

The Assistant General Manager (HLS Marketing),  
Home Loan Sales Department,  
State Bank of India,  
Mumbai LHO

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Dear Sir,

## REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT SUNTECK BEACH RESIDENCES 1,2&4

We M/s **Sunteck Real Estates Private Limited**, a Company/Firm, having its registered office at **Sunteck Centre ,5<sup>th</sup> Floor, 37-40 Subhash Road, Vile Parle(E), Mumbai 400057** are willing to enter into a Tie-up arrangement with your Bank for our Project **Sunteck Beach Residences 1,2 &4** situated at Padrikhan Wadi, Vasai West, Sandor, Maharashtra, 401201

On approval of our project, we will execute with the borrowers and will also

- a) Submit the Agreement executed in the favour of the purchaser of the flat directly to the Bank,
- (b) Insist on No-objection Certificate (NOC) from the Bank before cancellation of the agreement of Sale and refund of payment(s) received, and
- (c) Convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,

Authorised Signatory



approved by  
company  
etc.  
Comptroller  
of  
Income Tax

Sr. No.	Parameter	Particulars	
1	Name of the Builder	Sunteck Real Estates Private Limited (100% Subsidiary of Sunteck Realty Limited)	
2	Registered Address	Sunteck centre, 5 <sup>th</sup> Floor, 37-40 Subhash Road, Vile Parle(E), Mumbai 400057	
3	Address for correspondence	Same as above	
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	SW Investments	
5	Website url, if any	<a href="http://www.sunteckindia.com">http://www.sunteckindia.com</a>	
6	Date of establishment	October 1, 1998- Sunteck Realty Limited December 30, 2015- Sunteck Real Estates Private Limited (100% Subsidiary of Sunteck Realty Limited)	
7	Constitution	Private Limited- Sunteck Real Estates Private Limited (100% Subsidiary of Sunteck Realty Limited)	
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification (At group level)	Yes, Member of CREDAI-MCHI	
9	Ratings from India Ratings (At group level)	AA-(Positive Outlook)	
10	Profile of the partners/directors		
Sr. No	Name	Comments on his/her experience, area of expertise etc.	
1	Mr. Prashant Chaubey	Mr. Prashant Chaubey is the Head of Corporate Finance and Investor Relations at Sunteck Realty Limited. He has over 18 years of real estate experience in the field of corporate finance, investments and research. He has been an integral part of the company and has taken various leadership responsibilities from time to time.	
11	Details of last 3 residential projects executed by the same firm/company/promoters		
Project Name	Sunteck Gilbird Hill	Signia Waterfront	Signia High
Location	Andheri (W)	Airoli	Borivali (E)
Whether approved by SBI?	No	No	No



Approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	HDFC	HDFC	HDFC
Month & Year of Commencement of Construction	December 2017	August 2017	August 2017
Present Status (Completed/Partially completed)	Completed	Completed	Completed
Total built up area of the project, in Sq.Mtr. approx	Over 6000sq.mt	Over 12400sq.mt	Over 15000sq.mt
Number of floors	14	36	30
No. of Dwelling Units in the project	Approximately 40	Approximately 170	Approximately 75
No. of units sold in the project	Sold out	Sold out	Sold out
Date of Occupancy Certificate	December 2020	January 2022	February 2019

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**Details of the Present Project**

Project Name	Sunteck Beach Residences 1,2&4
Location	Padrikhan Wadi, Vasai West, Sandor, Maharashtra, 401201
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.	No Construction Finance availed by the developer
Status of encumbrance of the project land	As disclosed before RERA
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, Furnish names of HFCs/Banks	<p>Bajaj: APF No. : THA/2022/044605</p> <p>ICICI: APF No. : Sunteck Residences 1 – MH/THA/22/34355  Sunteck Residences 2 – MH/THA/22/34368  Sunteck Beach Residences 4 - MH/THA/22/34487</p> <p>Axis : APF No.: VIRPAS048866</p> <p>HDFC: APF No.: P1234785 -SBR Bldg 1 Type 1  P1234786 -SBR Bldg 2 Type 1  P1234787 -SBR Bldg 3 Type 1  P1234788- SBR Bldg 4 Type 1  P1234781 -SBR Bldg A Type 2  P1234782 -SBR Bldg B Type 2  P1234783 -SBR Bldg C Type 3  P1234784 -SBR Bldg D Type 2</p>
Month & Year of Commencement of Construction (As per Rera)	May 2022





## 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 :  
**P99000045490**

**Project: Sunteck Beach Residences 1, Plot Bearing / CTS / Survey / Final Plot No.: Survey Number 113 Part at Vasai, Palghar, 400608;**

1. **Sunteck Real Estates Private Limited** 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 per cent 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 **24/05/2022** and ending with **31/12/2027** 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date:29-06-2022 18:24:31

Dated: **24/05/2022**  
Place: **Mumbai**

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



## 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 :  
**PS9000045499**

**Project: Sunteck Beach Residences 2 , Plot Bearing / CTS / Survey / Final Plc: No.: Survey Number 110 Part at Vasai, Palghar, 400608;**

1. **Sunteck Real Estates Private Limited** 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 (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 **24/05/2022** and ending with **31/12/2027** 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date:24-05-2022 11:00:23

Dated: **24/05/2022**  
Place: **Mumbai**

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



## 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 : **P99000045599**

**Project: Sunteck Beach Residences 4** , Plot Bearing / CTS / Survey / Final Plot No.: **Survey Number 110 (Part), Survey Number 113 (Part), Survey Number 114 (Part) at Vasai-Virar City (M Corp), Vasai, Palghar, 400608;**

1. **Sunteck Real Estates Private Limited** 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 **26/05/2022** and ending with **31/12/2028** 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:26-05-2022 17:46:29

Dated: **26/05/2022**

Place: **Mumbai**

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