



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 : **P51700051526**

Project: RUGI COLONIA , Plot Bearing / CTS / Survey / Final Plot No.:S NO 111 H NO 1 at Ambarnath(M CI), Ambarnath, Thane, 421503;

1. P P Corporation having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.

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.

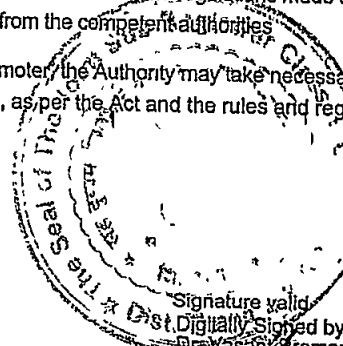
- The Registration shall be valid for a period commencing from 23/06/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and 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: 23/06/2023

Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 23-06-2023 10:55:50

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

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PROJECT TYPE - Building Development

SEAL OF APPROVAL



PROJECT INFORMATION

CASE TYPE	NEW
LOCATION	Non-Congested Area
AREA STATEMENT	SQ M
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	4700.00
(a) As per ownership document (7/12, CTS extract)	4700.00
(b) as per measurement sheet	4804.45
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	257.65
(b) Any D.P. Reservation area	0.00
(c) Area not included in proposal	0.00
(d) Area not in possession	0.00
(Total a+b+c+d)	257.65
3. BALANCE PLOT AREA (1-2)	4442.35
4. AVENUE SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	4442.35
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	444.24
(b) Proposed -	454.72
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.No. 2 & 3)	4886.69
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium F.S.I. based on road width / TOD Zone	1410.00
(b) Proposed F.S.I. on payment of premium	1410.00
11. IN-SITU AND TOR LOADING	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] If any	515.30
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x (Sr.No. 4 (b) and (b)(c))]	600.00
(c) TOR area (Permissible TOR) - 5170.00	5101.83
(d) Total in-situ/TOR loading proposed [1+(a)+(b)+(c)]	5101.83
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF F.S.I.	
(a) [5 + 10(b) + 1(d)] or 12 whichever is applicable	11339.42
(b) Ancillary F.S.I. (up to 50% of 10% with a limit of 60 sq.m) (Residential - 632.72) (Non-Residential - 632.72)	7011.55
(c) Total entitlement (a+b)	18409.97
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) Permissible As Per Road Width (Reg. No. 5.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.3	18518.97
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per P-Plan) (Residential BUA - 17538.34, Non-Res BUA - 862.15)	18401.49
(c) Total (a+b)	18401.49
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above)	0.99
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00
CERTIFICATE OF AREA	
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/ T.P. scheme records/ land records department/ city survey records.	
OWNERS DECLARATION	
I/We undersigned hereby confirm that I/We would abide by plans approved by authority / collector. I/We would execute the structure as per approved plans. also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	
LEGEND	
PLOT BOUNDARY SHOWN THICK BLACK	---
PROPOSED WORK SHOWN RED FILLED IN	---
DRAINAGE LINE SHOWN RED DOTTED	---
WATERLINE SHOWN BLUE DOTTED	---
EXISTING TO BE RETAINED HATCHED	---
DEMOLITION SHOWN HATCHED YELLOW	---

4886.69 - 8

9003	2027
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OWNERS NAME & SIGN
Prabhakar Vishnu Patil



ARCHITECT NAME, SIGN & ADDRESS
PRAMOD VISHNU PATIL

PROJECT INFORMATION

PLOT NO	H. No 1
USE	Mix Use
SUBUSE	Residential cum Commercial Building
NODE/SURVEY	
SECTOR NO	
PLOT ADDRESS	Chikholi Near S3 Park

PERMIT NO			
INWARD NO	ABN/NCB/167/202 4/0049/Aut/DCR		
KEY NO	1028	SCALE	1:100
DATE	02-09-2024	SHEET NO	1 / 5



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