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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 :
P51700052109

Project: **DELTA PALMBEACH** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 05, Sector-46A, Nerul at Navi Mumbai (M Corp.), Thane, Thane, 400706;**

1. **Balaji Corporation** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400097.*
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 (I) 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 **24/07/2023** and ending with **30/06/2031** 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.



Dated: 24/07/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 24-07-2023 16:55:05

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



10	Details of last 3 residential projects executed by the same firm/company/promoters		
Project Name	DELTA TOWER 2	NEEL DELTA	MAYURESH DELTA
Location	Ulwe	Ulwe	Ulwe
Whether approved by SBI?	No	No	No
If approved by Housing Finance Company like HDFC/ HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	ICICI BANK, HDFC BANK, AXIS BANK LTD, STATE BANK OF INDIA, CENTRAL BANK OF INDIA, BANK OF INDIA, BANK OF BARODA, BAJAJ FINSERV, PIRAMAL CAPITAL & HOUSING FINANCE.	ICICI BANK, HDFC BANK, AXIS BANK LTD, STATE BANK OF INDIA, CENTRAL BANK OF INDIA, BANK OF INDIA, BANK OF BARODA, BAJAJ FINSERV, PIRAMAL CAPITAL & HOUSING FINANCE.	ICICI BANK, HDFC BANK, AXIS BANK LTD, STATE BANK OF INDIA, CENTRAL BANK OF INDIA, PNB HOUSING FINANCE, PIRAMAL CAPITAL & HOUSING FINANCE.
Month & Year of Commencement of Construction	2015	2018	2015
Present Status (Completed/Partially completed)	Completed on	Completed on	Completed on
	18-09-2020	27-01-2020	22-08-2019
Total built up area of the project, in Sq.Mtr.	3,10,000 Sq.Ft.	1849.47 Sq.mt.	8748.34 sq.mt.
Number of floors	G + 14	G + 11	G + 14
No. of Dwelling Units in the project	130	56	142
No. of units sold in the project	125	51	97
Hsg.Loan taken through SBI(No.of flats)	NA	NA	NA
Date of Occupancy Certificate	18-09-2020	27-01-2020	22-08-2019
Date of conveyance	NA	NA	NA
11	Details of the Present Project		
Project Name	DELTA PALM BEACH		
Location with Survey Nos.	PLOT NO. 05, SECTOR - 46A, NERUL, NAVI MUMBAI - 400706.		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by SBI, then the project will stand Automatically approved.	Not Availed		



SBI EAST MUMBAI – PANVEL
CLUSTER

NEW PROJECT TIE UP– DELTA PALM
BEACH, PLOT NO05, SECTOR 46A
NERUL, NAVI MUMBAI

BUILDER–M/S BALAJI CORPORATION

Sourced by:

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Designation: Deputy Manager

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