

**SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT GODREJ HORIZON II**

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

Sat 16-09-2023 16:32

To:rohan.raut@sbicapsec.com <rohan.raut@sbicapsec.com>

Cc:Ravi Naidu <Ravi.Naidu@sbicapsec.com>;Sachin R Shewale <sachin.shewale@godrejproperties.com>

1 attachments (34 KB)

AFFIDAVIT FORMAT.doc;

Sir/Madam,

**PROJECTS APPROVALS UNDER BUILDER TIE-UP**  
**BUILDER NAME - GODREJ PROJECT DEVELOPEMENTS LTD.**  
**PROJECT NAME - GODREJ HORIZON II**  
**RERA NO. P51900049757, WADALA**

We are happy to inform you that the Project "GODREJ HORIZON II" 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. 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 :	

**2. Cost sheet of Each type of flat (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)**

**3. Address proof of Business: Electricity Bill, Tel Bill, Rent Agreement in the name of firm**

**4. 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**

**5. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)**

**6. Affidavit on letter head (as per attached format).**

**Requirement from Sourcing Entity:**

**Covering cum Recommendation Letter**





## 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 :  
**P51900049757**

Project: **Godrej Horizon Phase II**, Plot Bearing / CTS / Survey / Final Plot No.: **354, 437, 338, 339, 340, 341, 342, 346, 347, 348, 350, 351, 352, 335, 353, 356** at **FNorth-400031, Ward FNorth, Mumbai City, 400031**;

- Godrej Projects Development Ltd** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079**.
- 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 **24/02/2023** and ending with **30/06/2029** 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
- 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: 24-02-2023 14:44:22

Dated: **24/02/2023**  
Place: **Mumbai**

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



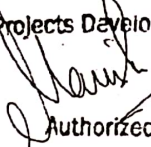


18 Disbursement In favour of	Name of the Builder	<b>GODREJ PROJECTS DEVELOPMENT Limited</b>
	Account Name	Godrej Wadala Phase 2 Collection Account
	Account Number	923020005596131
	Bank	AXIS BANK
	Branch	FORT BRANCH
	IFSC Code	UTIB0000004
19. Whether credit facility enjoyed With any bank Account Name: Account Number: Bank : Branch : IFSC Code:	No	
20. Contact Person on Project Site (Name, Contact No. & Email Id)	Sachin Shewale – 9324555766 <a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> Meenakshi Roy – 7304935167 <a href="mailto:meenakshi.roy@godrejproperties.com">meenakshi.roy@godrejproperties.com</a>	

Thanking you,

Your faithfully

For Godrej Projects Development Ltd.

  
Authorized Signatory

Name – Mr. Manish Sapte  
Designation – Assistant Manager  
Place – Mumbai  
Date- 5 May 23



Total Carpet and Exclusive area of all flats in the project in Phase 1, in Sq. Mt.	<b>Total Carpet and Exclusive Area of PH 1 :- RERA carpet 30,030 sq.mt + Exclusive area – 2,020 sq.mt</b>		
	<b>Total Carpet and Exclusive Area of PH 2 :- RERA carpet 32,046 sq.mt + Exclusive area – 2,429 sq.mt</b>		
No. of Dwelling Units in the project	Phase 1 - 400 Phase 2 - 352		
No. of units sold in the Project	Phase 1 - 255 Phase 2 - 58		
Details of Development Agreement and POA if any	Redevelopment by GPDL		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC - received on 31 March 22 Building / IOD Approvals – received on 31 Jan 22 Layout Approval – received on 28 Jan 22		
<b>14 Project Value</b>			
<b>Type of Flat/House Phase 2</b>	<b>No. of Flats / House</b>	<b>Area</b>	<b>Pricing</b>
2 BHK Elegante	84	777	2.92 cr onwards and Gst , Stamp Duty Registration over and above
2 BHK Elegante Supreme	71	828	3.09 cr onwards and Gst , Stamp Duty Registration over and above
3 BHK Elegante	86	1001	3.97 cr onwards and Gst , Stamp Duty Registration over and above
3 BHK Opulent	33	1385	5.46 cr onwards and Gst , Stamp Duty Registration over and above
3 BHK Palatial	76	1477	5.74 cr onwards and Gst , Stamp Duty Registration over and above
15 Anticipated Business	Real Estate Development		
16 Any litigation pending against the property (If Yes, Give details)	No		
17 Whether Builder / His Nominee is proposed to be engaged as Marketing Associate	No		



*Godrej*

Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction	June 2007	Sept 2003	2008
Present Status (Completed/Partially completed)	Project Completed on May 2011	Project Completed on June 2010	Project Completed in Feb 2010
Total built up area of the project, in Sq.Mtr	Approx 2,25,000 sq ft	Approx 6,51,000 sq ft	Approx 24360 sq ft
Number of floors	2 Bldgs.	5 towers	13 towers
No. of Dwelling Units in the project	15 Floors	46 Floors	7 Floors
No. of units sold in the project	188	372	14
Date of Occupancy Certificate	May 2011	June 2010	Feb 2010
Date of conveyance	1 Feb 2013	Not done yet	Not done yet
<b>13</b>	<b>Details of the Present Project</b>		
Project Name	Godrej Horizon Phase 2		
Location	Dadar Naigaon Division, Mumbai		
Details of construction finance / loan, if any, availed by the builder for this project.	NA		
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	In process		
Month & Year of Commencement of Construction	Oct-2022		
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.)	No of Phases: 3 No of Buildings : 3 Resi+ 1 Amenties+ 1 MLCP No of Floors : Phase 1 : G+44 No of flats per building : T1 Wing A – 200 units, T1 Wing B - 200 units T2 Wing A – 157 units, T2 Wing B – 195 units Possession Date Phase 1 : 31-May-2028 as per RERA Possession Date Phase 2 : 30-June-2029 as per RERA		

*Godrej*

