



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 P99000051888

Project: **DwarkaRaj Towers** , Plot Bearing / CTS / Survey / Final Plot No.: **39/1/B , 39/1/K , 39/1/D , 39/1/G , 38/11/A , 38/5/K at Sutarpada, Talasari, Palghar, 401606;**

1. Mr./Ms. **Ronak Rajendra Mutha** son/daughter of Mr./Ms. **RAJENDRA J MUTHA** Tehsil: **Dahanu**, District: **Palghar**, Pin: **401701**, situated in State of Maharashtra.
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 **07/07/2023** and ending with **31/12/2029** 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.



Signature valid



Dated: 07/07/2023

Place: Mumbai

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



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars
1	.Name of the Builder (Company/firm Name)	Osian Developers
2	Registered Address	G-1, Ground Floor, Irani Road, Vastu Apartment, Taluka Dahanu, District Palghar 401602.
3	Address for correspondence	Shop No. 5 , Dwarka Enclave Building , Near Bank of Maharashtra , Sutarpada , Talasari , 401 606
4	Contact Person Name, Mob.No. Email id	Ronak Mutha , 9769449029 , ronakmutha@gmail.com
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	NA
5	Website url, if any	NA
6	Date of establishment (MM/DD/YYYY)	04 / 03 / 2021
7	Constitution (Proprietor/Partnership, Company)	Proprietor
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NARDECO (National real estate Development Council)

9	Ratings from CRISIL/ICRA etc.		NA	
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Ronak Mutha Rajendra	36	B.E Civil , PGDMA	Construction Management.
11	Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name		Osian Square (Commercial)	Jai Plaza	
Location		Dahanu	Dahanu	
Whether approved by SBI?		No		
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks		HDFC Bank Ltd		
Month & Year of Commencement of Construction		Oct 2021	2008	
Present Status (Completed/Partially completed)		Completed Jan 2023.	2012	
Total built up area of the project, in Sq.Mtr.		1000	1200	
Number of floors		G + 2	G+3	
No. of Dwelling Units in the project		22	18	
No. of units sold in the project		20	18	
Hsg.Loan taken Through SBI (No.of flats)		No		
Date of Occupancy Certificate		25.01.2023		
Date of conveyance		Na		
Total units Financed by SBI		Na		

12	Details of the Present Project
Project Name	DwarkaRaj Towers
Location with Survey Nos.	Non – Agricultural lands situated at Village Sutarpada, Taluka Talasari, District Palghar bearing 1. NA Survey No. 39/1/B 2. NA Survey No. 39/1/K 3. NA Survey No. 39/1/D 4. NA Survey No. 38/11/A 5. NA Survey No. 38/5/K 6. NA Survey No. 39/1/G total area admeasuring 39.90.00 Arre Sq. Mtrs
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	NA
Status of encumbrance of the project land	<i>said property is clean, clear and marketable</i>
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	NA
Month & Year of Commencement of Construction	2023
Present Stage of Construction	Wing A - 6 RCC slab completed out of 7

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.)

TOTAL NO. OF BUILDINGS/WINGS: 3

TOTAL NO. OF FLOORS: G + 6

TOTAL NO. OF FLATS IN THE PROJECT: 134 FLATS & 28 SHOP

TOTAL NO. OF FLATS AVAILABLE FOR SALE:
(A WING – 68 FLAT & 16 SHOP , B WING – 30 FLAT & 6 SHOP , C WING – 36 FLAT & 6 SHOP

TOTAL NO. OF FLATS PER FLOOR: (A WING – 12 , B WING – 6 , C WING – 6)

A wing Planned Completion – May 2024
B Wing Planned Completion – Mar 2025
C Wing Planned Completion – Mar 2025

Total built up area of the project, in Sq. Mt. 8887.76 sq.m

No. of Dwelling Units in the project 134 FLATS & 28 SHOP

No. of units sold in the project NA

No. of units Funded by SBI in this project and

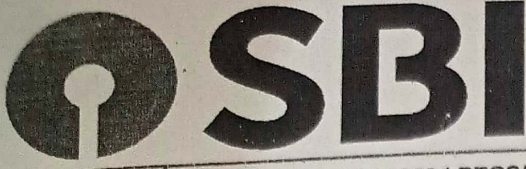
Expected business from this project

Details of Development Agreement and POA if any Attached

Status of receipt of approvals from Local Bodies/ Urban Development Authority Attached

13 Project Value

Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK	92	13,00,000	11,96,00,000 / -
2 BHK	42	23,50,000	9,87,00,000 / -
Total Project Value			Rs. 21,83,00,000 / -



फाटक रोड, भाईंदर (पश्चिम) शाखा
एम.टी.एन.एल. बिल्डिंग, फाटक रोड, भाईंदर (प.), नि.ठाणे पिन - ४०१ १०१.
फाटक रोड, भाईंदर (पश्चिम) शाखा
एम.टी.एन.एल. बिल्डिंग, फाटक रोड, भाईंदर (प.), नि.ठाणे पिन - ४०१ १०१.
Phatak Road, Bhayander (West) Branch
MTNL Exchange Bldg., Phatak Road, Bhayander (West), Dist. Thane Pin - 401 101

Tel.: 2804 6550 / 2804 3550 | RTGS/IFSC Code - SBIN0017031 | Fax : 022-28041550

Branch Code : 17031 | Email : sbi.17031@sbi.co.in

The Asst. General Manager,
REHBU,
Local Head Office,
Mumbai.

Date: 12/10/2023

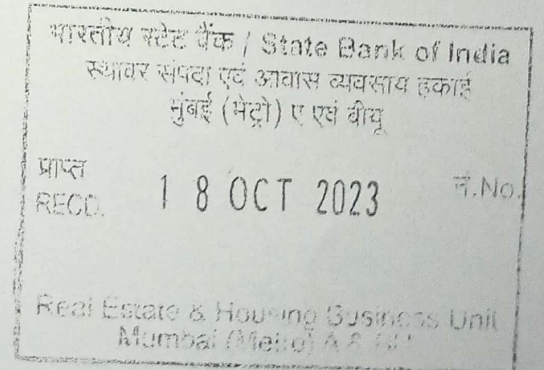
PROPOSAL FOR TIE UP OF OSIAN DEVELOPERS

We forward herewith documents for tie up of Osian Developers. for their project "Dwarkaraj Tower"

NAME OF THE BUILDER	Osian Devlelopers
NAME OF THE PROJECT	Dwarkaraj Tower
TOTAL NO OF UNITS FINANCED BY SBI	0
EXPECTED BUSINESS FROM THE PROJECT	Total no of unsold flats in project :- 134(Average Cost :- 0.95 Cr) Expected Business :- (40 - 50 flats – 10.00 Cr.)
Relationship Manager	Mr. Ronak Mutha Mobile 9769449029 Email – ronakmutha@gmail.com
RECOMMENDATION	Osian Developers is a renowned builder in Dahanu Road. The firm has vast experience and as a group have completed many project. They have always sourced maximum business with our Bank in all their past projects and have assured to extend similar support for this project a well.

Thanks and regards,

BRT Bhayander



LETTER FROM THE BUILDER FOR PROJECT TIE UP

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

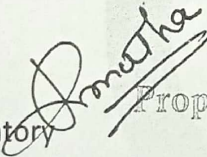
Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: DWARKARAJ TOWERS

I M/s, Osian Developers a Proprietary Firm, having its registered office at at G-1, Ground Floor, Irani Road, Vastu Apartment, Taluka Dahanu, District Palghar 401602.
are willing to enter into a Tie arrangement with your Bank for our Project Dwarka Raj Towers
Situated at Village Sutarpada , Taluka : Talsari , Dist : Palghar , 401 606

Yours faithfully,

Osian Developers



Proprietor

Authorized Signatory
(Name of the Builder)