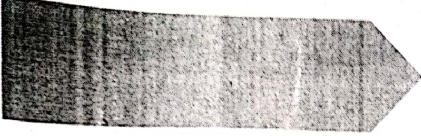


3 B-S

# BUILDER'S PROJECT TIE-UP



## PURI SELEQT

### RERA NO-P51800049868

Mohit Upadhyay  
Manager Builder Relation  
SBI RBO ANDHERI  
9004026709

भारतीय स्टेट बैंक / State Bank of India		
स्वावलम्बित संपत्ति एवं आवास व्यवसाय हकाई		
मुंबई (मेट्रो) ए एवं वीनू		
प्राप्त RECD.	14 SEP 2023	नं. No.
Real Estate Housing Business Unit Mumbai (Metro) A & BU		



From: CMPAC LHOMUM  
Sent: Monday, July 3, 2023 5:43 PM  
To: crm@puricreators.com; Mohit Upadhyay  
Cc: Ashok Bhalotia; AGMHLS LHOMUM  
Subject: SBI BUILDER TIE-UP: M/S MY HOME FOUNDATION GROUP-PROJECT NAME – PURI SELEQT

Sir/Madam,

**PROJECTS APPROVALS UNDER BUILDER TIE-UP**  
**BUILDER NAME – M/S MY HOME FOUNDATION GROUP**  
**PROJECT NAME – PURI SELEQT**  
**RERA NO. P51800049868 ANDHERI**

We are happy to inform you that the Project "PURI SELEQT" is 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. Board Resolution Copy /POA/ Authority letter to sign the application (on letter head).
2. In builder profile following points are missing (please provide)
  - latest 2 completed residential projects (pt 11)
  - constitution (pt 7)
  - Member of MCHI/CREDAI (Pt 8)
  - Profile of Partners/ Directors/Proprietor (pt 10)
  - Details of construction (pt 12)/status of encumbrances of the project land/date of project approved by other bank please provide APF letters/date of commencement of construction/proposed construction details/ no of units sold in this project/no of units financed by sbi in this project & status of approval from Development authority.
3. **Address proof of Business:** Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
4. **Copy of External rating** from CRISIL / ICRA etc, (if any)
5. **Copy of Indenture of Mortgage, NOC from lender bank/financial institution and date of last disbursement.** If Project finance availed, Total Amt. availed, Total Amt. Disbursed, 1<sup>st</sup> Disb. Amt. & Date, Latest Disb. Amt. & Date
6. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
7. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).





My Home Foundation Group  
413, The Summit Business Bay, Off. Andheri-  
Kurla Road, Below W.E.H Metro Station, Chakala,  
Andheri (E), Mumbai - 400093  
info@myhomefoundationgroup.com  
+022-4993-44-77

TO,  
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:- "Puri SeleQt"**

We M/s. MY HOME FOUNDATION GROUP, a Company/Firm, having its registered office at 413, The Summit Business Bay, Off. Andheri Kurla Road, Below W.E.H Metro Station, Chakala, Andheri East, Mumbai - 400 093 are willing to enter into a Tie-up arrangement with your Bank for our Project- "Puri SeleQt", situated at CTS No.116(PT),116/1 to 116/17 Of Village Mogra in K/East Ward, At Andheri (East), Mumbai Suburban 400069.

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,

**M/s. MY HOME FOUNDATION GROUP  
MR. SUNIL MANOHARLAL PURI  
(PROPRETOR)**

WWW.MYHOMEFOUNDATIONGROUP.COM

Sr. No.	Parameter	Particulars
1	Name of the Builder	Sunil Manoharlal Puri
2	Registered Address	413, The Summit Business Bay, Off. Andheri Kurla Road, Below W.E.H Metro Station, Chakala, Andheri East, Mumbai - 400 093
3	Address for correspondence	Same as above
4	Contact Person Name, Mob.No. Email id	Shalaka Chaudhary 8655801504 <a href="mailto:crm@puricreators.com">crm@puricreators.com</a>
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	<a href="http://www.puricreators.com">www.puricreators.com</a>
6	Date of establishment	29-09-2021
7	Constitution	-
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	-
9	Ratings from CRISIL/ICRA etc.	-



Certificate			
Date of conveyance	-	-	-
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	Puri SeleQt		
Location with Survey/CTS Nos.	116, 116/1 to 116/17		
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.	-		
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	-		
Month & Year of Commencement of Construction			
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 the project, in Sq. Mt.	10870.40		
No. of Dwelling Units in the project	146		
No. of units sold in the project			
Details of Development Agreement and POA if any	-		





## 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 :  
**P51800049868**

Project: **Puri SeleQt Plot Bearing / CTS / Survey / Final Plot No.: 116(pt) and 116(1) to 116(17) at Mogra, Andheri, Mumbai Suburban, 400069;**

1. Mr./Ms. **Sunil Manoharlal Puri** son/daughter of Mr./Ms. **MANOHARLAL BHAGATRAM PURI** *Resil: Andheri, District: Mumbai Suburban, Pin: 400093*, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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.

- o The Registration shall be valid for a period commencing from **06/03/2023** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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: 13/04/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:13-04-2023 11:31:41

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