



# MUMBAI AWAS MISSION

P R E S E N T S

## ROYAL HERITAGE

**Luxury Banglow With Club House**

**Come Enjoy the Rustic Beauty of Nature in  
Comforts of Sheer Luxury**





BUNGLOW  
3D VIEW



TOP



FRONT





SECTIONAL  
VIEW









# RERA CERTIFICATE



## 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 :  
**P51700050170**

Project: **Royal Heritage** , Plot Bearing / CTS / Survey / Final Plot No.: **660 at Shere, Shahapur, Thane, 421601;**

1. **Mumbai Promoters Private Limited** having its registered office / principal place of business at **Tehsil: Shahapur, District: Thane, Pin: 421601.**
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 **21/03/2023** and ending with **25/12/2025** 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date:21-03-2023 16:43:15

Dated: **21/03/2023**  
Place: **Mumbai**

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

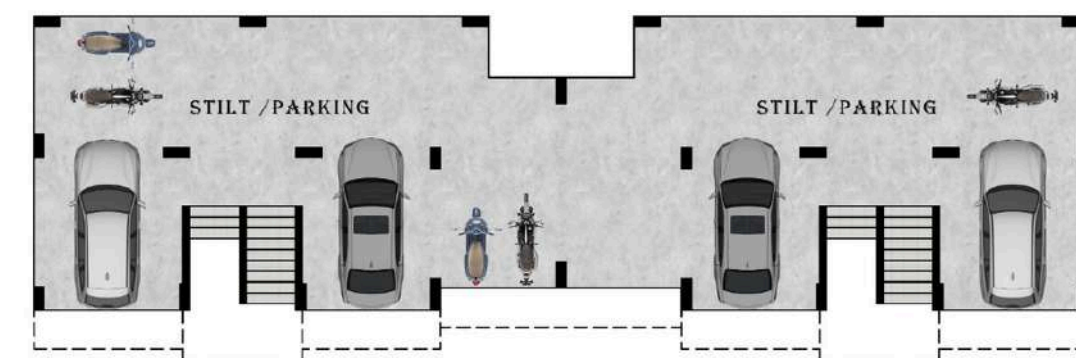








1ST & 2ND FLOOR PLAN (BUILDING-A) ON PLOT NO 19 & 55



GROUND FLOOR PLAN (BUILDING-B) ON PLOT NO 19 & 55



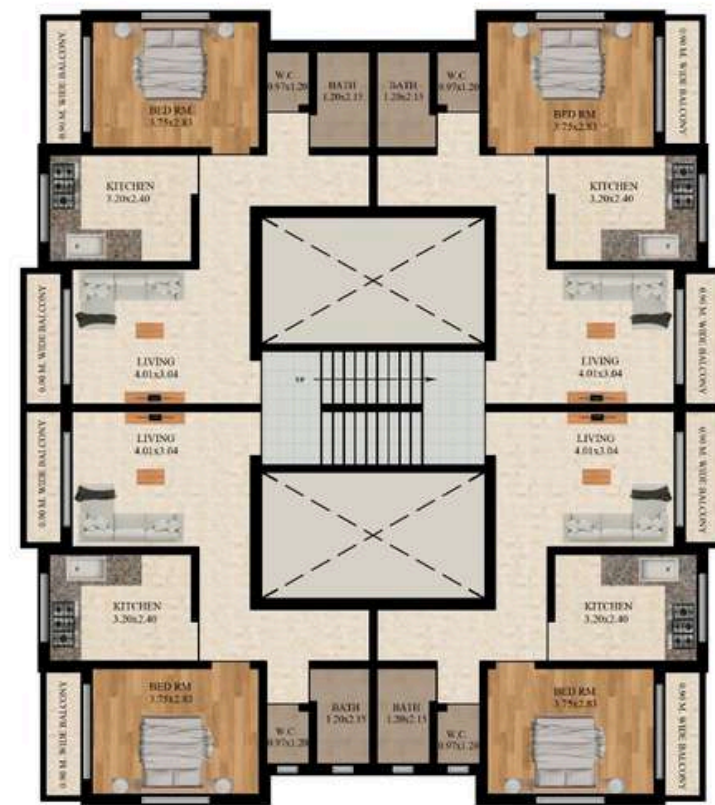
1ST & 2ND FLOOR PLAN (BUILDING-A) ON PLOT NO 19 & 55

# APARTMENT LAYOUTS



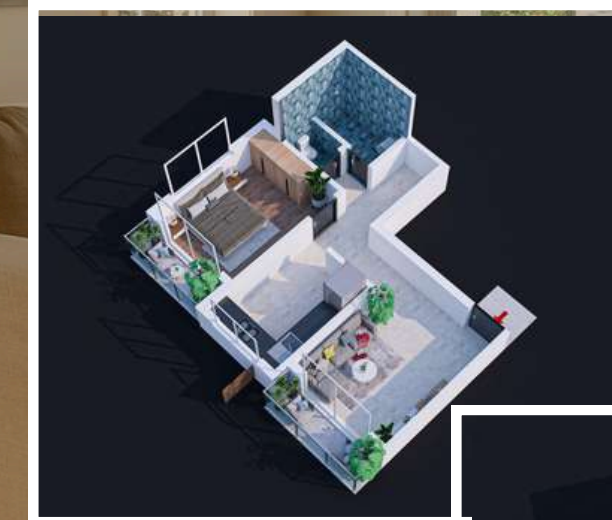


# FLOOR PLANS



TYPICAL FLOOR PLAN (BUILDING-B) ON PLOT NO 64,65 & 66

## STUDIO APARTMENTS AND 1 BHK RESORT STYLE FLATS





# RERA CERTIFICATE



## 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 :  
**P51700048268**

Project: **Royal Heritage** , Plot Bearing / CTS / Survey / Final Plot No.: **Gut No 659 Plot No 64, 65, 66 at Village Shere Taluka Shahapur Dist Thane at Shere, Shahapur, Thane, 421601;**

1. **Build Green Infraprojects Private Limited** having its registered office / principal place of business at *Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400092.*

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 **22/12/2022** and ending with **30/11/2025** 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 22-12-2022 15:28:10

Dated: 22/12/2022  
Place: Mumbai

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



# AMENITIES

- Luxurious Society
- Swimming Pool
- Beautiful Gardens
- Children Playground
- Gym & Fitness



GARDENS



ROYAL CLUB  
HOUSE





# FULLY FURNISHING

LUXURY INTERIORS AND EXTERIORS

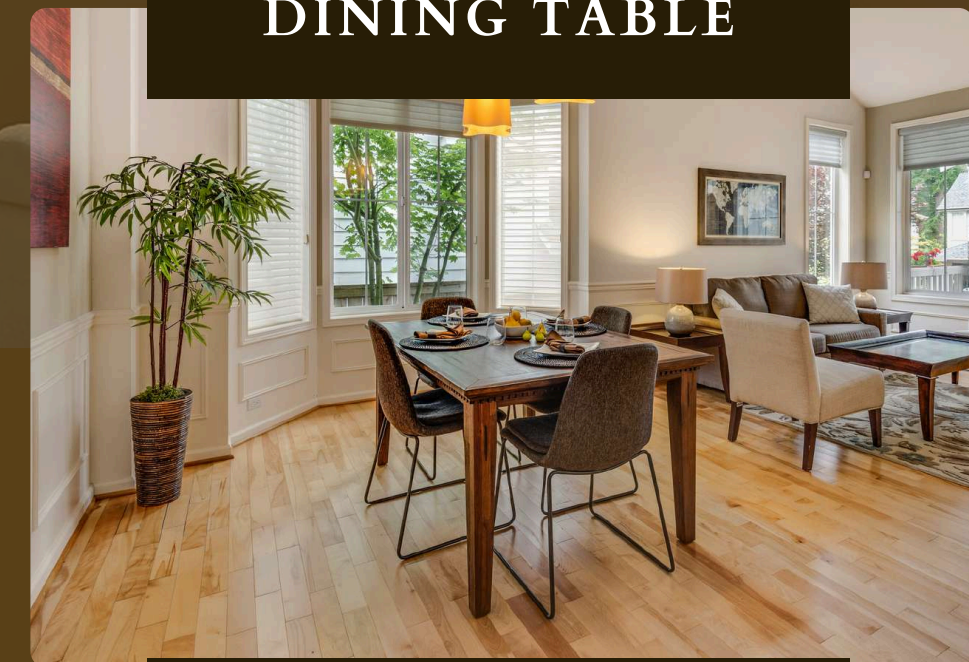
- RO System, Gas & Stove, Microwave
- Split Air Condition
- Soft Furnishings along with bed lines and curtains



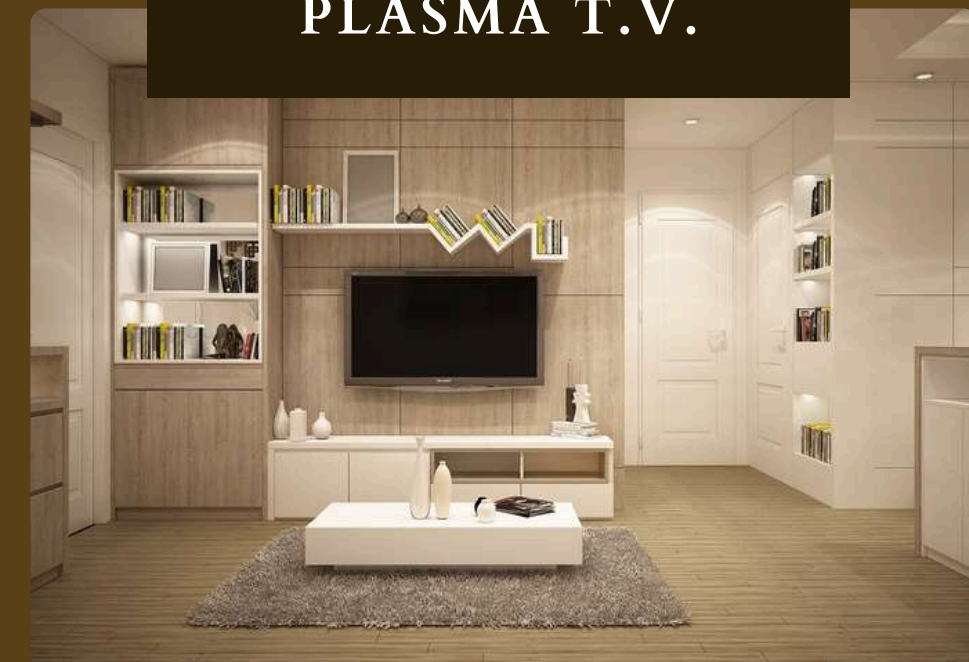
## MODULAR KITCHEN



## DINING TABLE



## PLASMA T.V.



## REFRIGERATOR & WASHING MACHINE



## NEARBY AMENITIES



DEDICATED  
SHOPPING MALL

## AMENITIES & HIGHLIGHTS

- 24 hour Gated Security
- Landscaped Gardens
- Internal Wide Semi Tar Road
- Convenient Shopping Plaza for Daily Need
- Jindal & S.S.Jondhale College of Engineering



*Royal  
Heritage*  
MEGA  
TOWN SHIP

BEAUTIFUL  
GARDENS



HOSPITAL





## ELECTRIFICATION

Wiring  
*Concealed wiring*

Switches  
*Modular Swiches*

T.V., Cable Point  
*In Living Room & In M.bed.*

*Provision for AC in M.Bed*  
*Provision for geyser in all toilets.*

## FLOORING

- Vitrified flooring in all rooms.
- Anti-skid ceramic flooring for toilet.
- Anti-skid tiles for sitouts.



## KITCHEN

- Granite Kitchen platform with stainless steel sink.
- Dado tiles on kitchen platform up to lintel level.
- Provision for exhaust fan and water purifier.
- Provision for washing machine in dry balcony.
- Provision for gas cylinder.



# BUNGALOWS SPECIFICATION

## VASTU SHASTRA BASE DESIGNS

### PAINT/ POLISHING

Interior-Plastic Emulsion Paint.  
External-Acrylic Emulsion Paint.  
Enamel Painting of MS Grill.



### WINDOWS

Powder coated aluminium sliding  
windows with mosquito net & M.S.grill  
Granite / Green marble window sills

### DOORS

Main Door Decorative  
entrance doors with  
quality fittings with  
wooden door frame.

Toilet doors-flush doors  
with green marble  
frame for all toilets.

Internal doors-Flush  
doors with M.S. frames







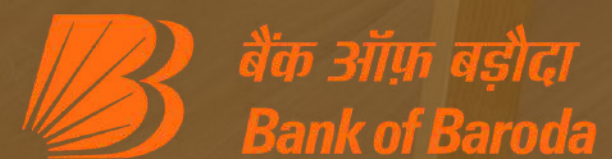
## LUXURY BUNGLOW

- Bungalows with individuals 7/12 extract.
- Govt Town Planning sanctioned layout

### Approvals

- ✓ RERA Approved
- ✓ Collector Approved
- ✓ 100% FSI

### PROJECT FINANCED BY







Rudrakshi Estates



## Mumbai Awas Mission

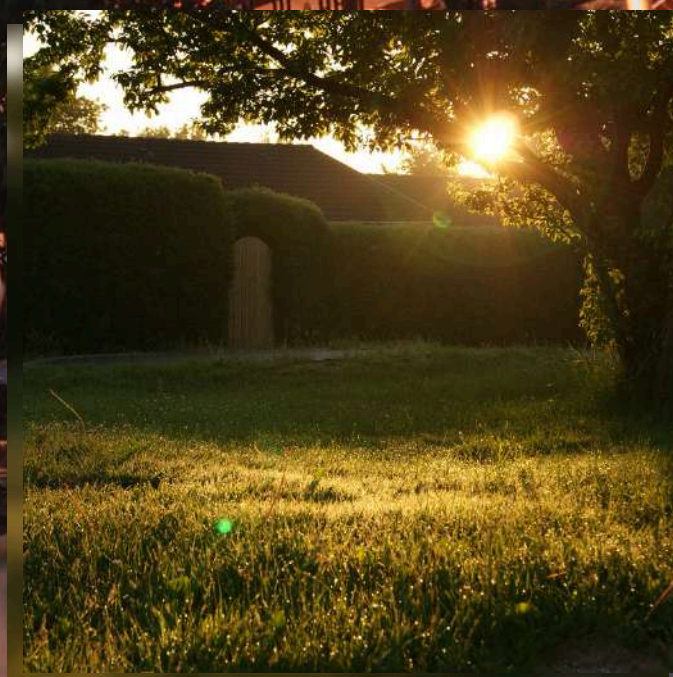
### CONTACT US

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WEBSITE : WWW.MUMBAIAWASMISSION.COM



**GARDEN**



**JACUZZI**



**FITNESS CENTER**



**SWIMMING POOL**