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Maharashtra Real Estate Regulatory Authority
 Dist. Thane

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 : P51700053294

Project: **MORYA HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: 108/1/4/1, 108/1/11/3, 108/1/2/B at Washind (CT), Shahapur, Thane, 421601;

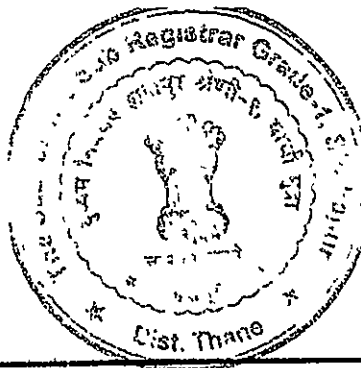
1. Morya Developers having its registered office / principal place of business at Tehsil: Shahapur, District: Thane, Pin: 421601.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall 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 23/10/2023 and ending with 30/06/2026 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.



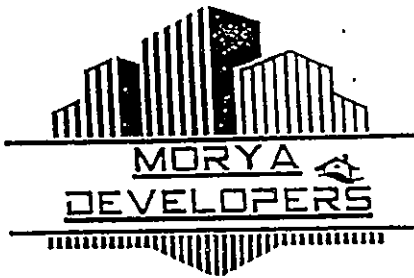
Dated: 23/10/2023
 Place: Mumbai

Signature valid -
 Digitally Signed by
 Dr. Vasan Pramanand Prabhu
 (Secretary, MahaRERA)
 Date: 23-10-2023 11:25:04

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



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Ref. No.

TO WHOMSOEVER IT MAY CONCERN

Date : / / 20

Declaration for Authorised Signatory

We Mr. Girish Mohandas Lulla (Partner), Mr. Lavesh Raju Asrani (Partner), Mrs. Rajshree Vikram Jadhav (Partner), Mr. Hitesh Hareshlal Kukreja (Partner) & Mr. Saif sarfaraz shaikh (Partner) of M/s MORYA DEVELOPERS hereby solemnly authorise Mr. Hitesh Hareshlal Kukreja (Partner) & Mr. Saif sarfaraz shaikh (Partner) to act as an authorised signatory (ANY ONE) of the firm M/s MORYA DEVELOPERS

Mr. Hitesh Hareshlal Kukreja (Partner) & Mr. Saif sarfaraz shaikh (Partner) of M/s MORYA DEVELOPERS (ANY ONE) is authorised to sign all the necessary applications, documents, undertakings and other agreements on behalf of the firm

All his actions in relation to this business will be binding on us.

Acceptance as an authorised signatory

We Mr. Hitesh Hareshlal Kukreja (Partner) & Mr. Saif sarfaraz shaikh (Partner) of the M/s MORYA DEVELOPERS (ANY ONE) do hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business

SIGNATURES

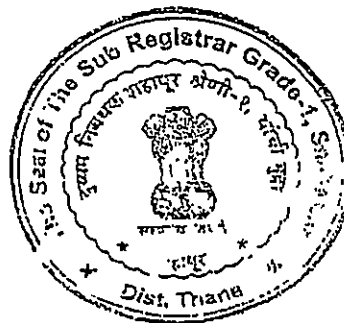
Mr. Girish Mohandas Lulla (partner),

Mr. Lavesh Raju Asrani (partner),

Mrs. Rajshree Vikram Jadhav (partner),

Mr. Hitesh Hareshlal Kukreja (partner),

Mr. Saif sarfaraz shaikh (partner),



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Place: VASIND