

SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT NARANG PRIVADO B2

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

Sat 16-09-2023 16:04

To: Mitali Mukund Vaydande <mitali.vaydande@sbi.co.in>

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

4 attachments (185 KB)

AFFIDAVIT FORMAT.doc; BUILDER REQUEST LETTER FOR APF.doc; BUILDER PROFILE ALONGWITH HIS COVERING LETTER.doc; CA CERTIFICATE FORMAT 17072021 NEW.jpg;

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - NARANG REALTY
PROJECT NAME - NARANG PRIVADO B
RERA NO. P51700050065

We are happy to inform you that the Project "NARANG PRIVADO B" 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 Entity

1. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project
2. 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 :	

3. Board Resolution Copy /POA/ Authority letter to sign the application (*on letter head*).
4. 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*)
5. Environment Clearance Certificate from appropriate authority copy (if applicable).
6. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
7. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
8. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm
9. 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, 1st Disb. Amt. & Date, Latest Disb. Amt. & Date
10. 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



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 :
P51700050065

Project: **Narang Privado - B** , Plot Bearing / CTS / Survey / Final Plot No.: **146/5/B and 146/6/B/1 at Thane (M Corp.), Thane, Thane, 400606;**

1. **Narang Realty Private Limited** having its registered office / principal place of business at : Tehsil: **Mumbai**, District: **Mumbai Suburban**, Pin: **400098**.
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 (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 **13/03/2023** and ending with **31/03/2028** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhoo
(Secretary, MahaRERA)
Date:13-03-2023 15:26:53

Dated: **13/03/2023**
Place: **Mumbai**

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





12th September, 2023

To,

Ms. Mitali Vaydande
State Bank Of India,
Regional Business Office, Region - I,
Wagle Industrial Estate, 2nd Floor,
Plot No. B – 35, SBI Building,
Wagle Circle, Thane (W) – 400604.

Sub: Documents for tie-up for "Narang Privado B" building no 2

Dear Sir's,

With respect to have a tie-up arrangement for the said project "Narang Privado B" i.e Building No. 2, please find the list of documents given below which are being handed over to you/ your representative.

- RERA Certificate
- Project Brochure
- Bank Details
- Certificate of Incorporation , AOA and MOA
- 7/12 Extracts
- Legal Title Report
- Revised Letter of Intent dated 14.12.2022.
- Commencement Certificate dated 18.08.2023
- Property Tax Receipt dtd 12.08.2023
- NOC stipulating fire protection dated 3.10.2022
- Environment Clearance
- Deed of Conveyance dtd 23rd July, 2021 (with Index II and Pavthi dtd 23.07.2021 and Stamp Duty Challan dtd 15.07.2021)

Handed
12/09/2023

