



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 :
P51800049964

Project: SHAKTI TROMBAY 88 , Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 291/1 TO 291/3at Turbhe, Kurla, Mumbai Suburban, 400088;

1. **Vashu Raheja Sons Realty Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400074.**
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 **06/03/2023** and ending with **30/06/2025** 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 Premchand Prabh
(Secretary, MahaRERA)
Date:06-03-2023 12:15:49

Dated: **06/03/2023**
Place: **Mumbai**

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

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT SHAKTI TROMBAY 88 BY VASHU RAHEJA SONS REALTY LLP

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

Mon 21-08-2023 17:20

To: NIKHIL MADAN KHARAT <nikhil.kharat@sbi.co.in>

Cc: Pramod Tanaji Mane <pramod.mane@sbi.co.in>; INFORAHEJA@GMAIL.COM <INFORAHEJA@GMAIL.COM>

Dear Sir / Madam,

SBI BUILDER TIE-UP
BUILDER NAME - M/S. VASHU RAHEJA SONS REALTY LLP
PROJECT NAME - "SHAKTI TROMBAY 88" LOCATION: CHEMBUR
P51800049964

We are happy to inform you that the Project "**SHAKTI TROMBAY 88**" 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.

REQUIRMENT FROM BUILDER:

1. Cost sheet of all / Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
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. 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. Copy of External rating from CRISIL / ICRA etc, (if any)
10. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
11. IF project financed availed, please provide : Copy of Indenture of Mortgage, NOC from lender bank/financial institution
12. **Details of Litigation with hard/soft** Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).

VASHU RAHEJA SONS REALTY LLP

43-44, Kalpataru Court, Dr. C.G. Road, Chembur, Mumbai-400074

Tel: 25209996 / 7 Email: inforaheja@gmail.com

Hsg.Loan taken Through SBI (No.of flats)	
Date of Occupancy Certificate	
Date of conveyance	
12	
Details of the Present Project	
Project Name	Shakti Trombay 88
Location with CTS Nos.	property bearing CTS No. 291/1 to 291/3
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.	property bearing CTS No. 291/1 to 291/3 admeasuring (Details of the adm area) 820 Sq.Mtr being and lying at Village Trombay Tal. Turbe] District Mumbai 400088 State Maharashtra.
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	ICICI BANK
Month & Year of Commencement of Construction	24 Month
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.)	
Total built up area of	2921.81 sq mtr

Signature



VASHU RAHEJA SONS REALTY LLP

43-44, Kalpataru Court, Dr. C.G. Road, Chembur, Mumbai-400074
Tel: 25209996 / 7 Email: inforaheja@gmail.com

LETTER FROM THE BUILDER FOR PROJECT TIE UP

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

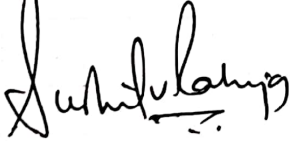
Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: Shakti Trombay 88

We M/s, Vashu Raheja Sons Realty LLP.
a Company/Firm, having its registered office at 43,44 kalpatru court DR. C.G Road Behind R.K
Studio Chembur Mumbai 400074
are willing to enter into a Tie arrangement with your Bank for our Project

situated at (address) Shakti Trombay 88 Plot bearing CTS No 291/1 to 291/3 Near Trombay Post
Office village trombay Koliwada Mumbai 400088

Yours faithfully,



Authorized Signatory
(Vashu Raheja Sons Realty LLP)



VASHU RAHEJA SONS REALTY LLP

43-44, Kalpataru Court, Dr. C.G. Road, Chembur, Mumbai-400074
Tel: 25209996 / 7 Email: inforaheja@gmail.com

IV. BANKING INFORMATION.

Bank Name	KOTAK MAHINDRA BANK
Branch Name	CHEMBUR, DR. C.G. ROAD
Account no	6747190127

V. Builder Contact Person (Name & Number) : NITIN RAHEJA - 9820525685

VI. Contact Person Of the Legal Coordinator who has access to Legal Facts of the Project: Amol Tembe.- 9819186484

VII. NAME OF THE AUTHORISED SIGNATORY FOR EXECUTION OF SALE AGREEMENT / NOC ISSUANCE

- 1) Sushil Vashu Raheja
- 2) Nitin Vashu Raheja

IX. DETAILS OF CONSTRUCTION FINANCE LOANS IF AVAILED BY THE DEVELOPERS: Nil

X. UNDERTAKING IF CONSTRUCTION FUNDING NOT AVAILED.

We certify that we have not obtained finance for this Project from Financial Institutions, etc and we shall inform SBI BANK LTD of any such finance, if availed by us in future (before completion of the project)




Signature/Authorised Signatory

Place : MUMBAI

Date : 14/03/2023

