



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 :
P51800053571

Project: **SHIVSAI SRA CHS**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 368/A(Pt), CTS NO 160/A/1(Pt), CTS NO 368/3 at Majas, Andheri, Mumbai Suburban, 400093;**

1. **Aarc Real Estate Developers Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.**
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 **10/11/2023** and ending with **31/12/2028** 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: **10/11/2023**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 10-11-2023 14:46:11

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	Aarc Real Estate Developers Pvt Ltd
2	Registered Address	8, Ground floor, Abhishek building, Dalia Ind.Estate, Off New, Andheri Link Rd, Mumbai-400053
3	Address for correspondence	8, Ground floor, Abhishek building, Dalia Ind.Estate, Off New, Andheri Link Rd, Mumbai-400053
4	Contact Person Name, Mob.No. Email id	Mrs. Poonam Kotian +91 8928950545 care@ukrealty.in
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No
5	Website url, if any	https://www.ukraya.com
6	Date of establishment	09.10.2012
7	Constitution	Private Limited
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	MCHI

For Aarc Real Estate Developers Pvt. Ltd.


Director / Authorized Signatory

8, ABHISHEK, C-5, DALIA INDUSTRIAL ESTATE
ANDHERI LINK ROAD, ANDHERI (W), MUMBAI -53, INDIA
022-45422300

www.ukrealty.in

Date of conveyance	NA	NA	NA
12	Details of the Present Project		
Project Name	UK RAYA registered with MahaRERA as "Shivsai SRA CHS Ltd"		
Location with Survey Nos.	CTS No. 160 A/ 1 (Part) of revenue Village: Majas, CTS No. 368/ A (Part), 368/3 of Village - Mogra, Taluka - Andheri , Azad Nagar, Near Kamlesh Apartment, Sher-e-Punjab, Mahakali Road, Andheri East, Mumbai 400 093		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.			
Status of encumbrance of the project land	No Encumbrance		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnishnames of HFCs/Banks	NA		
Month & Year of Commencement of Construction	November 2023		
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.)	The Promoter has prepared a scheme to develop in a phase wise manner, the said Free Sale Property in the name and style of "UK RAYA registered with MahaRERA as "Shivsai SRA CHS Ltd" by constructing 3 (three) Wing, B Wing Consisting of 15 Floors, Total 56 Units in A Wing , Wing C Consisting of 15 Floors, Total no of Units are 56, Wing E Consisting of 15 Floors, Total no of Units are 56.		
Total built up area of the project, in Sq. Mt.			
No. of Dwelling Units in the project	168		

For Aarc Real Estate Developers Pvt. Ltd.
 Director / Authorized Signatory

8, ABHISHEK C 5 DALIA INDUSTRIAL ESTATE
 ANDHERI LINK ROAD, ANDHERI (W), MUMBAI -53, INDIA
 022 - 45422300

www.ukrealty.in

To,
Asst. General Manager,
Home Loan Sales,
Builder Relation Team,
Local Head Office,
Bandra East, Mumbai-400051

15 JAN 2024

BRM/RBO ANDHERI/JAN/2024/01


Date: 12/01/2024

Dear Sir/Madam,

Request for Builder Tie up
M/S.AARC REAL ESTATE DEVELOPERS PRIVATE LIMITED
PROJECT: SHIVSAI SRA CHS (UK RAYA)
RERA NO.:P51800053571-

I forward herewith, Builder Tie up (APF) file of M/S.AARC REAL ESTATE DEVELOPERS PRIVATE LIMITED for Project "SHIVSAI SRA CHS (UK RAYA)" situated at CTS No.160 A/1, Majas, Mogra, Taluka-Andheri, Azad Nagar, Near Kamlesh Apartment, Sher-E-Punjab, Mahankali Road, Andheri East sourced by me along with all the necessary documents for processing and approval. Request you to kindly proceed further.

Thank you,
Yours faithfully,


Mohit Upadhyay
Manager Builder Relations
SBI RBO ANDHERI
MUMBAI-400069
9004026709

