



# ROYAL HERITAGE

## PRESENTS

Luxury Bungalows & Studio Apartment  
with Club House

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





# BUNGLOW

## 3D VIEW



FRONT

TOP





# SECTIONAL VIEW



**GROUND FLOOR**



**GROUND  
FLOOR**

**FIRST  
FLOOR**

**FIRST FLOOR**











## 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 scheduled 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 Premnand 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



STUDIO &  
APARTMENTS



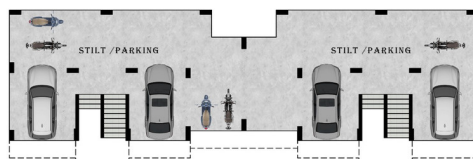




# APARTMENT LAYOUTS



GROUND 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

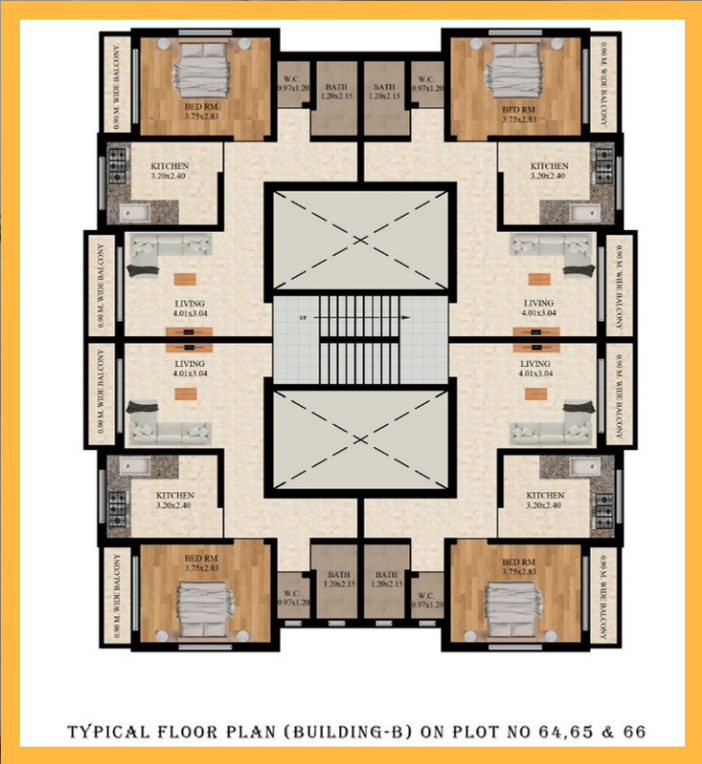






FLOOR PLANS

STUDIO APARTMENTS AND  
1 BHK RESORT STYLE FLATS





# ROYAL CLUB HOUSE

## AMENITIES

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



GARDENS



GYMNASIUM



SWIMMING  
POOL





**BED ROOM**

# FULLY FURNISHING

LUXURY INTERIORS AND EXTERIORS

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

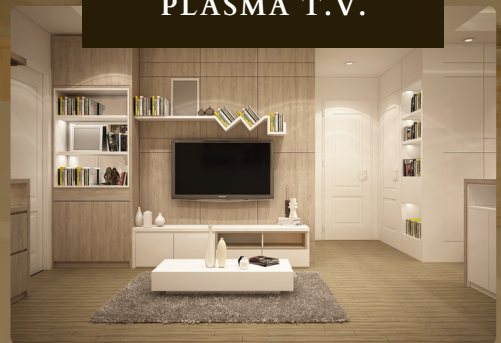
**MODULAR KITCHEN**



**DINING TABLE**



**PLASMA T.V.**



**FANCY LIGHTS & DESIGNER FANS**



**REFRIGERATOR & WASHING MACHINE**



**NEARBY  
AMENITIES**

**DEDICATED  
SHOPPING MALL**

# *Royal Heritage* **MEGA TOWN SHIP**

Escape the hustle and bustle of city life while still enjoying convenient access to urban amenities.

**HOSPITAL**

## **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

**BEAUTIFUL  
GARDENS**





## ELECTRIFICATION

**Wiring**  
*Concealed wiring*

**Switches**  
*Modular Switches*

**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 DESIGN.S

### 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





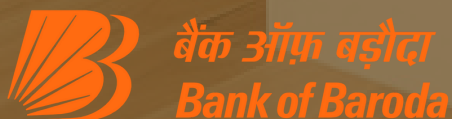
## LUXURY BUNGLOW

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

## Approvals

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

PROJECT FINANCED BY







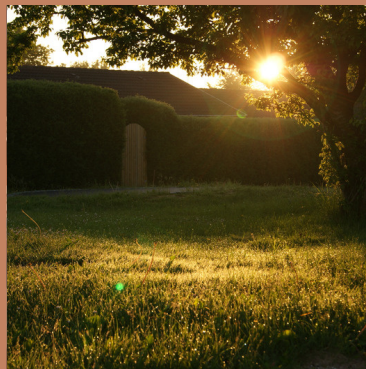
Rudrakshi Estates



**FITNESS CENTER**



**SWIMMING POOL**



**GARDEN**



**JACUZZI**

## **Royal Heritage Project**

Village Shere, Vasind), Shahapur,  
Distt. Thane, Maharashtra.

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