

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT CRESCENT HEIGHTS BY HARSHMANN SPACES LLP

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Thu 13-04-2023 16:42

To: Avinash Balasaheb Kamble <avinash.kamble@sbi.co.in>;bijshail@yahoo.co.in <bijshail@yahoo.co.in>

Cc: Suyash Kumar <suyash.kumar@sbi.co.in>;rnrbo3 borivali <rnrbo3.borivali@sbi.co.in>;dgm zowestmum <dgm.zowestmum@sbi.co.in>;DGM RE LHO MUM <dgmre.lhomum@sbi.co.in>

Bcc: Shiekh Anitul Haq <shiekh.haq@sbi.co.in>;Nikhil Jarial <nikhil.jarial@sbi.co.in>

📎 1 attachments (46 KB)

CA CERTIFICATE FORMAT 17072021 NEW.jpg;

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - HARSHMAAN SPACES LLP
PROJECT NAME - CRESCENT HEIGHTS
RERA NO. P51800045723, BORIVALI

We are happy to inform you that the Project "CRESCENT HEIGHTS" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

Requirement from Builder Entity

1. Board Resolution Copy /POA/ Authority letter to sign the application *(on letter head)*.
- 2.Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, *(on letter head)*
- 3.A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.

FORMAT ATTACHED

- 4.Environment Clearance Certificate from appropriate authority copy (if applicable).
- 5.AAI & Fire NOC: Fire & Airport Authority of India- NOC (if applicable), if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signator.

Month & Year
Commencement of C
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Sr. No.	Parameter	Particulars
1	Name of the Builder	Harshmaan Spaces LLP
2	Registered Address	103, Rose Residency CHS Limited, Dixit Road, Vile Parle (East), Mumbai - 400 057.
3	Address for correspondence	103, Rose Residency CHS Limited, Dixit Road, Vile Parle (East), Mumbai - 400 057.
4	Contact Person Name, Mob.No. Email id	Jignesh Naak / Niren Dedhia 7977583121 / 9619256317 bijshail@yahoo.co.in
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No
	Website url, if any	www.harshailgroup.com
6	Date of establishment	More then 30 years (Group of Company)
7	Constitution	
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	BAI & CREDAI
9	Ratings from CRISIL/ICRA etc.	
10	Profile of the partners/directors	

Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Apurva D. Desai	51	B. E Civil, DBM	
2	Pravin L Desai	68	B E Chemical	
3	Jawahar L Desai	66	B Com	
4	Dilip Shah	53	B Com	
5	Pravesh D Trivedi	63	Dipl. Civil	

11 Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	HARSHAIL HORIZON	HARSHAIL ETERNIA	DHANUKA RESIDENCY
Location	Vile Parle (East)	Goregaon (East)	Vile Parle (East)
Whether approved by SBI?	NO	NO	NO
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC / ICICI	HDFC / ICICI/AXIS	HDFC / ICICI



Month & Year of Commencement of Construction	2014	2014	2015
Present Status (Completed/Partially completed)	Completed on 2017 (Month& Year)	Completed on 2016 (Month& Year)	Completed on 2016 (Month& Year)
Total built up area of the project, in Sq.Mtr.	5800 Sq mtr	5000 Sq mtr	5200 Sq mtr
Number of floors	12th Floor	15 th Floor	12 th Floor
No. of Dwelling Units in the project	24	15	12
No. of units sold in the project	20	9	5
Hsg.Loan taken Through SBI (No.of flats)	NA	NA	NA
Date of Occupancy Certificate	2017	2016	2017
Date of conveyance	March 2018	2017	2018
12	Details of the Present Project		
Project Name	Crescent Heights		
Location with Survey Nos.	CTS NO. 1069/E, 1069/E/1 and 1082 village Eksar at I.C. Colony Road, Borivali (West) Mumbai - 400 103		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	NOT APPLICABLE		
Status of encumbrance of the project land	NOT APPLICABLE		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC Bank / ICICI Bank		
Month & Year of Commencement of Construction	04 May 2022		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings	G + 19 Habitable Floors 1 BHK – 05 2 BHK – 29 3 BHK – 35		



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 :
P51800045723

Project: **Crescent Heights** , Plot Bearing / CTS / Survey / Final Plot No.: **1069/E, 1069/E/1 & 1082 at Borivali, Borivali, Mumbai Suburban, 400103;**

1. **Harshmaan Spaces LLP** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**
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 (l) 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 **06/06/2022** and ending with **31/03/2025** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:06-06-2022 15:09:19

Dated: **06/06/2022**

Place: **Mumbai**

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