



## 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 :  
**P51800079037**

**Project: JVLR 60 , Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. NO. 367,367/1 TO 21 OF VILLAGE MAJAS  
Majas, Andheri, Mumbai Suburban, 400060;**

1. **Rajhem Builders And Developers Llp** having its registered office / principal place of business at **Tehsil: Andheri,  
District: Mumbai Suburban, Pin: 400051.**

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 **31/01/2025** 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.



Signature valid  
Digitally Signed by  
Prakash Kejuram Sabale  
(Secretary, MahaRERA)  
Date: 1/31/2025 2:35:24 PM

Dated: 31/01/2025

Place: Mumbai

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



**PROFORMA 'F'**

**DETAILS OF THE BANKER**

**NAME OF THE DEVELOPER: RAJHEM BUILDERS AND DEVELOPERS LLP**

Developer should provide financial information to demonstrate that meet the requirements stated in the eligibility criteria and information required. If necessary, use separate sheets to provide complete banker information. A copy of the audited balance sheet certified by C.A attached.

Name of the banker: IDBI Bank

Address of the Banker : Marigold House, Plot No A-34, cross Road no 2, Marol, MIDC, Andheri (E) , Mumbai , Maharashtra , Mumbai -400093

Telephone:- 9099000477

Contact Name & Title:- Mehul Joshi (IDBI Bank Assistant General Manager)

E-mail:- [rb039@idbi.co.in](mailto:rb039@idbi.co.in)/Mehul Joshi <[mehul@idbi.co.in](mailto:mehul@idbi.co.in)>

Seal and Signature of Bidder

RAJHEM BUILDERS AND DEVELOPERS LLP.

**RAJHEM BUILDERS AND DEVELOPERS LLP**

Corporate Add: Building No. 63, Office No. 2774, Bandra Rosewood CHS LTD, Gandhi Nagar,  
Near Samaj Mandir Hall, Bandra (East), Mumbai - 400 051.

Tel: 022 31701150      Email ID: rajhemgroup@gmail.com



CHALLAN  
MTR Form Number-6



GRN	MHD16915447202223E	BARCODE				Date	17/03/2023-11:35:09	Form ID				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only				TAX ID / TAN (If Any)							
Office Name	GENERAL STAMP OFFICE MUMBAI				PAN No.(If Applicable)	ABGFR6734D						
Location	MUMBAI				Full Name	Rajhem Builders and Developers LLP						
Year	2022-2023 One Time				Flat/Block No.	63 2774 Bandra Rosewood Ch Ltd Gandhi Nagar						
Account Head Details				Amount In Rs.	Premises/Building							
0030045501	Amount of Tax			500.00	Road/Street	Bandra East Near Samaj Mandir Hall						
					Area/Locality	Mumbai						
					Town/City/District							
					PIN		4	0	0	0	5	1
					Remarks (If Any)	Initial LLP Agreement between Mehul H Vaghela Heenesha M Vaghela and Dhiren J Gala						
					Amount In	Five Hundred Rupees Only						
Total				500.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details					Bank CIN	Ref. No.	00040572023031751816	IK0CDQFRB9				
Cheque/DD No.					Bank Date	RBI Date	17/03/2023-11:24:38	Not Verified with RBI				
Name of Bank					Bank-Branch	STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू नाही.

Mobile No. : 9987446661

*Maghela*

*H.M. Vaghela*

*[Signature]*