir/Madam,

We, Akshar Prime Avenuen LLP, are engaged with The Chairman & Secretary Five Gardens Co-Operative Housing Society Ltd. Condominium No-10, Bldg. Nos. 14 to 20, Plot No-10, Sector-09, Netul, Navi Mumbai-400 706. .in redevelopment of your society; We wish to inform you that while we are in the process of compiling and finalizing the necessary documentation as per your requirements, certain documents are currently pending. We kindly request your understanding and seek an extension of time to submit the remaining documents. We anticipate that the pending documents will be provided to the society later. The details as under.

This is for your record please.

Thank you.

For Akshar Prime Avenue LLP

Yours sincerely,

For Akshar Prime Avenue LLP.

Has
Partner

AKSHAR PRIME AVENUE LLP

DETAILS OF BANKER

Name of the Bidder: **AKSHAR PRIME AVENUE LLP.**

Bidder should provide financial information required to demonstrate that meets the requirements stated in the eligibility criteria and to complete the project. If necessary, use separate sheets to provide complete Information regarding the Bidder's Banker.

Name of Banker/s : **HDFC Bank Ltd. APMC Branch**

Address of Banker: **Krushl Plaza, Shop No-3,4 & 5, APMC Market, Plot No-15, Sector-19, Opp. Commodity center, Vashi, Navi Mumbai – 400705.**

Telephone Nos.: **8080745051**

Name of the Contact Person, Title and his office and Mobile No. **Mr. Bhavik Parekh- Relationship Manager**

Fax/ E-mail: **Bhavik.parekh@hdfc.bank.in**

For Akshar Prime Avenue LLP


Partner

Seal and Signature of **BIDDER**

Hari Bhachubhai Mujat/Patel

Date: **28/01/2026**

Place: **Vashi Navi Mumbai.**

AKSHAR PRIME AVENUE LLP

Date: 28/01/2026

To,

The Chairman & Secretary
Five Gardens Co-Operative Housing Society Ltd.
Condominium No-10, Bldg. Nos. 14 to 20,
Plot No-10, Sector-09, Netul,
Navi Mumbai-400 706.

Subject: Bid of redevelopment of your society as above.

Dear Sir,

We Akshar Prime Avenue LLP. Enclosed herewith the following document for your record please. The details as under...

- a) Tender Document: Part A Technical Bid, Part B Commercial Bid & Part C - EMD
- b) Partnership Deed Akshar Prime Avenue LLP. & Akshar Groups of company's
- c) Ongoing, Current and Completed project list with Rera No (Akshar Group)
- d) GST Certificate- Akshar Group
- e) Net Worth Certificate- Akshar Group
- f) PAN Card Certificate- Akshar Group
- g) Building Association of Navi Mumbai-Akshar Group
- h) Pan & Aadhar car all partner- Akshar Realtors (5 Person)
- i) ITR Last three Years- Akshar Group major company's
- j) Net Worth Certificate - Akshar Group of company's
- k) Pan Card - Akshar Realtors & Akshar groups of company's
- l) Registrations Certificate- Akshar Group
- m) Information of Bidders- Akshar Prime Avenue LLP.

For Akshar Prime Avenue LLP

Fla
Partner

AKSHAR PRIME AVENUE LLP

- n) Agreement- Akshar Prime Avenue LLP. & Akshar Group of Company's
- o) Partnership Deed- Akshar Prime Avenue LLP. & Akshar Groups of Company's
- p) Registration Certificate- Akshar Realtors & Akshar Groups of Company's
- q) GST Certificate- Akshar Realtors & Akshar Groups of Company's
- r) MTR Challan- Akshar Developers (Three challan)
- s) OC & CC- Akshar Developers (Three)
- t) Title Certificate- Akshar Developers
- u) Performa D & E- Akshar Developers
- v) Akshar group profile booklet

This is for your record please.

Thanking You,

Regards,

For Akshar Prime Avenue LLP

Has
Partner

Akshar Prime Avenue LLP.



AKSHAR PRIME AVENUE LLP

PART 3: SUBMISSION OF OFFER

Date: 28/01/2026

To,
Hon. Secretary,
Five Gardens Co - Operative Housing Society Ltd.
Condominium No. - 10, Sector - 09, Plot No. 10,
Building No. 14 - 20, Nerul,
Navi Mumbai - 400706.

Sub: Redevelopment work of Five Gardens Co - Operative Housing Society Ltd., Condominium No. - 10, Sector - 09, Plot No. 10, Building No. 14 - 20, Nerul, Navi Mumbai - 400706.

Sir,

We have visited the site for Redevelopment of the above mentioned Society and examined the Bid Documents, General Conditions of Bid, Special Conditions of Bid, Technical Specifications and other documents forming part of the Bid documents by virtue of their specific and implied meanings mentioned in these documents for the works named above, I/We the undersigned hereby offer to construct, execute, complete and maintain the whole work in conformity with the said Bid Documents, General Conditions of Contract, Special Conditions of Contract and Technical specifications and other documents as mentioned above for the offer as given herewith as may be ascertained in accordance with the said conditions of Contract. We hereby confirm that we have read the entire Tender Document and agree to all the terms and conditions contained in the Bid, document. I/We Further undertake/confirm/agree that:

- a. I/We will abide by this Bid for the period specified in the Bid Notice. It shall remain binding on us and the Bid may be accepted at any time before the expiry of that period and/or before the expiry of any further period extended by mutual consent. In case of any default by me/us* in our obligations above, we acknowledge, that the Earnest Money of Rs.1,00,00,000/- (Rupees One Crore Only) deposited herewith shall be forfeited by you.
- b. Until a formal agreement is executed, acceptance of this Bid offer shall be binding on me/us*, subject to modifications as may be mutually agreed between me/us* and Indicated in the letter of acceptance of my/our* offer for this work.
- c. I/We* have inspected thoroughly the site of works, and have satisfied ourselves before filling this Bid. d. I/We* agree to keep this Bid open for acceptance for a period of 90 days from the date of submission of the Bid and in default thereof I/We* shall be liable for forfeiture of full amount of my/our* "Earnest Money" Rs.1,00,00,000/- (Rupees One Crore Only).

For Akshar Prime Avenue LLP


Partner

- e. I/We agree to pay the professional fees of PMC/Architect/Legal Advisor/Civil engineer and other consultants as stipulated in the BID.
- f. On failure to complete the whole or part of the work within the specified period (36 months) as mentioned in the Appendix or any other extended period as may be mutually agreed, I/we* shall be liable to pay* Liquidated Damages at the rate of as per clause Per week of delay or part thereof for the period of default, without prejudice to the Society's rights to recover the damages. I/we acknowledge and agree that such Liquidated Damages are not be by way of a penalty, but are a genuine pre-estimate of the losses that the Society would be likely to suffer as a result of the failure on my/our part to complete the work within the specified period.
- g. In the event of my/our* failure to execute the contract documents and to commence the work within the prescribed period after issue of letter of acceptance of the BID, the Society may be entitled to determine that I/We* have abandoned the contract and thereupon my/our* Bid and acceptance thereof shall be treated as cancelled and the Society shall be entitled to forfeit the full amount of earnest money deposit of Rs.1,00,00,000/- (Rupees One Crore Only).
- h. It is clearly understood that the Society is not bound to accept the lowest/ highest or any other Bid received.
- i. I/We acknowledge that any forfeiture of the Earnest Money Deposit by the Society as contemplated above would be a fair and reasonable compensation of the damages that the Society will suffer on account of defaults on our part and shall not be treated as a penalty.
- j. In the event of our aforesaid offer being accepted by the Society, we agree and undertake to execute the Development Agreement in the form decided upon by the Society.

I/We* hereby certify that the statements made herein and the information furnished in the document are true in all respects and that in the event of any such statement or information being found to be a misinterpretation it will entitle the Society to void any resultant contract. I/We further confirm that the submission of this duly filled tender on my/our part is to be treated as an offer on my/our part and implies acceptance by me/us of all the terms and conditions of the Bid Documents.

A Pay order/ DD No.501085 (Rupees 1,00,00,000/- dated 28/01/2026 issued by HDFC Bank for Rs. One Crore only) in favour of the Five Gardens Co - Operative Housing Society Ltd., Towards Earnest money is attached herewith.

Yours Truly,

Seal and Signature of **For Akshar Prime Avenue LLP**
Partner



Partner

PROFORMA FOR BID DETAILS

6.1 PROFORMA 'A'

PARTICULARS OF BIDDERS: AKSHAR PRIME AVENUE LLP.

Sr. No.	Description	DETAILS
1	Name of Organization/Company/Bidder with year of Establishment & Commencement Business.	AKSHAR PRIME AVENUE LLP.
2	Full Address of the place of Business with other offices, if any.	Akshar Business Park, O Wing, Ground Floor, Unit No- 47/48/49, Plot No-3, Sector-25, Vashi, Navi Mumbai-400703.
3	Whether the Bidder is an Individual, Joint Stock Company, Undivided Hindu Family, Limited Company, Partnership Company or Proprietary Firm	Partnership
4	Name of Sole Proprietors/Partners/Directors with brief Bio-Data incorporating past experience.	1. Shri. Hari BhachubhaiMujat/Patel 2. Shri. Shailesh BachubhaiAtethiya/Patel
5	Name of Person holding Power of Attorney	Mr. Anil B. Arethiya
6	No. of Years' experience	29 Years
7	Contact Information Telephone Numbers Office Mobile Email ID	022-27889991-98 022-27889991-98 9821636603/09769239231 info@akshardevelopers.com & jrp1973@hotmail.com
8	Website address	akshardevelopers.com
9	Name of Bank and Branch of Developer.	(HDFC Bank - Vashi Branch
10	Amount of Solvency Certificate which the applicant holds with Nationalized/Scheduled Bank	TO BE PROVIDE LETTER & OLD ONE IS ATTACHED OF AKSHAR DEVELOPERS
11	Description of company	Partnership firm
12	Registration and classification	Attached copy
13	Present arrangement /organization setup and facilities available in the office	Yes in the above address

Seal and Signature of BIDDER
Hari BhachubhaiMujat/Patel
Date: 28/01/2026
Place: Vashi Navi Mumbai.

For Akshar Prime Avenue LLP
Has
Partner

6.2 PROFORMA 'B'

DETAILS OF WORK OF SIMILAR TYPE CARRIED OUT BY THE DEVELOPER IN PAST WITH SUPPORTING DOCUMENTS.

NAME OF THE BIDDER : AKSHAR PRIME AVENUE LLP.

No	Name of the work	Built up area	Cost in Rs. Lakhs.	Time taken for completion with date of start of the project	Date of handing over the Flats to Society members	Principle features including built up area in sq.mt	RERA No.	Remark
1	2	3	4	5	6	7	8	9
				Attached				

Note:

1. Name of work (2) should also specify the type of project: Redevelopment Project/ Association Plot/ Society Plot/ Tender Plot/ Government project/ Own Development by the company during last five years
2. Minimum 1 project to be mentioned with Plot area 6000 sq. mt. of more

For Akshar Prime Avenue LLF

Hari
Partner

Seal and Signature of BIDDER

Hari Bhachubhai Mujat/Patel

Date: 28/01/2026

Place: Vashi Navi Mumbai.

AKSHAR PRIME AVENUE LLP

6.3 PROFORMA 'C'

DETAILS OF WORK/PROJECT IN HAND AS ON THE DATE OF SUBMISSION OF THE REDEVELOPMENT PROPOSALS WITH SUPPORTING DOCUMENTS.

NAME OF THE BIDDER :AKSHAR PRIME AVENUE LLP.

No.	Name of work along with built-up area of project in sq.mt	Details of the Works in hands					Remarks
		Cost of Completed construction in Rs. Lakhs	Cost of remaining work in Rs. Lakhs	Date of start of project	Anticipated date of completion	RERA No.	
1	2	3	4	5	6	7	8
			Attached				

Note:

1. a. The list of the projects should be divided into:
 - b. Works commenced on site.
 - c. Works in Hand.
 - d. Minimum 1 project to be mentioned with project cost more than 150 Crores and Gross Built-up area more than 35,000 sq. m.

For Akshar Prime Avenue LLI

Hari
Partner

Seal and Signature of BIDDER
Hari Bhachubhai Mujat/Patel
Date: 28/01/2026
Place: Vashi Navi Mumbai.

AKSHAK DEVELOPERS LTD PROFILE

COMPLETED PROJECT DETAILS

Sr. No.	Name of Company	Type	Name of the Project	Location	Service Area Sq. Ft.	RERA No	Project Start (Year)	Project Delivered (Year)
1	Ashram Enterprises	Residential & Commercial	Sheel Sree	Kanmani	58,000	N.A.	2001	2003
2	Nilesh Enterprises	Residential & Commercial	Sheel Mall	Kanmani	58,000	N.A.	2002	2004
3	Shreeji Enterprises	Residential & Commercial	Shreeji Complex	Saranoli	58,000	N.A.	2000	2002
4	Bhuvesh Enterprises	Residential & Commercial	Shreeji Plaza	Saranoli	150,000	N.A.	2003	2005
5	Hari B Mujar & Ratchodhal A.	Commercial	Ashar Plaza	Pain Bava	20,000	N.A.	2007	2008
6	Ashar Enterprises	Commercial	Shaji Market 1	Vasli	44,950	N.A.	2004	2005
7	Ashar Developers	Commercial	Shaji Market 2	Vasli	14,500	N.A.	2006	2007
8	Ashar Developers	Commercial	Shaji Market 3	Vasli	10,800	N.A.	2006	2007
9	Shreeji Enterprises	Residential & Commercial	Shreeji Garden	Saranoli	27,550	N.A.	2001	2003
10	Ballesh Enterprises	Residential & Commercial	Shreeji Singh	Panvel	44,950	N.A.	2002	2004
11	Ashar Developers	Commercial	City Centre	Vasli	180,000	N.A.	2005	2007
12	Ashar Builders & Developers	Commercial	Ashar 4D Square	Ahambadi	400,000	N.A.	2009	2012
13	Ashar Shelter	Commercial	Ashar Dale Chip II Park	Turble	145,000	N.A.	2007	2011
14	Ashar Commercial Complex	Commercial	Ashar Proxima	Vasli	64,942	N.A.	2009	2013
15	Bhavani Construction	School	Pedar International School	Pune	120,000	N.A.	2016	2019
16	Ashar Enterprises	Residential & Commercial	Golden Heights	Mandli	40,000	N.A.	2010	2012
17	Ashar Accommodation	Residential	Ashar Vastha	Rajiv Park	177,710	N.A.	2010	2012
18	Ashar Home Maker	Residential & Commercial	Ashar Grey Stone	Umer	113,852	N.A.	2010	2013
19	Geomatics Developers LLP	Residential & Commercial	Shreej Grand	Rhadelhar	542,180	N.A.	2013	2017
20	Ashar Developers	Residential & Commercial	Shreeji Heights	Saranoli	261,000	N.A.	2004	2008
21	Ashar Accommodation Pvt. Ltd.	Residential	Ashar Et. Castle	Mandli	160,985	N.A.	2009	2013
22	Tanvi Ashar Developers	Residential	Ashar Avario	Mandli	147,050	P51700008666	06-06/2015	06-06/10/2018
23	Ashar Construction	Residential	Ashar Sahadana	ChD Bapur	217,500	N.A.	2006	2008
24	Ashar Realtors	Residential	Ashar Canbee	Kanber	105,000	N.A.	2013	2015
25	Vagad Builder & Developers Pvt. Ltd.	Residential	Ashar Estoria	Dronaji	474,881	P5200004543	06-28/12/2012	06-05/03/2020
26	Vagad Enterprises	Residential	Ashar Exora	Dronaji	118,241	N.A.	2014	2017
27	Vagad Construction	Residential	Ashar Eduvna	Dronaji	57,970	P52000005244	06-27/01/2015	06-28/10/2019
28	Vagad Construction	Residential	Ashar Eira	Dronaji	43,000	P51700005621	06-15/05/2017	2020

	Company Name	Project Name	Location	Area (sq. ft.)	Project No.	Start Date	End Date
30	Empire Realty	Ashtar Empire Garden	Rajyuni	171,000	PS17000011872	2018	2021
31	Ashtar Space Pvt. Ltd.	Ashtar Green World	Ahmednagar	1,257,438	PS17000013889	2011	2019
32	Ashtar Land Developers Pvt. Ltd.	Ashtar Elements (Pune)	Pune	1,095,000	N.A.	2011	2016
33	Ashtar Skyworld Construction	Ashtar Alonias 2 (Pune)	Pune	144,640	N.A.	02-14/06/2013	02-31/07/2017
34	Ashtar Developers	ABP - Phase 1	Yashiv	946,000	PS17000009378	2006	2012
35	Ashtar Developers	ABP - Phase 2	Yashiv	230,600	PS17000019331	2006	2012
36	Ashtar Developers	ABP - Phase 3	Yashiv	170,000		2020	2023
37	Moresthar Construction	L9 East	Mumbai	730,000		2018	2026
38	Ashtar Properties	Amar Mahalaxi	Chembur	107,300	PS17000025065		
39	Ashtar Realtors	One Ashtar	Sarhad	360,165			
40	Ashtar Dm Construction	Ashtar Evanta	Dronagiri	22,470			
				9,145,928			

AKSHAR DEVELOPERS PROFILE

ONGOING PROJECT DETAILS

Sr. No.	Name of Company	Type	Name of the Project	Location	Saleable Area Sq. Ft.	KERA No
1	Akshar Realtors	Residential & Commercial	One Akshar	Sanpada	210000	P51700020810
2	Akshar Properties	Residential & Commercial Redevelopment	Amar Mansion	Chembur	70000	P51800052852
3	Akshar Dream Home	Residential & Commercial Redevelopment	Akshar Spotlight	Vashi	91000	P51700051580
4	Moreshwar Developers	Residential & Commercial	19 East	Nerul	732000	P51700025055
5	Empere Realty Phase - E	Residential & Commercial	Akshar River Gate -E	Rasayani	1150000	P52000020331
6	Empere Realty Phase - F	Residential & Commercial	Akshar River Gate -F	Rasayani		P52000014488
7	Akshar Skyworld Construction	Residential	Akshar Altavos 2.0	Hadapsar Pune	225000	P52100054382
8	Akshar Bagawati Venture LLP	Commercial	LEVEL 23 (Meghra) & Meghdoot	Vashi		P517000053764
9	Tech Akshar Enterprises LLP	Commercial	Igloo - Mapco 3.0	Vashi-Sanpada	920000	
10	Geomatrix Enterprises LLP	Residential	Akshar Estrella	Uran		P52000078479

AKSHAR DEVELOPERS PROFILE

UPCOMING PROJECT DETAILS

Sr. No.	Name of Company	Type	Name of the Project	Location	Saleable Area Sq. Ft.
1	Akshar Empire LLP	Commercial	Riyaz - Mapco 2.0	Vashi-Sanpada	753000
2	Akshar Signature LLP	Commercial	Mapco 3.0	Vashi-Sanpada	753000
3	Moreshwar Enterprises	Residential	Park View	Nerul	
4	Akshar Space Pvt. Ltd.	Residential & Commercial	Akshar Green World (J Wing)	Akrol	
5	Thalla Akshar Construction	Commercial	BXC	Sector 19 Vashi	
6	Akshar Realtors	Redevelopment Residential & Commercial	Chandralok CHS. Ltd.	Koparkhairane	
7	Geomatrix Enterprises LLP	Redevelopment Residential & Commercial	Shivkrupa CHS. Ltd.	Khanda Colony Panvel	
8	Akshar Properties	Redevelopment Residential & Commercial	Apeejay CHS Ltd.	Vashi	
9	Tech Akshar Venture	Residential & Commercial	Akshar Shedung	Panvel	

AKSHAR DEVELOPERS PROFILE

COMPLETED PROJECT DETAILS

Sr. No.	Type	Name of the Project	Location	Saleable Area Sq. Ft.	Total No. of Flats/ Offices or Shops	Project Start (Year)	Project Delivered (Year)	Project Cost
1	Residential & Commercial	Shreeji Seva	Seawoods	58,000	31 Flats & 9 Shops	2001	2003	11.60 CR
2	Residential & Commercial	Shreeji Bhdap	Seawoods	58,000		2002	2004	12.76 CR
3	Residential & Commercial	Shreeji Complex	Seawoods	58,000		2000	2002	11.60 CR
4	Residential & Commercial	Shreeji Plaza	Seawoods	150,000		2003	2005	37.50 CR
5	Commercial	Akshar Plaza	Palm Beach	20,000	2 Showrooms + 1 Office	2007	2008	60 CR
6	Commercial	Shreeji Market 2	Vashi	44,950		2004	2005	10 CR
7	Commercial	Shreeji Market 2	Vashi	14,500		2006	2007	3.20 CR
8	Commercial	Shreeji Market 3	Vashi	10,800		2006	2007	3.20 CR
9	Residential & Commercial	Shreeji Darshan	Seawoods	27,550		2001	2003	8.28 CR
10	Residential & Commercial	Shreeji Sangh	Panel	44,950		2002	2004	11.35 CR
11	Commercial	City Centre	Vashi	180,000		2005	2007	54 CR
12	Commercial	Akshar 4D Square	Almendabad	400,000		2009	2012	100 CR
13	Commercial	Akshar Blue Chip IT Park	Turbhe	145,000		2007	2011	58 CR
14	Commercial	Akshar Proxima	Vashi	64,942	G + 1 Showroom & 12 Office	2005	2013	32.50 CR
15	School	Padar International School	Pune	120,000	G + 7 Floors	2015	2019	48 CR
16	Residential & Commercial	Siddhi Heights	Nerul	40,000	27 Flats	2010	2012	20 CR
17	Residential	Akshar Valencia	Road PAR	177,710	119 Flats	2010	2012	53.50 CR
18	Residential & Commercial	Akshar Grey Stone	Ulve	113,852	76 Flats & 7 Shops	2010	2013	32 CR
19	Residential & Commercial	Silver Crest	Khandeshwar	542,180	584 Flats & 57 Shops	2013	2017	163 CR
20	Residential & Commercial	Shreeji Heights	Seawoods	261,000	157 Flats & 76 Shops	2004	2008	105 CR
21	Residential	Akshar El - Casillo	Nerul	160,985	9 Flats & 8 Duplex Flats	2009	2013	161 CR
22	Residential	Akshar Awaro	Nerul	147,050	91 Flats	06-06/01/2015	06-06/10/2018	74 CR
23	Residential	Akshar Sai Residence	CBD Belapur	217,500	140 Flats & 5 Shops	2006	2008	87 CR
24	Residential	Akshar Canabee	Kamothe	105,000	48 Flats & 3 Shops	2013	2015	36.75 CR
25	Residential	Akshar Estrella	Dronagiri	474,881	354 Flats & 1 Shop	06-28/12/2012	06-05/03/2020	143 CR
26	Residential	Akshar Eureka	Dronagiri	118,241	117 Flats	2014	2017	33 CR
27	Residential	Akshar Edenia	Dronagiri	57,970	79 Flats & 6 Shops	06-27/01/2015	06-28/10/2019	16 CR
28	Residential	Akshar Elix	Dronagiri	43,000	55 Flats & 10 Shops	06-15/05/2017	2020	10.75 CR

29	Residential	Akshar Ewin	Dronagiri	54,755	69 Flrs & 7 Shops	cc - 23/05/2017	2020	16 CR
30	Residential	Akshar Emporia Garden		171,000	308 Flrs	2018	2021	34.20 CR
31	Residential & Commercial	Akshar Green World	Arcoli	1,257,438	832 Flrs & 47 Shops	2011	2019	566 CR
32	Residential	Akshar Elements (Pune)	Pune	1,095,600	892 Flrs	2011	2016	566 CR
33	Residential	Akshar Altonhos 1 (Pune)	Pune	144,640	134 Flrs	cc - 24/05/2013	cc - 31/07/2017	51 CR
34	Commercial	ABP - Phase 1	Vashi	946,000	212 Units	2005	2012	236 CR
35	Commercial	ABP - Phase 2	Vashi	230,600	111 Units	2006	2012	70 CR
36	Commercial	ABP - Phase 3	Vashi	170,000	250 Unit	2020	2023	42 CR
37	Residential & Commercial	19 East	Nerul	730,000	415 Bnk			
38	Residential & Commercial	Amar Mansion	Chembur	107,200	63 Unit			
39	Residential & Commercial	One Akshar	Sampada	360,165	91 Unit			
40	Residential	Akshar Ewin	Dronagiri	22,470	38 Unit			

3,145,919

AKSHAR PRIME AVENUE LLP

6.4 PROFORMA 'D'

FINANCIAL STATUS OF THE DEVELOPER

1. Name of the Developer: **AKSHAR PRIME AVENUE LLP.**

2. Actual values of Construction Works, undertaken for each of The Last three years, and projected for current year: (Rupees Lakhs)

YEARS	VALUE OF CONSTRUCTION
2022-23	
2023-24	
2024-25	

3. Net Profit

	BEFORE TAX	AFTER TAX
CURRENT PERIOD		
LAST YEAR		
LAST TWO FINANCIAL YEARS		

The profit and Loss & turnover Statements of last three years have been certified Through/by Chartered Accountants M/S. .

4. Net Worth statement duly certified by CA shall be submitted

5. Developer's financial arrangements (Mention amount in Rupees)

a) Own Resource

b) Bank

c) Others (Specify)

6. Certificate of financial soundness from bankers of Developers

Name and address of Nationalized Bank providing credit line/Solvency certificate.

a) Total amount of credit line (Attach certificate from the Bank)

b) Solvency certificate from Nationalized bank

7. Approximate value of works In hand

Note: Where any particular item is not applicable it should be clearly mentioned
Applicable.

For Akshar Prime Avenue LLP

Partner

Sl.No.	Description	Details
1	In Rupees in Lakhs for six months ended 30.09.2024 as well as for three previous financial years i.e. years ending 31.03.2024, 31.03.2023 and 31.03.2022	ENCLOSED
	Turnover as per GST Returns	
	Turnover as per Financials	
	Net Profit before Tax	
	Net profit after Tax	
2	Following information in a tabular form in Rupees in Lakhs as on 30.09.2024 31.03.2023, 31.03.2022 and 31.03.2021	ENCLOSED
	(a) Own Capital	
	(b) Reserves and Surplus	
	(c) Total Owners Funds - Net Worth (a) + (b)	
	(d) Long Term borrowing from Banks	
	(e) Long Term borrowings from others	
	Other Long Term Liabilities and Provisions	
	Total Long Term (Non-Current) Liabilities (d) + (e) +(f)	
	(h) Total of own funds and Long Term (Non-Current) Liabilities (c) + (g)	
	Fixed Assets	
	Long Term Investments	
	Other Long Term Assets	
	(d) Total Long Term (Non-Current) Assets (a) + (b) +(c)	
	Cash and Bank Balances on hand	
	Other Current Assets	
	Current Liabilities and provisions	
	(h) Working Capital (e) + (f) - (q)	
	(i) Total of Long Term (Non-Current) Assets + Working Capital (d) +(h)	
3	Contingent Liabilities, any Guarantees given by Developer and brief details of pending litigation and arbitration matters and amounts involved therein (including those related to associate concerns which may have bearing on financials of Developer)	NA

For Akshar Prime Avenue LLP

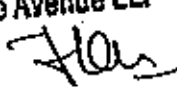
Partner

AKSHAR PRIME AVENUE LLP

1	In Rupees in Lakhs for six months ended 30.09.2024 as well as for three previous financial years i.e. years ending				
		FY	Apr 24- Sept 24	2023-24	2022-23
	Turnover as per GST Returns	4,884.33	7,404.99	400.43	-
	Turnover as per Financials	-	2.12	-	-
	Net Profit before Tax	-	2.12	-	-
	Net profit after Tax				-

Following information in a tabular form in Rupees in Lakhs as on 30.09.2024

		Apr 24- Sept 24	2023-24	2022-23	2021-22
a	Own Capital	59.94	63.54	110.00	221.43
b	Reserves and Surplus				
c	Total Owners Funds - Net Worth (a) + (b)	59.94	63.54	110.00	221.43
d	Long Term borrowing from Banks	442.58	2,028.71	1,422.19	1,346.51
e	Long Term borrowings from others	1,250.31	1,157.77	944.15	492.71
f	Other Long Term Liabilities and Provisions	-	0.26	0.46	-
g	Total Long Term (Non-Current) Liabilities (d) + (e) + (f)	1,692.89	2,186.74	2,366.81	1,839.22
h	Total of own funds and Long Term (Non-Current) Liabilities (c) + (g)	1,752.83	2,250.29	2,476.81	2,060.66
a	Fixed Assets	14.90	15.30	3.16	3.72
b	Long Term Investments				

For Akshar Prime Avenue LLP

 Partner

AKSHAR PRIME AVENUE LLP

c	Other Long Term Assets	5.55	22.89	10.79	178.62
d	Total Long Term (Non-Current) Assets (a) + (b) + (c)	20.45	38.19	13.95	182.34
e	Cash and Bank Balances on hand	3.51	2.02	8.51	1.60
f	Other Current Assets	4,501.17	4,358.56	3,640.45	3,123.26
g	Current Liabilities and provisions	2,772.31	2,148.48	1,186.09	1,246.55
h	Working Capital (e) + (f) - (g)	1,732.38	2,212.09	2,462.86	1,878.32
i	(I) Total of Long Term (Non-Current) Assets + Working Capital (d) + (h)	1,752.83	2,250.29	2,476.81	2,060.66

For Akshar Prime Avenue LLP


Partner

Seal and Signature of BIDDER
Hari Bhachubhal Mujat/Patel
Date: 28/01/2026
Place: Vashi Navi Mumbai.

6.5 PROFORMA 'E'

LITIGATION HISTORY

Name of the Bidder: AKSHAR PRIME AVENUE LLP.

The Bidder, including each partner of a joint venture, should provide information on any history of litigation or arbitration resulting from contracts executed in the last five years and currently under execution. A separate sheet should be used for each partner of a Joint Venture.

Award for/ Against the Bidder	Name of the Client, cause of litigation and matter of Dispute,	Dispute amount (current value)	Actual amount awarded or Decision or dispute	All pending litigations.
NO LITIGATION				

For Akshar Prime Avenue LLP

Hari
Partner

Seal and Signature of BIDDER
Hari Bhachubhal Mujat/Patel
Date: 28/01/2026
Place: Vashi Navi Mumbai.

6.6 PROFORMA 'F'

DECLARATION FOR SITE VISIT AND REGULATION

To,
Hon. Secretary,
Five Gardens Co-Operative Housing Society Ltd.
Condominium No-10, Sector-09, Plot No-10, Building No-14-20,
Nerul Navi Mumbai-400706.

Name of work: - Redevelopment of your society buildings.

1/we* hereby solemnly declare that 1/We* have visited the site of work personally and have made myself/ourselves* fully conversant of the conditions therein and in particular the following:

- a. Topography of the area.
 - b. Soil strata at Site of Work.
 - c. Sources and availability of construction materials.
 - d. Rates for construction materials, water, electricity including all local taxes, royalties, GST etc.
 - e. Availability of local labour (both skilled and unskilled) and relevant labour rates and labour laws.
 - f. Existing roads, approaches, pathways to the site of work.
 - g. Space for stacking of materials, stores, office etc.
 - h. Trees, shrubs, bushes, debris etc. required to be removed for site clearance
 - i. Need of dewatering/pumping etc,
 - J. Climatic conditions and availability of working days and working hours Law and order situation and availability of working days and working hours with respect to vicinity dwellers.
 - k. Any other condition, which may affect the offer.
 - l. Space for stacking of material, stores, offices, labour camp, and maneuverings of men, material and equipment.
 - m. Rules and regulations of CIDCO, NMMC and other authorities regarding redevelopment project.
- 1/We* have quoted my/our* Bid for various items in the Bid schedule taking into account all the above factors likely to be encountered during execution of the work. 1/We* shall not be entitled for any claim against the Society for above or any other factors.

Seal and Signature of BIDDER
Hari Bhachubhai Mujat/Patel
Date: 28/01/2026
Place: Vashi Navi Mumbai.

For Akshar Prime Avenue LLP


Partner