



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 :
P51700050803

Project: **RUSTOMJEE LA VIE WING A**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 8A Survey No 329/3 pt of Village Majiwade at Thane (M Corp.), Thane, Thane, 400601;**

1. **Kapstone Constructions Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.**

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 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 **03/05/2023** 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.



Dated: 03/05/2023

Place: Mumbai

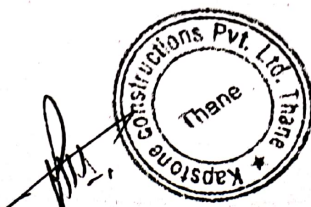
Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:03-05-2023 18:48:28

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



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder	Kapstone Constructions Private Limited		
2	Registered Address	M V ROAD JUNCTION, 702, NATRAJ, WESTERN EXPRESS HIGHWAY, ANDHERI EAST, Mumbai Suburban, Maharashtra,		
3	Address for correspondence	Uptown Urbania sales office, pipeline road near majiwada junction thane 400601		
4	Contact Person Name, Mob.No. Email id	Santosh Shetty 9820995007 santoshvshetty@rustomjee.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	rustomjee.com		
6	Date of establishment	2003		
7	Constitution	Private Limited		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	MCHI		
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.
	Boman Irani			
	Percy Chowdhry			



Chandresh Mehta
 Details of last 3 residential projects
 firm/company/promoters
 Project Name
 Location
 Whether approved by SP
 If approved by
 Finance Comptroller
 HDFC/LIC HF
 Schedule HF
 Bank-fund
 HFCS/R
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SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT RUSTOMJEE LA VIE by KAPSTONE

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

Fri 08-09-2023 14:50

To: Mitali Mukund Vaydande <mitali.vaydande@sbi.co.in>; santoshvshetty@rustomjee.com
<santoshvshetty@rustomjee.com>

Cc: Vikas Soni <vikas_soni@sbi.co.in>

2 attachments (80 KB)

AFFIDAVIT FORMAT.doc; CA CERTIFICATE FORMAT 17072021 NEW.jpg;

Sir/Madam,

SBI BUILDER TIE-UP
BUILDER NAME - M/S. KAPSTONE CONSTRUCTION PVT. LTD.
PROJECT NAME - "RUSTOMJEE LA VIE" LOCATION: THANE

We are happy to inform you that the Project "RUSTOMJEE LA VIE" 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. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (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. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project
4. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any).

5. 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	
:	

Kapstone Constructions Pvt. Ltd.

Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway,
Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
E-mail: comehome@rustomjee.com, Web : www.rustomjee.com, CIN : U45200MH2003PTC140091

The Assistant General Manager (HLS Marketing),

Home Loan Sales Department,
State Bank of India,
Mumbai LHO

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: RUSTOMJEE LA VIE

We M/s Kapstone Constructions Private Limited, a Company/Firm, having its registered office at pipeline road near majiwada junction thane 400601 are willing to enter into a Tie-up

arrangement with your Bank for our Project Rustomjee La Vie,

situated at (address) pipeline road near majiwada junction thane 400601.

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,

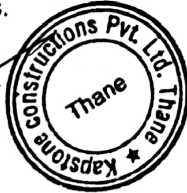
(b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) to convey Bank's security interest to the existing/proposed Society for noting

Bank's charge in its records.

Yours faithfully,

Authorised Signatory



(Rustomjee Group) Kapstone Constructions Pvt Ltd.