

Maharashtra Real Estate Regulatory Authority (MahaRERA)



Meeting with Self Regulatory Organizations (SROs)

13 DEC 2023



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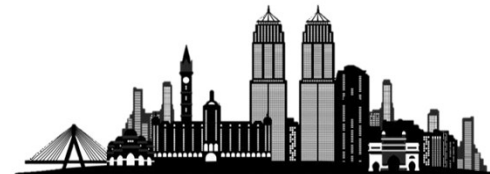
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1.Introduction



- *MahaRERA has introduced new reforms in the Real Estate Project Registration process, wherein, Every Real Estate Project Registration Application is scrutinized by three teams:*
 - *Finance*
 - *Legal and*
 - *Technical**to ensure comprehensiveness and completeness of the Registration application*

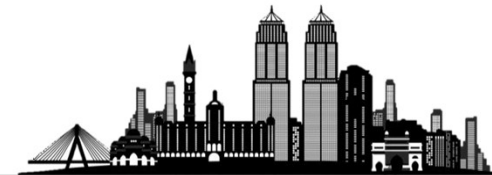
- *MahaRERA Team has observed some common deficiencies in various applications for real estate project registration leading to return of applications to the promoter*



2. Legal Scrutiny of Projects



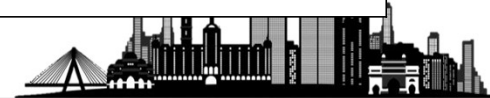
Sr No	Document	Type of Property	Sub point	Queries	Comments
1	Landowner/ Investor's details in Application	Building/ Plot	1A	Development Agreement missing	Upload Registered Development Agreement
			1B	Legible Copy of Development Agreement	Provide Readable copy of Registered Development Agreement
			1C	Form B missing	Upload Form B
			1D	Land owner name mismatch	Landowners name mismatch
			1E	Land owner details missing	Add all Land Owners as Promoters in Application & Registered Development Agreement and provide details of landowners & their notarized declaration in Form B, MOU/Development Agreement /POA etc. under promoter/landowner/Investor field- Refer Circular No. 12/2017
			1F	Litigation details not provided in application	Litigation details missing in application



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
2	Legal Title Report	Building/ Plot	2A	Title Report not uploaded	Title Report missing. Upload latest (6 months) Title Report a/w Title Flow-in "Format A" of Cir 28/2021 dt 8.3.2021.
			2B	Not on Advocate Letterhead	Provide Title Report on Advocate Letterhead
			2C	Date missing	Provide dated Title Report
			2D	Not as per Format A	Not as per format. Upload latest (6 months) Title Report a/w Title Flow-in "Format A" of Cir 28/2021 dt 8.3.2021.
			2E	Plot Area details mismatch	Plot Area details mismatch
			2F	CTS no/Survey No. mismatch	Provide correct CTS no./ Survey no. as mentioned in CC
			2G	Owner details mismatch	Owner details mismatch
			2H	Flow of title not clear	Flow of title not clear
			2I	Flow of title missing	Provide Flow of title
			2J	Advocate sign and stamp	Provide Advocate sign and stamp on Title report
			2K	Title Report older than 6 months	Upload latest (6 months) Title Report
			2L	Not provided Development agreement Detail	Provide Development agreement Serial Number as uploaded in Application under Promoter/ Landowner Field.



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
3	Legal Encumbrance report	Building / Plot	3A	Legal Encumbrance Report not uploaded	Legal Encumbrance Report missing. Upload latest (6 months) dated Legal Encumbrances details on Promoter Letterhead and mention all legal encumbrance and pending litigation information in it as mentioned in legal title. In case of no pending litigation, kindly mention 'No Encumbrance' in it.
			3B	Not on Promoter Letterhead	Provide Legal Encumbrance report on Promoter Letterhead
			3C	Date missing	Mention date in Legal Encumbrance Report
			3D	Legal Encumbrance older than 6 months	Upload latest (6 months) Legal Encumbrance Report
			3E	Project Name mismatch	Project Name mismatch
			3F	Plot Area mismatch	Plot Area does not match with the Application
			3G	CTS no/Survey No. mismatch	Provide correct CTS no./ Survey no. as mentioned in CC
			3H	Promoter sign and stamp	Provide Advocate sign and stamp.
			3I	Encumbrance not related to legal	Upload latest (6 months) dated Legal Encumbrances details on Promoter Letterhead and mention all legal encumbrance and pending litigation information in it as mentioned in legal title. In case of no pending litigation, kindly mention 'No Encumbrance' in it.



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
4	Allotment Letter	Building	4AA	Allotment Letter missing	AL missing. Upload Proforma Allotment Letter – Refer Maha RERA Order 31/2022 dt 04.07.22.- Mark in Color Deviations
			4AB	Not as per format	AL not as per format. Upload Proforma Allotment Letter – Refer Maha RERA Order 31/2022 dt 04.07.22.- Mark in Color Deviations
			4AC	Annexure 'A' Missing	Provide annexure A
			4AD	Parking Clause Missing	Parking Clause Missing
			4AE	Cancellation clause missing/modified	Cancellation clause missing/modified
		Plot	4BA	Not in format	AL not as per format. Upload Proforma Allotment Letter – Refer Maha RERA Order 31/2022 dt 04.07.22.- Mark in Color Deviations
			4BB	Cancellation clause missing/modified	Cancellation clause missing/modified
			4BC	Allotment Letter missing	AL missing. Upload Proforma Allotment Letter – Refer Maha RERA Order 31/2022 dt 04.07.22.- Mark in Color Deviations



2. Legal Scrutiny of Projects (Con...)



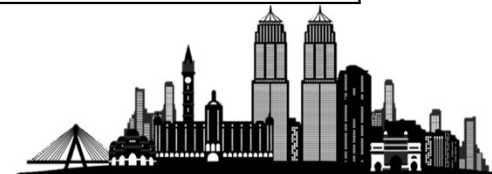
Sr No	Document	Type of Property	Sub point	Queries	Comments
5	Agreement for Sale	Building	5AA	Not in format	AFS not as per format.Upload Proforma of Agreement for Sale- Refer Annexure A provided under Maha RERA Rule 10(1) of the Rules. - Kindly Highlight Deviations and additional clauses- On Website – maharera.mahaonline.gov.in—Menu- Downloads- Rules, GR & Circulars- Website Rules 2017- PDF file – See On Pg 132.
					AFS not as per format.Upload Proforma of Agreement for Sale- Refer Annexure A provided under Maha RERA Rule 10(1) of the Rules. - Kindly Highlight Deviations and additional clauses -On Website – maharera.mahaonline.gov.in—Menu- Downloads- Rules, GR & Circulars- Website Rules 2017- PDF file – See On Pg 54 for Marathi format
			5AB	Agreement for Sale Missing	AFS missing. Upload Proforma of Agreement for Sale- Refer Annexure A provided under Maha RERA Rule 10(1) of the Rules. - Kindly Highlight Deviations and additional clauses- On Website - maharera.mahaonline.gov.in—Menu- Downloads- Rules, GR & Circulars- Website Rules 2017- PDF file – See On Pg 54 for Marathi format and Pg. 132 for English.
			5AC	Project Name mismatch	Project Name mismatch
			5AD	Plot Area Mismatch	Plot Area Mismatch
			5AE	CTS No./Survey No mismatch	Provide correct CTS no./ Survey no. as mentioned in CC
			5AF	Allotment of Parking	Allotment of Parking clause should be mentioned
			5AG	Payment Schedule missing	Provide Payment Schedule as per format
			5AH	Payment Schedule deviated please provide in the deviation sheet	Payment Schedule is deviated, please provide same in deviation sheet
			5AI	Carpet Area variation clause	Carpet Area variation clause +/- 3% missing



2. Legal Scrutiny of Projects (Con...)



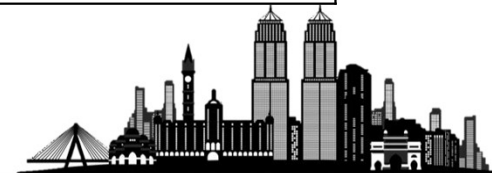
Sr No	Document	Type of Property	Sub point	Queries	Comments
5	Agreement for Sale	Building	5AJ	Termination on 3 Default of Installments	Termination on 3 Default of Installments missing
			5AK	Society Formation clause missing	Society Formation clause missing
			5AL	Conveyance of project land within 3 months of OC missing	Conveyance of project land within 3 months of OC missing
			5AM	Additions to force majeure clause	Provide Force Majeure as per RERA format - additions not allowed
			5AN	Defect Liability- 5 years	Defect Liability- 5 years missing
			5AO	Blanket consent taken	Blanket consent should not be taken for change / modification/ revision of sanctioned plan and additional construction



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
5	Agreement for Sale	Plot	5BA	Not in format	AFS not as per format. Upload Proforma of Agreement For Sale- Refer Model Form of Agreement to be entered into between Promoter and Allottee(s) for Plotted development projects-MahaRERA General (Amendment) Regulations 2017-Page 10 onwards-Plotted Property.
			5BB	Agreement for Sale missing (AFS)	AFS missing. Upload Proforma of Agreement For Sale- Refer Model Form of Agreement to be entered into between Promoter and Allottee(s) for Plotted development projects-MahaRERA General (Amendment) Regulations 2017-Page 10 onwards-Plotted Property.



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
6	Deviation Sheet for Agreement For Sale	Building/ Plot	6A	Not on Promoter letterhead	Provide Deviation Sheets for Agreement for Sale on Promoter's Letterhead
			6B	Deviation Sheet for Agreement For Sale missing	Deviation sheet missing, Upload dated Deviation sheet with Promoter's Sign and Stamp
			6C	For Deviated/ modified clauses	Provide dated Deviation Sheets for Agreement for Sale on Promoter's Letterhead- provide all the deviated clauses and additional clauses with respect to model Agreement for Sale in full. If there are no deviation please mention "no deviation in agreement for sale "
			6D	Clause number mismatch wrt draft AFS	Kindly mention the exact clause numbers, page numbers along with complete highlighted/deviated clauses as mentioned in the agreement for sale.
			6E	Date Missing	Upload dated Deviation sheet
			6F	Promoter's sign and stamp missing	Upload Deviation sheet with Promoter's Sign and Stamp



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
7	Deviation Sheet for Allotment Letter	Building/ Plot	7A	Deviation Sheet for Allotment Letter missing	Deviation sheet for AL missing. Provide dated Deviation Sheets for Allotment Letter on Promoter's Letterhead- provide all the deviated clauses and additional clauses with respect to model Allotment Letter in full. If there are no deviation please mention "no deviation in Allotment Letter "
			7B	Not on Promoter letterhead	Provide Deviation Sheets for Allotment Letter on Promoter's Letterhead
			7C	For Deviated/ modified clauses	Provide dated Deviation Sheets for Allotment Letter on Promoter's Letterhead- provide all the deviated clauses and additional clauses with respect to model Allotment Letter in full. If there are no deviation please mention "no deviation in Allotment Letter "
			7D	Clause number mismatch wrt draft AL	Kindly mention the exact clause numbers, page numbers along with complete highlighted/deviated clauses as mentioned in the agreement for sale.
			7E	Date Missing	Upload dated Deviation sheet
			7F	Promoter's sign and stamp missing	Upload Deviation sheet with Promoter's Sign and Stamp



2. Legal Scrutiny of Projects (Con...)



Sr No	Document	Type of Property	Sub point	Queries	Comments
8	Disclosure of Interest in Other Real Estate Organizations	Building / Plot	3A	Provide DIN DPIN of Details if Applicable	Provide proper DIN number as per Annexure A of Order no. 39/2022
			8A	Not on promoter letterhead as per Format	Provide proper DIN number as per Annexure A of Order no. 39/2022
			8B	Date missing	Provide status of the Real Estate Projects mentioned as per Order no. 39/2022
			8C	Filling Proper Details as per Annexures	Provide proper Details as per Order no. 39/2022



3. Financial Scrutiny of Projects



Sr. No	Document	No	Queries	Comments
1	PAN	1A	Not legible	Submit clear & legible PAN card copy.
		1B	Mismatch	Reconcile PAN card details with registration application
2	Encumbrance declaration	2A	Standard line	Submit declaration of financial encumbrance status on promoter letterhead with project details.
		2B	Mismatch in address	Submit declaration of financial encumbrance status on promoter letterhead with project details- Reconcile project address / CTS no. / Survey No. / PIN code in encumbrance declaration with registration application.
		2C	Mismatch in encumbrance status with CERSAI	Reconcile encumbrance status as per encumbrance declaration with CERSAI report
		2D	Date is missing	Submit declaration of financial encumbrance status on promoter letterhead with project details - Date of issuance is missing on the declaration.
		2E	Project name is missing	Submit declaration of financial encumbrance status on promoter letterhead with project details - Please mention project name on the declaration.
3	CERSAI	3A	Standard line	Submit asset based CERSAI report or provide an undertaking of No CERSAI report in case of no security interest charged on the project.
		3B	Latest	Submit latest asset based CERSAI report or provide an undertaking of No CERSAI report in case of no security interest charged on the project.
		3C	Mismatch in address (CERSAI)	Submit asset based CERSAI report - Reconcile project address / CTS no. / Survey No. / PIN code in CERSAI report with registration application.
		3D	Mismatch in address (declaration)	Submit asset based CERSAI report - Reconcile project address / CTS no. / Survey No. / PIN code in undertaking of No CERSAI report with registration application.
		3E	Mismatch with encumbrance declaration	Reconcile encumbrance status as per CERSAI report with registration application.



3. Financial Scrutiny of Projects (Con...)



Sr. No	Document	No	Queries	Comments
4	Form 3	4A	Standard line	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021.
		4B	Missing details	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Promoter details/project details/Date of issuance/Details of Table (A/B/C/D/E/F/G)/ Promoter acceptance/ CA membership number/ UDIN/ Date of acceptance by the promoter/ Date of certification by the professional is missing.
		4C	Date of issuance of the certificate is missing	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Date of issuance is missing.
		4D	Table A mismatch	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Reconcile estimated cost as per Table A with registration application.
		4E	Table B mismatch	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Reconcile actual cost as per Table B with registration application.
		4F	Table C mismatch	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Reconcile number of units as per Table C with registration application.
		4G	Total is missing in Table C	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Please mention total of carpet area / estimated receivables in Table C.
		4H	Mismatch in Table D	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Reconcile unsold carpet area/ <u>estimated receivables in Table D with Table C.</u>
		4I	Table F mismatch	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Reconcile estimated cost in <u>Table F with estimated cost as per table A and registration application.</u>
		4J	Total funds available in Table F < Estimated Cost	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Please mention total funds available for the project equivalent to or more than estimated cost.
		4K	Table G Comments	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - Professional should certify the details/information/figures.
		4L	CA details mismatch	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - reconcile professional name in form 3 with professional details as per registration application.
		4M	Promoter acceptance	Submit Form 3 as per the format as specified under the GOM notification dated 22 December 2021 - promoter acceptance is missing.
		4N	Sold	Submit Form 3 as per the format as specified under the GOM notification dated 22 Dec 2021. Request you to provide clarification/ declaration on promoter letter head for selling the flats before Maharashtra RERA registration as it is contravention to section 3 of Maharashtra RERA Act, 2017. Also submit details of projects sold before project registration at RERA.

3. Financial Scrutiny of Projects (Con...)



Sr. No	Document	No	Queries	Comments
5	Bank Declaration	5A	Standard line	Submit separate bank account declaration as per Format 'A' as mentioned in Order No. 34 dated 27 July 2022.
		5B	Mismatch	Submit separate bank account declaration as per Format 'A' as mentioned in Order No. 34 dated 27 July 2022 - reconcile bank details (account number / IFSC code/Branch Name/Bank Name) in declaration with registration application.
		5C	Date is missing	Submit separate bank account declaration as per Format 'A' as mentioned in Order No. 34 dated 27 July 2022 - date of declaration is missing.
		5D	Unique bank account	Submit separate bank account declaration as per Format 'A' as mentioned in Order No. 34 dated 27 July 2022. Kindly provide separate bank account details for the project as per section 4 (2)(1)(D) of the act - The bank account number should be unique for every RERA proposal.
6	General	6A	Helpdesk / open house	In case of any further clarifications required, please contact helpdesk or attend open house meeting.
		6B	Teams meeting invite	In case of any clarifications required, request you to join the meeting on XX (date) at XX P.M. through below given Microsoft Teams application link:



3. Technical Scrutiny of Projects (Con...)

SR.NO	DOCUMENTS	SCRUTINY REMARKS	
1	SRO membership no.	1) As per circular no 26 (CREDI, MCHI, BAI etc) (To upload membership certificate under other tab)	Not mentioned.
2	Layout approval Plan and building approval plan	<p>1) Non-Readable sanctioned layout and Building plans of all/ typical floors showing Area Proforma with sign, seal and sanction of competent Authority are uploaded.</p> <p>2) Un-sanctioned/ Un-signed plans are uploaded</p> <p>3) In case of plotted development – BUA, amenity plot area are added in the application .</p>	<p>1) Highlighted on sanctioned plan- In Area statement- Plot area, Sanctioned BUA, Floors/stilt/ podium, Apartments/ units (R and NR), Parking. Applied for registration.</p> <p>2) Plans are uploaded both in Layout tab and building plan tab- Avoid Duplication uploading.</p> <p>3) Upload sanctioned signed plans of planning Authority of proper resolution.</p> <p>4) In case of no layout only ground floor plan needs to be uploaded in layout tab.</p> <p>5) In case of Zero FSI IOD/plan - Kindly correct building details table viz- No. of floors, stilt, parking, carpet area, No. of apartments as per zero FSI IOD/plan.</p> <p>5) In case of plotted development – Only plot area applied for registration shall be mentioned as per sanctioned layout plan/CC/Sanad/ NA order. No amenity plot area shall be added, which is supposed to be handed over free of cost.</p> <p>6) REAS2100116475</p> <p>7) REAS2100116475.</p>



3. Technical Scrutiny of Projects (Con...)

SR.NO	DOCUMENTS	SCRUTINY REMARKS	
3	Commencement Certificate	<ol style="list-style-type: none"> 1) Valid commencement certificate not uploaded. 2) NA order/ Sanad- Incase of plotted development not uploaded. 3) commencement certificate/ Sanad/ NA order is not in the name of promoter. 4) Re-endorsed / Revalidated commencement certificate/ Appendix-F as per UDCR 2020 with acknowledgement of planning Authority. (When CC is more than one-year-old) 	<ol style="list-style-type: none"> 1) Valid commencement certificate, NA order/ Sanad- Incase of plotted development issued by planning Authority shall be uploaded. 2) If, CC/ Sanad/ NA order is not in the name of owner/ promoter- Supporting documents-DA, Sale agreement to be uploaded in Promoter (all) landowner/ Investor, Field . 3) Member information/ member name uploaded in field mismatches with DA, POA, partnership documents mentioned on sanctioned Plan/ CC. 4) If, CC is more than one year old- Revalidated CC /Plinth completion issued by competent Authority / Appendix-F as per UDCR 2020 with acknowledgement of planning Authority. As per CC condition



3. Technical Scrutiny of Projects (Con...)

SR.NO	DOCUMENTS	SCRUTINY REMARKS	
4	Declaration in Format D as per circular No. 32	1)) CTS. No./ Survey no./ Plot no. etc. does not match with C.C. and plans. 2) Not as per standard format / Not on the letterhead of promoter with sign and stamp image	1) Project details viz-CTS. No./ Survey no./ Plot no. etc, Sanctioned Plan details and CC shall be mentioned as per sanctioned plan/ CC. 2) In Sr. No. 2 Layout and building sanctioned number and date Sr no.3 CC issued date and status, 3) In case of more than one building , CC issued date , sanctioned floor / in case of layout status of CC of each building in tabular form. 4) Project registration number obtained earlier in the layout / building.
5	Declaration in Form B	1)Notarized Affidavit cum declaration on Rs. 100 stamp paper not uploaded. 2) Not as per the standard format (10 points) / Date of Completion missing / mismatch with proposed completion date of project.	1) Form-B shall be Notarized and on Rs 100 stamp paper with signature of promoter in standard format (10 points). 2) Form B, in Sr. No. 3 mention proposed date of completion in DD/MM/YYYY format as uploaded in project details- Proposed Date of Completion



3. Technical Scrutiny of Projects (Con...)

SR.NO	DOCUMENTS	SCRUTINY REMARKS
6	Project detail Field	<p>1) Plot Bearing No / CTS no / Survey Number/Final Plot no. mismatch.</p> <p>2) Identification of building name /wing/Tower number are not as per approved plan .</p> <p>3) Project plan sanctioned by MCGM is selected as -No, kindly correct the same as YES in the application.</p>
7	FSI/ Building Details Field	<p>1) Proposed but not sanctioned building details are uploaded.</p> <p>2) Sanctioned BUA in sq.mt. mismatches with sanctioned plan and CC.</p> <p>3) Plinth area of building is uploaded as plot / Project area.</p> <p>4) Identification of building name /wing/Tower number are not as per approved plan .</p> <p>5) Building count, no. of stilt, no of plinth, no. of basement, no. of floors, no. of parking, sanctioned floors, no. of apartments/ units are not as per layout / Building Sanctioned plans</p>



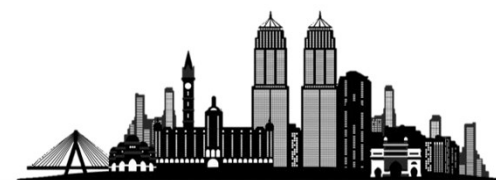
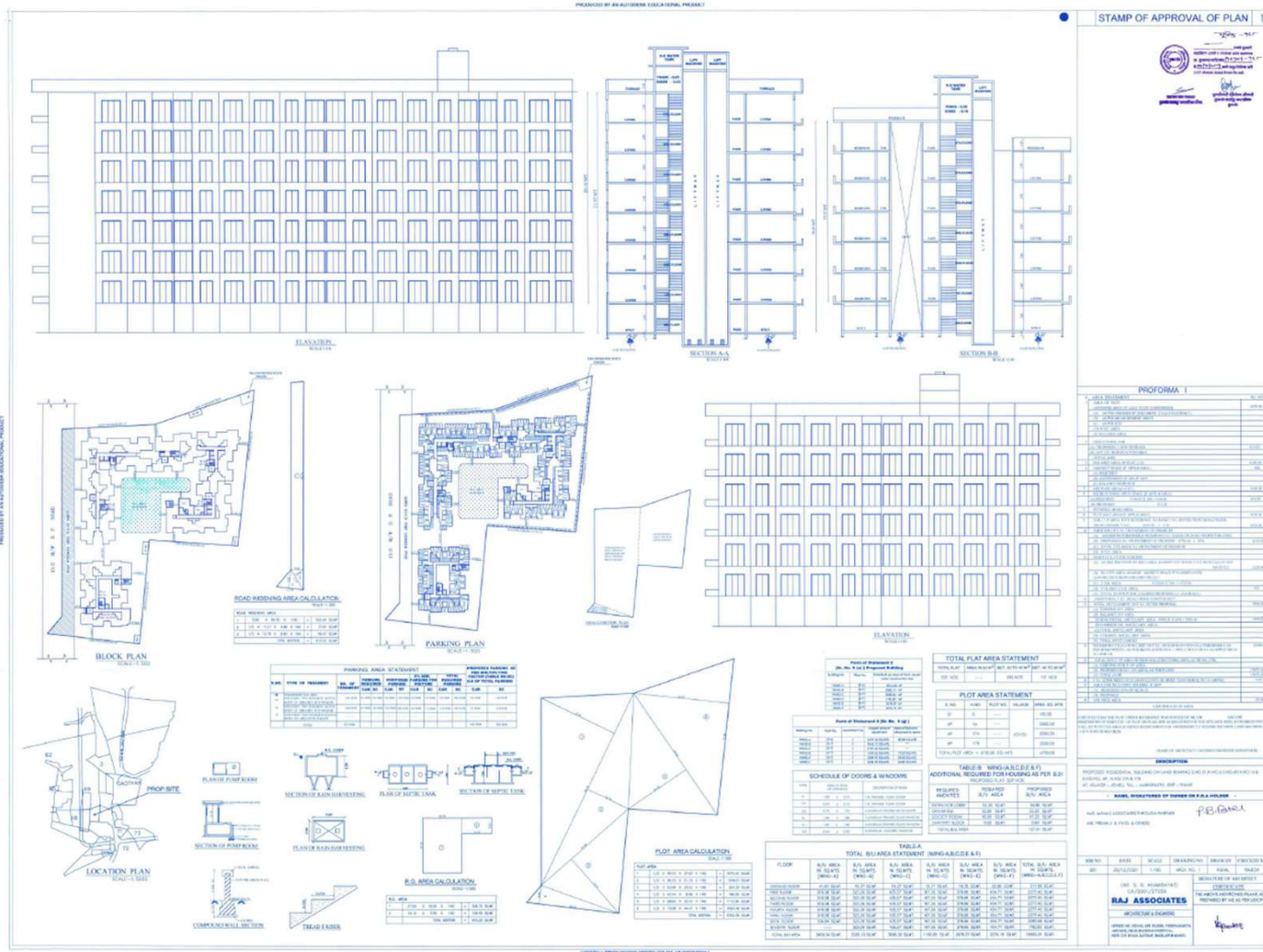
3. Technical Scrutiny of Projects (Con...)

SR.NO	DOCUMENTS	SCRUTINY REMARKS
8	Extension application	<p>1) 51% Allottees Consent as per circular No. 28A in Format-B on Promoter letter head with Promoter signature, date and stamp image.</p> <p>1) Format- B Uploaded without Promoter signature, date and stamp image. 2) Sold / booked inventory / Project Extension Details Consent and Format B Consent mismatch. 3) No quarterly/ annual updates of project details such as form-1,2A,3,5, booked units, Task and activity, Format-D, Sold/Booked inventory etc.</p>
9	Correction application-	<p>a) Plot Area, BUA, CTS/ S.no etc. 1) Amended Legible sanctioned layout and Building plans showing area Proforma, Total Plot/Project Area, Permissible Built-up Area etc. and CC. 2) Consent of 2/3rd allottees in format- C as per circular No. 28A on Promoter letter head with Promoter signature, date and stamp image. 3) Plot Area and Permissible Built-up Area, CTS NO/ S.NO. as per sanctioned plans</p> <p>b) Cost value. 1) Revised Form 3 as per GOM notification dt. 22.12.202 on CAs letterhead with date, signature of promoter as agreed and accepted for revised cost value.</p> <p>c) Change in Organization Name / type. 1) Approval of MahaRERA received u/s 15 as per circular no. 24A dated 23/7/2021.</p> <p>1) Amended Legible sanctioned layout and Building plans showing area Proforma, Total Plot/Project Area, Permissible Built-up Area etc. and CC. 2) Format- C Uploaded without Promoter signature, date and stamp image. 3) Sold / booked inventory / Project Extension Details Consent and Format-C Consent mismatch. 4) Plot Area and Permissible Built-up Area mismatch with sanctioned plans 5) No quarterly/ annual updates of project details such as form-1,2A,3,5, booked units, Task and activity, Format-D, Sold/Booked inventory etc.</p>

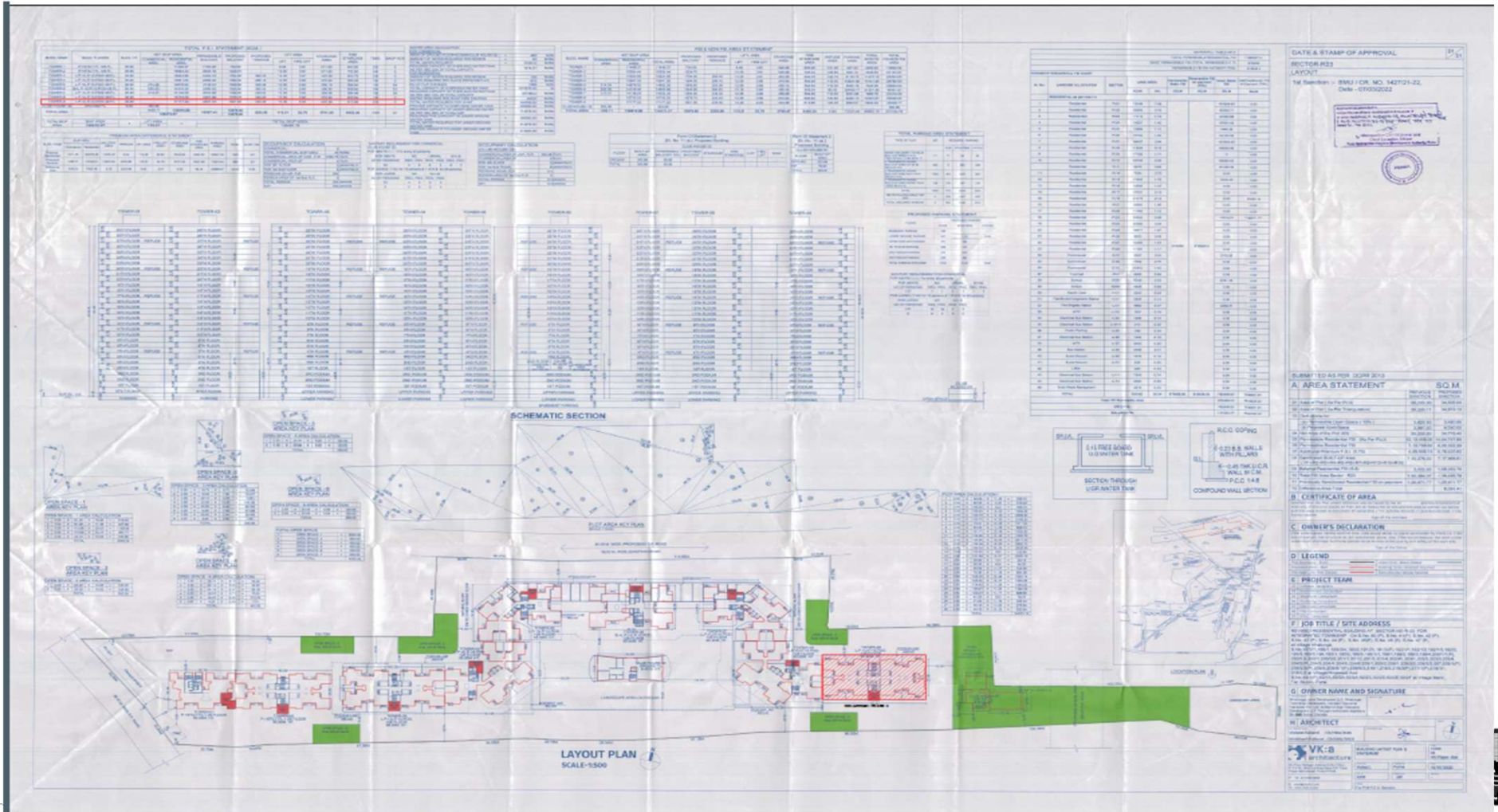


3. Technical Scrutiny of Projects (Con...)

Layout Plan



3. Technical Scrutiny of Projects (Con...)



3. Technical Scrutiny of Projects (Con...)

Building wise built-up area details.

FLOOR	B/U AREA IN SQ.MTS. (WING-A)	B/U AREA IN SQ.MTS. (WING-B)	B/U AREA IN SQ.MTS. (WING-C)	B/U AREA IN SQ.MTS. (WING-D)	B/U AREA IN SQ.MTS. (WING-E)	B/U AREA IN SQ.MTS. (WING-F)	TOTAL B/U AREA IN SQ.MTS. (WING-A,B,C,D,E,F)
GROUND FLOOR	41.60 SQ.MT.	19.37 SQ.MT.	19.37 SQ.MT.	19.37 SQ.MT.	19.35 SQ.MT.	92.80 SQ.MT.	211.86 SQ.MT.
FIRST FLOOR	616.58 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2377.40 SQ.MT.
SECOND FLOOR	616.58 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2377.40 SQ.MT.
THIRD FLOOR	616.58 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2377.40 SQ.MT.
FOURTH FLOOR	616.58 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2377.40 SQ.MT.
FIFTH FLOOR	616.58 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2377.40 SQ.MT.
SIXTH FLOOR	334.84 SQ.MT.	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	2095.66 SQ.MT.
SEVENTH FLOOR	---	323.26 SQ.MT.	435.57 SQ.MT.	167.36 SQ.MT.	379.86 SQ.MT.	454.77 SQ.MT.	1760.82 SQ.MT.
TOTAL B/U AREA	3459.34 SQ.MT.	2282.19 SQ.MT.	3068.36 SQ.MT.	1190.89 SQ.MT.	2678.37 SQ.MT.	3276.19 SQ.MT.	15955.34 SQ.MT.



3. Technical Scrutiny of Projects (Con...)

Plot Area and permissible built-up area details.(sr.no.1 & sr.no.14)

PROFORMA I		
A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED) (A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT) (B) AS PER MEASUREMENT SHEET (C) AS PER SITE (D) N.D.Z. AREA (E) BALANCE AREA	6750.00
2	DEDUCTIONS FOR (A) PROPOSED 15 M/W D.P. ROAD (B) ANY D.P. RESERVATION AREA (TOTAL A+B)	610.00
3	BALANCE AREA OF PLOT (1-2)	6140.00
4	AMENITY SPACE (IF APPLICABLE) (A) REQUIRED (B) ADJUSTMENT OF 2(B),IF ANY (C) BALANCE PROPOSED	NIL
5	NET PLOT AREA(3-4 (C))	6140.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE) (A) REQUIRED $6140.00 \times 10\% = 614.00$ (B) PROPOSED 615.20	614.00
7	INTERNAL ROAD AREA	
8	PLOTABLE AREA(IF APPLICABLE)	6140.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO 5)DIASIC F.S.I) 6140.00×1.10	6754.00
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM (A) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE (B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM - $6750.00 \times 30\%$ (C) TOTAL UTILISED F.S.I. ON PAYMENT OF PREMIUM (D) N.D.Z. AREA	2025.00
11	IN-SITU F.S.I./T.D.R. LOADING (A) AS PER PREVIOUS IN -SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO 2(A) IF ANY 610.00×2 (B) IN -SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR.NO.4(B) AND /OR (C)) (C) T.D.R. AREA $6750.00 \times 70\% = 4725.00$ (D) UTILISED T.D.R. AREA (E) TOTAL IN-SITU/T.D.R. LOADING PROPOSED ((1)+(B)+(D)+(C))	1220.00
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL (A) EXISTING BU AREA (B) BALANCE BU AREA IN RESIDENTIAL ANCILLARY AREA - $9999.00 \times 60\% = 5999.40$ IN COMMERCIAL ANCILLARY AREA - (C) TOTAL ANCILLARY AREA (D) UTILISED ANCILLARY AREA (E) TOTAL ENTITLEMENT	9999.00
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.60R 1.8)	15998.40
15	TOTAL BUILT UP AREA IN PROPOSAL(EXCLUDING AREA AT SR.NO. 17B) (A) EXISTING BUILT-UP AREA (B) PROPOSED BUILT-UP AREA(AS PER P-LINE) (C) TOTAL (A+B)	15955.34
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) (B) PROPOSED	
18	BALANCE AREA	43.06



3. Technical Scrutiny of Projects (Con...)

DECLARATION ABOUT COMMENCEMENT CERTIFICATE

(Format - D)

A. Name of the Promoter/ Organization: **Gurunam Developers.**

B. Name of project: **Royal Diamond CHS.”** CTS No -661 C & 661 D, Village – Kolkalyan Vimantal, Datta Mandir Road, Santacruz, Mumbai.

1. We are aware that as per section 4 [2] (c & d) of RERA Act, 2016, read with Rules and Regulations made there under, an authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.
2. Accordingly, we have obtained layout approval from **Municipal Corporation of Greater Mumbai** on 16.08.2021 for CTS No -661 C & 661 D, Village-Kolkalyan Vimantal, Datta Mandir Road, Santacruz, Mumbai.
3. Also, the commencement certificate/Building plans are approved by **Municipal Corporation of Greater Mumbai** on 01.12.2021 further, commencement certificate is granted up to the following

Building	Current CC	Potential Floors
A Wing	Plinth CC Upto top of stilt level	Ground + 7 Upper Floors
B Wing	Plinth CC Upto top of stilt level	Ground + 7 Upper Floors
C Wing	Plinth CC Upto top of stilt level	Ground + 7 Upper Floors
D Wing	Plinth CC Upto top of stilt level	Ground + 7 Upper Floors
E Wing	Plinth CC Upto top of stilt level	Ground + 7 Upper Floors

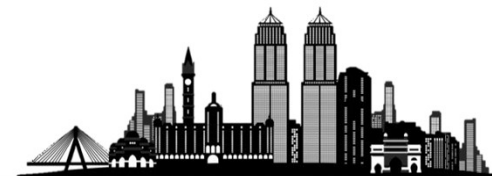
4. Further, commencement certificate/ approvals, as and when approved will be uploaded under document section of this project immediately.

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Promoter

Sign/ Stamp

Declaration About C.C. – Format D



Thank you

