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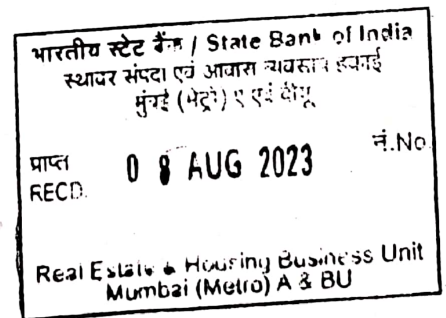
Project – Charkop Nandanvan

Developer – Jadeite Developers LLP

BRM – Gaurang Desai

Contact – 7021405234

Date of Submission – 8 August 2023



11	Details of latest 3 completed residential projects executed by the same firm/company/promoters		
Project Name	NA	NA	NA
Location	NA	NA	NA
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Present Status (Completed/Partially completed)	Completed on <u> </u> (Month & Year)	Completed on <u> </u> (Month & Year)	Completed on <u> </u> (Month & Year)
	<u> </u> Phases completed. Full completion expected by <u> </u> (Month & Year)	<u> </u> Phases completed. Full completion expected by <u> </u> (Month & Year)	<u> </u> Phases completed. Full completion expected by <u> </u> (Month & Year)
Total built up area of the project, in Sq.Mtr.			
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the project			
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate			
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	Charkop (1) Nandanvan CHSI.		
Location with Survey Nos.	CTS - 3A/2/85 at Kandivali, Borivali, Mumbai Suburban, 400067;		

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INFORMATION FOR TIE UP REQUIRED FROM BUILDER

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Jadcite Developers LLP		
2	Registered Address	702, Bldg 3, Prathamesh Vihar, 90 feet road, Thakur Complex, Borivali East, Mumbai – 400066		
3	Address for correspondence	Same as above		
4	Contact Person Name, Mob.No. Email id	Litesh Gada 9833657656		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	https://codenamebelieveit.in/		
6	Date of establishment (MM/DD/YYYY)	September 23, 2022		
7	Constitution(Proprietor/Partnership, Company)	LLP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	National Real Estate Development Council (NAREDCO)		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1.	Manish Sawant	40	BSc IT	Expert in liasoning and construction
2.	Litesh Gada	40	CA, CS, CFA, Registered Valuer	Expert in finance

JADEITE

May 22, 2023

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: Charkop (1) Nandanvan CHSL

We M/s, Jadeite Developers LLP a Firm, having its registered office at 702, Bldg 3, Prathamesh Vihar, 90 feet road, Thakur Complex, Borivali East, Mumbai - 400066 are willing to enter into a Tie arrangement with your Bank for our Project Charkop (1) Nandanvan CHSL situated at 235, Charkop, Sector 2, Near Police station, Kandivali West, Mumbai - 400067

Yours faithfully,

For Jadeite Developers LLP

Designated Partner

Authorized Signatory
(Jadeite Developers LLP)

For Jadeite Developers LLP


Designated Partner

702, Building No. 3, Prathamesh Vihar, 90 Feet Road, Thakur Complex, Borivali East, Mumbai - 400066





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 :
P 51800050125
Project: **CHARKOP NANDANVAN CHSE** Plot Bearing / CTS / Survey / Final Plot No. : **CA/2/85 at Kandivali, Borivali, Mumbai Suburban, 400067;**

- Jadeite Developers Llp** having its registered office / principal place of business at **Telisi: Borivali, District: Mumbai Suburban, Pin: 400066.**
 - 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 **20/03/2023** and ending with **31/12/2026** 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

- 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
Mr. Anil Arunbasaheb Nadagoudar
(Secretary incharge, MARRERA)
Date: 09/05/2023 17:23:56

Dated: 09/05/2023
Place: Mumbai

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



SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT CHARKOP NANDANVAN BY JADEITE DEVELOPERS

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

Mon 21-08-2023 18:24

To: GAURANG PRAVIN DESAI <gaurang.desai@sbi.co.in>

Cc: Bhartendu Bhushan Rameshwar Prasad Singh <bhartendu.bhushan@sbi.co.in> INFO@JDDS.CO.IN
<INFO@JDDS.CO.IN>

1 attachments (46 KB)

CA CERTIFICATE FORMAT 17072021-NEW.jpg

Sir / Madam,

SBI BUILDER TIE-UP

BUILDER NAME - M/S. JADEITE DEVELOPERS LLP

PROJECT NAME - "CHARKOP NANDANVAN" LOCATION: SANTACRUZ

P51800050125

We are happy to inform you that the Project "CHARKOP NANDANVAN" 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:

1. **TIR of Land / Project** prepared by Advocate of Builder (if available)
2. Board Resolution Copy / **POA/ Authority letter** to sign the application (on letter head).
3. Details of expected Business to SBI in this (On letter head)

Total No. of Flats Sold :	
Total No. of Registrations :	
Total No. of Home Loans by SBI :	
Total No. of Home Loans by Other Banks :	

4. Environment Clearance (if applicable)
5. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project
6. Pollution NOC
7. Water NOC
8. Builder website details (screenshot)
9. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

REQUIREMENT FROM SOURCING ENTITY:

1. KYC Verified with Original: Individual & Firm KYC to be verified with original

