



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 :
P51700051410

Project: **Metro Luxuria**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No 59 Hissa No 1, Survey No 71, Survey No 73 at village Kanchangaon at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421201;**

1. **Nivara Engineers** having its registered office / principal place of business at Tehsil: **Kalyan, District: Thane, Pin: 421201.**
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 **08/06/2023** and ending with **31/12/2027** 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.

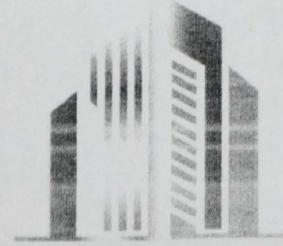


Dated: 08/06/2023

Place: Mumbai

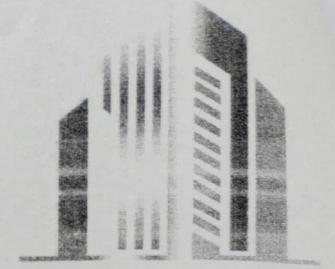
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-06-2023 16:57:00

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



A) Details about Builder:

Sr. No.	Component	Details
1.	Name of the Builder	Metro Group
2.	Brief about the builder	
3.	Concern (Proprietorship, partnership, pvt. Ltd etc.)	Partnership
4.	Regd. Office Address	Durvey Building, First floor, pragati nagar, Behind Holy Cross School, Chikanghar, Kalyan-West 421301.
5.	Other Address (in any)	501, Asha Tower, Lal Chowki, near Tanishq Showroom , Kalyan (west) pin code – 421301.
6.	Phone number	9699990100
7.	Date of inception/Total No. of Yrs. in builder business	7 years.
8.	Name of Proprietor/partners/directors	<ol style="list-style-type: none"> 1. Mr. Sanjay Bhagwan Patil 2. Mrs. Suchita Sanjay Patil 3. Miss. Ketki Sanjay Patil 4. Mr. Rachit Sanjay Patil 5. Mrs. Jyoti Valji Patel 6. Mr. Valji Velji Patel 7. Mrs. Pushpa Mahesh Gala 8. Mrs. Manjulaben Amrutlal Gudhaka
9.	Total No. of Projects Completed	9
10.	No. of projects in which there was delay & brief details in below format C	-
12.	Total Built up area completed in past (in sq.ft)	6500
13.	Total Built up area sold in past (in sq.ft.)	6500
14.	WIP-ongoing projects (in sq.ft.)	6780.97
15.	WIP (in amount)	99 Cr.
16.	Website url	NA
17.	List of Bankers/banking relationship	<ol style="list-style-type: none"> 1. Vithal sir – HDFC BANK 2. Rajan sir – ICICI BANK



B) Proposed Details on Project on which APF is proposed:

Sr. No.	Component	Details
1.	Name of the project	Metro Luxuria
2.	Address & Location	Property jurisdiction/Location : Survey No.59 Hissa No. 1 Survey No.71 Survey No.73 at village kanchan gaon Tal kalyan. Dist Thane, Maharashtra.
3.	Land area	2170 sq.mtr
4.	Total built up area	6780.97
5.	Project commencement Date	08/06/2023
6.	Expected completion Date	31/12/2027
7.	Cost of Project (including land cost)	40 Cr.
8.	Builder's share/stake in the project	-
9.	Total No. of Buildings/Wings in the Project	1
10.	Total Number of flats/units in the project	141
11.	Number of units sold till date in the project	9
12.	Is the Project approved by any other banks/FI/NBFC.(List the names)	NA
13.	Other amenities in the project	1. Roof top swimming pool 2. Gymnasium 3. Mini theater 4. Kids play area 5. Indoor game 6. Double Height AC lobby 7. Yoga zone
14.	Project Broucher /Marketing arrangement/tie-up	-
15.	Environmental Clearance of the Project - NA/Pollution clear/Forest Clearance etc.	NA
16.	Location/Infrastructure availability around the Project	NA
17.	Proposed Number of Units and in amount (lakhs) required for ADF Approval	25
18.	Quality of Project & construction quality	
19.	Is Legal Clear?	Yes
20.	Is Technical Clear?	Yes
21.	Are approved plans in place & mentioned by valuer in technical report?	Yes

BUILDER NAME - METRO GROUP

HLSE : NARAYAN KHORJVEKAR (8356042400)

ALSM : ANIKET JHA

!CH. : SURAJ PANDAY

