



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 :
P99000052630

Project: **RAJYOG HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO.2, S.NO. 101A, HISSA NO.3/2**
Palghar, Palghar, Palghar, 401404;

1. **Rajyog Builders & Developers** having its registered office / principal place of business at Tehsil: **Palghar, District: Palghar, Pin: 401404.**

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 **15/09/2023** and ending with **31/12/2026** 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: 15/09/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-09-2023 17:09:55

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



LETTER FROM THE BUILDER FOR PROJECT TIE UP

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: "RAJYOG HEIGHTS"

We M/s. RAJYOG BUILDERS AND DEVELOPERS

a PARTNERSHIP Firm, having its registered office at Shop No.14 Ground Floor, G
Nanak Apartment, Kacheri Road, Palghar (W), Tal & Dist.-Palghar, Pin Code-401404

Are willing to enter into a Tie arrangement with your Bank for our Project "RAJYOG
HEIGHTS"

situated at S. NO. 101/3/2 (Old S. No.101/A/3/2), Near Bank Of Baroda (Vijaya Bank),
Near Laxmi Narayan Mandir, Tal. & Dist. Palghar, Within The Limits Of Sub-Registrsr
Palghar, Palghar (W), Maharashtra - 401404

Yours faithfully,

For RAJYOG BUILDERS & DEVELOPERS

Dy.
PARTNER

[Signature]
Authorized Signatory
(Name of the Builder)

[Signature]
PARTNER

For RAJYOG BUILDERS & DEVELOPERS

B. Shah
PARTNER

[Signature]
PARTNER

INFORMATION FOR TIE UP REQUIRED FROM BUILDER

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	RAJYOG BUILDERS AND DEVELOPERS		
2	Registered Address	Office at Shop No.14 Ground Floor, Guru Nanak Apartment, Kacheri Road, Palghar (W), Tal & Dist.-Palghar, Pin Code-401404.		
3	Address for correspondence	Office No.5, C-wing Giriraj Apartment, Kacheri Road, Palghar, Tal & Dist.-Palghar, Pin Code-401404		
4	Contact Person Name, Mob.No. Email id	MR. LALIT K. JAIN 9325769086 rajyoginfra2015@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	None		
5	Website url, if any	None		
6	Date of establishment (MM/DD/YYYY)	15 th November 2018		
7	Constitution(Proprietor/Partnership, Company)	Partnership		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	MR. LALIT K. JAIN		
9	Ratings from CRISIL/ICRA etc.	None		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Mr. Bharat Manilal Shah	56 yrs	S. Y. B. Com	9 Years
	Mr. Ketan Kantilal Shah	45 yrs	B. Com & Bsc Agriculture	9 Years

For RAJYOG BUILDERS & DEVELOPERS
 Dy. Partner *[Signature]*
 PARTNER

For RAJYOG BUILDERS & DEVELOPERS
 B. Shah *[Signature]*
 PARTNER
 K. K. Shah *[Signature]*
 PARTNER

	<u>Mr. Lalit Kanhaiyalal Jain</u>	46 yrs	11 th Passed	9 Years
	<u>Mr. Arvindkumar Mithailal Jain</u>	43 yrs	H. S. C.	9 Years
	<u>Mr. Parag Bipin Doshi</u>	40 yrs	B. com	4 Years
	<u>Mr. Pratik Mayur Doshi</u>	36 yrs	B. com	1 Year
	<u>Mr. Ankit Mangesh Doshi</u>	32 yrs	C. A. (Chartered Accountant)	1 Year
	<u>Mr. Viral Rajesh Doshi</u>	32 yrs	B. com	1 Year
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	RAJYOG ELANZAA MALL	NEST RESIDENCY-LAYOUT	RAJYOG HEIGHTS	
Location	Palghar-Char Rasta	Thembode		
Whether approved by SBI?	No	No		
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	No	No (Sold After O. C.)		Present Project – All Details Given Below
Month & Year of Commencement of Construction	December 2017	June 2018		
Present Status (Completed/Partially completed)	Completed on <u>January 2019</u> (Month & Year)	Completed on <u>June 2019</u> (Month & Year)		
Total built up area of the project, in Sq. Mtr.	1103.83 Sq. Mtr.	1216.26 Sq. Mtr.		
Number of floors	GROUND+ 3 TH FLOOR	GROUND+ 4 TH FLOOR		

For RAJYOG BUILDERS & DEVELOPERS

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PARTNER

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If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	None
Month & Year of Commencement of Construction	JUNE-2023
Present Stage of Construction	PLINTH COMPLETE
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project)	RAJYOG HEIGHTS B. No.3 And B. No.4
Total built up area of the project, in Sq. Mt.	F. S. I, 5050 Sq. Mt. (built up area)
No. of Dwelling Units in the project	56 Flats
No. of units sold in the project	2 Flats
No. of units Funded by SBI in this project and	None
Expected business from this project	45 Crore
Details of Development Agreement and POA if any	Development Agreement Registered Dt.13/07/2023 Having Registered Receipt No.5959 And Document No. PLR-4660-2023.
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Palghar Municipal Council

For **RAJYOG BUILDERS & DEVELOPERS**
 Partner: *[Signature]*
 Partner: *[Signature]*

For **RAJYOG BUILDERS & DEVELOPERS**
 Partner: *[Signature]*
 Partner: *[Signature]*

To,
Asst. General Manager,
Builder Relation Team,
Local Head Office,
Bandra E, Mumbai -51.

Date: 16/10/2023

Dear Sir/ Madam,

Request for Builder Tie- up

BUILDER: M/s. RAJYOG BUILDERS AND DEVELOPERS

PROJECT NAME: "RAJYOG HEIGHTS"

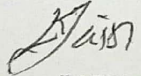
With reference to above subject, we have forwarded Builder Tie up (APF) file for project "RAJYOG HEIGHTS" along with necessary Documents for processing and approval. Expected business after APF is .50% from this project for SBI.

Sold Inventory: 2 Flats

Unsold Inventory : 52 Flats

Please approve.

for **RAJYOG BUILDERS & DEVELOPERS**


PARTNER

Thanking You,