



## 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 :  
**P51800052010**

Project: **BLISS TOWER**, Plot Bearing / CTS / Survey / Final Plot No.: **48/A at Dahisar, Borivali, Mumbai Suburban, 400068;**

1. **Hi-Tech City Hafizi Developers** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400102.**
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 **19/07/2023** 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.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 19-07-2023 14:16:29

Dated: **19/07/2023**  
Place: **Mumbai**

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





Date: 27/01/2024

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Firm Name)	Hi-Tech City Hafizi Developers		
2	Registered Address	A/101, Hafizi House, S.V. Road, Jogeshwari (West), Mumbai: 400102		
3	Address for correspondence	Same as above.		
4	Contact Person Name: Mob. No.: Email Id:	Anish Hafizi Mohamed Anish Iqbal Hafizi 98213 23274 hitechcityhafizi@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url or Email Add. if any	hitechcityhafizi@gmail.com		
6	Date of establishment (MM/DD/YYYY)	1977		
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	-		
9	Ratings from CRISIL/ICRA etc.	-		
10	Profile of the Partners			
Sr. No.	Name	Age	Qualifications	Comments on his experience, area of expertise, etc.
1	Siddik Mohmed Hafizi	70	Graduate	40 years Experience
2	Irfan Yusuf Hafizi	47	Diploma Civil	25 years Experience
3	Mohamed Anish Iqbal Hafizi	41	B.E. I.T + MBA Mktg.	15 years Experience
4	Samir Ahmed Abdul Hafizi	47	Graduate	22 years Experience
5	Javid Abdul Hafizi	45	Graduate	16 years Experience
6	Shis Siddik Hafizi	31	Graduate	7 years Experience
7	Nadim Rashid Nandolia	36	Graduate	10 years Experience
8	Tarik Rafik Nandoliya	40	Graduate	14 years Experience
9	Sajeed Usman Nandolia	49	Post Graduate	20 years Experience
11	<b>Details of latest 2/3 Completed residential projects executed by the same firm.</b>			

Project Name	Pakeeza CHSL	Aman	Nikita Apartment
Location	Jogeshwari (West)	Kandivali (West)	Borivali (West)
Whether approved by SBI?	No	No	No
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	No	ICICI Bank	HDFC, ICICI Bank
Month & Year of Commencement of Construction	2020-2022	2015-2019	2008-2012
Present Status (Completed Projects)	Completed on <u>Dec-2022</u> (Month & Year)	Completed on <u>April-2019</u> (Month & Year)	Completed on <u>June-2012</u> (Month & Year)
	<u>100%</u> Phases completed.	<u>100%</u> Phases completed.	<u>100%</u> Phases completed.
Total built-up area of the project, in Sq. Mtr.	13797 Sq. Mtr.	6736 Sq. Mtr.	7433 Sq. Mtr.
Number of floors	1 to 3 Podium + 4 to 22 Upper-Floor	A, B & C-Wing 9-Floor	A, B & C-Wing 24-Floor
No. of Dwelling Units in the project	127	90	89
No. of units sold in the project	127	90	89
Hsg. Loan taken Through SBI (No. of flats)	None	12-Flats	15-Flats
Date of Occupancy Certificate	29-Dec-2022	14-March-2019	28-June-2012
Date of conveyance	11-Sept-2013	08-April-1961	31-July-2002
<b>Total units Financed by SBI</b>	None	12-Cr. Approx.	None
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	Bliss Tower		
Location with Survey Nos.	48/A at Dahisar, Borivali, Mumbai Suburban, 400068; Pramila Nagar, Kandar Pada, Bapu Bagve Road, Dahisar (West).		
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.	No		