

	Kerala Village
Location with Survey Nos.	Khaire rd, Near Shenva naka, Sathgaon, Shahapur
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 Finance
Status of encumbrance of the project land	No encumbrance
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	ICICI Bank BOB UCO Bank SBI Bank Yes Bank Union Bank of India Shamrao Vittal Cooperative Bank
Month & Year of Commencement of Construction	23-06-2023
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	2 bldgs, 5 & 7 floor bldg., 127 & 98 units, 31 st Dec, 2025
Total built up area of the project, in Sq. Mt.	70,000/-
No. of Dwelling Units in the project	127 units
No. of units sold in the project	17
Details of Development Agreement and POA if any	Not applicable
Status of receipt of approvals from Local Bodies/ Urban	Plan passed by ADTP, Thane Commencement Certificate and NA issued by collector Thane.

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INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THE LETTER HEAD



SHAHAPUR

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Elixir Realty		
2	Registered Address	Office no 18, Saket shopping centre, saket complex, majiwada, Thane west		
3	Address for correspondence	Same as above		
4	Contact Person Name, Mob.No. Email id	Swadeepa Rajput 7738983760 swadeepa@charmsgroup.in		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes Anoop Anish		
5	Website url, if any	www.keralavillage.in		
6	Date of establishment (MM/DD/YYYY)	23-06-2023		
7	Constitution(Proprietor/Partnership, Company)	Proprietor Co.		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	YES		
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	John Mathew	55	BE Civil	Dr John Mathew being a major partner in Charms Group and as sole proprietor of Elixir Realty has been into construction since 1990.

Handwritten signature/initials

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

Kerala
VILLAGE
SHAHAPUR

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:- Kerala Village
Shahapur**

We M/s Elixir Realty, a Firm, having its registered office at Saket Shopping centre, Saket complex, Majiwada are willing to enter into a Tie-up arrangement with your Bank for our Project Kerala Village Shahapur, situated at Khaire Rd, Near Shenva Naka, Satgaon, Shahapur. .

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) deliver the Title Deeds in 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) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,



Authorized Signatory
(Name of the Builder)

Elixir Realty, Office No. 18, Gr. Floor, Saket Shopping Complex, Majiwada, Thane (West) 400 608
T: +91 7738 983 760 | E: keralavillage@charmsgroup.in | W: www.keralavillage.in



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LETTER FROM THE BUILDER FOR PROJECT TIE UP **SHAHAPUR**

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: Kerala Village, Shahapur.

We M/s, Elixir Realty a Company/Firm, having its registered office at Saket Shopping centre, Saket complex, Majiwada, Thane west, are willing to enter into a Tie arrangement with your Bank for our Project Kerala Village, Shahapur situated at Khaire road, Near Shenva Naka, Satgaon, Shahapur.

Yours faithfully,

Authorized Signatory
(Name of the Builder)



Project: Kerala Village Phase - 2

REQUIRMENT FROM BUILDER:

1. Affidavit on letter head (as per attached format).
2. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project
3. **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)
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 signatory.
6. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project.(if any)
7. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
8. **Details of expected Business to SBI in this project:**

Total No. of Flats:	
Total No. of Flats Sold :	
Total No. of Registrations :	
Total No. of Home Loans by SBI :	
Total No. of Home Loans by Other Banks :	
Remaining Units where bookings are done & loan is required :	

Requirement from Sourcing Entity:

1. **Covering cum Recommendation Letter:** Mentioning clearly the Name, Phone No., Designation and Email ID of the Relationship Manager of the Project. Also furnish information as under :
(a) Total no of Unit financed by SBI with amount (b) Expected business from this project (No. and Amount) till date from this builder in last 3 months.
2. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
3. KYC Verified with Original: Individual KYC to be verified with original by sourcing entity.

Informed by
electronic to Kullappari
29/12/23 11:10am
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