Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number : **PR1240002501622**
   - Project **Bafna Palatial Villas**
   - Plot Bearing / CTS / Survey / Final Plot No.: **Gut No.66/1 Plot No.3** at **Boisar, Palghar, Palghar, 401405**
   - **DIAMOND DEVELOPERS** having its registered office / principal place of business at **Mumbai City, Mumbai City, Mumbai City, 400092**
   - Additional project details are provided as an annexure

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 subclause (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 me/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 **28/11/2025** and ending with **31/12/2030** 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.

Digitally Signed By
Prakash Kaluram Sabale
(Secretary, MahaRERA)
28 NOV 2025 01:05:45 PM +0530

Dated: 28/11/2025
Place : Mumbai

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

Annexure - Additional Project Details

Project Name: Bafna Palatial Villas

Registration Number: PR1240002501622

Project Built-up Area: 7576.47

Building Details:

Building Name / Number	Wing Name / Number	Sanctioned habitable floors	Number of Units (Residential + Non-Residential)	Commencement Certificate for construction Issued up-to (No. of Floors)
Bungalow No 01 Type A	NA	2	1	2
Bungalow No 02 Type A	NA	2	1	2
Bungalow No 03 Type A	NA	2	1	2
Bungalow no 04 Type A	NA	2	1	2
Bungalow No 05 Type A	NA	2	1	2
Bungalow No 06 Type A	NA	2	1	2
Bungalow No 07 Type A	NA	2	1	2
Bungalow No 08 Type A	NA	2	1	2
Bungalow No 09 Type A	NA	2	1	2
Bungalow No 10 Type A	NA	2	1	2
Bungalow No 11 Type B	NA	2	1	2
Bungalow No 12 Type B	NA	2	1	2
Bungalow No 13 Type B	NA	2	1	2
Bungalow No 14 Type B	NA	2	1	2
Bungalow No 15 Type B	NA	2	1	2
Bungalow No 16 Type C	NA	2	1	2
Bungalow No 17 Type C	NA	2	1	2
Bungalow No 18 Type C	NA	2	1	2
Bungalow No 19 Type C	NA	2	1	2
Bungalow No 20 Type D	NA	2	1	2
Bungalow No 21 Type D	NA	2	1	2
Bungalow No 22 Type D	NA	2	1	2
Bungalow No 23 Type D	NA	2	1	2
Bungalow No 24 Type E	NA	2	1	2

Building Name / Number	Wing Name / Number	Sanctioned habitable floors	Number of Units (Residential + Non-Residential)	Commencement Certificate for construction Issued up-to (No. of Floors)
Bungalow No 25 Type E	NA	2	1	2
Bungalow No 26 Type D	NA	2	1	2
Bungalow No 27 Type D	NA	2	1	2
Bungalow No 28 Type D	NA	2	1	2
Bungalow No 29 Type D	NA	2	1	2
Bungalow No 30 Type F	NA	2	1	2
Bungalow No 31 Type F	NA	2	1	2
Bungalow No 32 Type F	NA	2	1	2
Building No 01 Type G	Wing A	1	4	2
Building No 01 Type G	Wing B	1	4	2
Building No 2 Type H	NA	2	0	2

Parking Details:

Building Name: Bungalow No 01 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 02 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 03 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow no 04 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 05 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 06 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 07 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 08 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 09 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 10 Type A

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Bungalow No 11 Type B

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 12 Type B

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 13 Type B

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 14 Type B

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 15 Type B

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 16 Type C

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 17 Type C

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 18 Type C

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 19 Type C

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 20 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 21 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 22 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 23 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 24 Type E

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 25 Type E

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 26 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 27 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 28 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 29 Type D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 30 Type F

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 31 Type F

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
1	1	0	0	2

Building Name: Bungalow No 32 Type F

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	1	0	0	3

Building Name: Building No 01 Type G

Wing Name: Wing A

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
6	5	0	0	11

Building Name: Building No 01 Type G

Wing Name: Wing B

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
6	5	0	0	11

Building Name: Building No 2 Type H

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
2	2	0	0	4