

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT SIANNA HEIGHTS BY SHUBJIVAN BUILDERS

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

Wed 04-10-2023 12:20

To:GAURANG PRAVIN DESAI <gaurang.desai@sbi.co.in>

Cc:Bhartendu Bhusan Rameshwar Prasad Singh <bhartendu.bhusan@sbi.co.in>;AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

2 attachments (88 KB)

AFFIDAVIT FORMAT.doc; site inspection report format as per OPAS.doc;

Sir/Madam,

**PROJECTS APPROVALS UNDER BUILDER TIE-UP**  
**BUILDER NAME - SHUBHJIVAN BUILDERS**  
**PROJECT NAME - SIANNA HEIGHTS**  
**RERA NO. P1800052192**

We are happy to inform you that the Project "SIANNA HEIGHTS" 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. Affidavit on letter head (as per attached format).
2. Screen shot of Home page of builder's website.
3. Copy of External rating from CRISIL / ICRA etc, (if any)
4. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (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. Details of Litigation with hard/soft Copies of Complaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
7. Draft of Sale Agreement / Agreement of Sale
8. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
9. Brochure of the project.
10. Builders three years Income Tax Returns including Balance Sheet & Profit Loss A/c
11. Certificate of Conveyance done for past projects on builders letter head signed by authorized signatory.
12. Certificate of Completion of previous projects or Copy of Occupancy certificate.
13. A letter from Chartered Accountant certifying investment of the Builder (minimum 15%) in the Project.
14. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
15. **TIR of Land / Project** prepared by Advocate of Builder.
16. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)

Details of expected Business to SBI in this project:

Total No. of Flats:	
Total No. of Flats Sold :	





## 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 :  
**P51800052192**

Project: **SIANNA HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: **913 A&B, 914/A &B, 915/A&B , 917 at Borivali, Borivali, Mumbai Suburban, 400103;**

1. **Shubhjivan Builders Pvt Ltd** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400092.**

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 **27/07/2023** and ending with **31/08/2025** 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 27-07-2023 13:53:42

Dated: 27/07/2023  
Place: Mumbai

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



Date of Occupancy Certificate	08-09-2016	09-07-2012	31-03-2010
Date of conveyance	Pending	Pending	In process
<b>Total units Financed by SBI</b>			
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	SIANNA HEIGHTS		
Location with Survey Nos.	913A, 914A, 915A and 917 I.C.Colony Village Eksar Borivli District Mumbai State Maharashtra 400103		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. ( <b>*Mandatory</b> ) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (* <b>Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan</b> )	NOT AVAILED		
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	NOT APPLIED		
Month & Year of Commencement of Construction	May-2023		
<b>Present Stage of Construction</b>	9 <sup>th</sup> Slab Completed		
<b>Proposed construction Plan.</b> (Please furnish details of No. of phases, No. of buildings	Single Phase,		

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**Project – Sianna Heights**

**Shubhjivan Builders**

**BRM – Gaurang Desai**

**Contact – 70214 05234**

**Date of Submission – 15th Sep 23**

भारतीय स्टेट बँक / State Bank of India स्वातंत्र्य संघर्षा एवढा आवासा व्यक्तास्य हकार्य मुंबई (मिटर) ए एवढा वीस	फ. No. 27 SEP 2023
प्राप्त RECD.	
Real Estate & Housing Business Unit Mumbai (Metro) A & BU	

CUSTODY

