



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 :
P51800052265

Project: Ambit Vista, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 2046, 2048 of village vile parle East & CTS No. 5 of vill. Bandra I ward and F.P. No. 138 & 139 Santacruz TPS-V, Tal. Andheri with CTS No. 2049 of vill. Vile Parle East, Tal. Andheri F.P. No. 137 Santacruz TPS-V, Santacruz East, Mumbai - 400 055 at Vileparle, Andheri, Mumbai Suburban, 400055;**

1. **Ambit Builders & Developers** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400098.**

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 **09/08/2023** 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: 09/08/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-08-2023 12:02:09

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



SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT AMBIT VISTA BY AMBIT BUILDERS

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

Fri 13-10-2023 15:21

To:shravan.patel@sbicapsec.com <shravan.patel@sbicapsec.com>;rodney.dsouza@sbicapsec.com
<rodney.dsouza@sbicapsec.com>;devendra.pandey@sbicapsec.com <devendra.pandey@sbicapsec.com>
Cc:Ravi Naidu <Ravi.Naidu@sbicapsec.com>;AGMHLS LHOMUM <agmhls.lhomum@sbi.co.in>

2 attachments (70 KB)

CA CERTIFICATE FORMAT OLD.docx; site inspection report format as per OPAS.doc;

Sir/Madam,

SBI BUILDER TIE-UP**BUILDER NAME - AMBIT BUILDERS & DEVELOPERS****PROJECT NAME - AMBIT VISTA****LOCATION: SANTACRUZ EAST (RERA NO- P51800052265)**

We are happy to inform you that the Project "**AMBIT VISTA**" 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. 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,
2. Address proof of Business: Electricity Bill, Tel Bill, and Rent Agreement in the name of firm.
3. Screen shot of Home page of builder's website.
4. Certificate of Membership of Industry body e.g. CREADAI MCHI , BANM
5. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project. (form 3 given, Re-submit CA certificate as per enclosed format)
6. Environment Clearance Certificate from appropriate authority copy (if applicable).
7. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.



AMBIT™

REALTORS & DEVELOPERS
VALUES, THAT ADD VALUE

AMBIT BUILDERS & DEVELOPERS

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: AMBIT VISTA

We M/s. Ambit Builders & Developers, a firm, having its registered office at Office at 201/203, Vinay Bhavya Complex, CST Road, Kallina, Santacruz (E), Mumbai, 400098 are willing to enter into a Tie-up arrangement with your Bank for our Project AMBIT VISTA ("Worth It"), situated at Prabhat Colony, Behind Yes Bank, Santacruz (East), Mumbai – 400050.

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 favor 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.

For AMBIT BUILDERS & DEVELOPERS

Rajendra Sharma
(Partner)



📍 CO: 201/203, Vinay Bhavya Complex, CST Road, Kallina, Santacruz (E) Mumbai 400098

☎ 022-6671 5555/8888



🌐 www.ambitrealtors.com



✉ info@ambitrealtors.com



4	Ambit Realtors & Developers Pvt. Ltd.	Na	NA	NA
11	Details of latest 2/3 Completed residential projects executed by the same firm/company/pro-roters			
Project Name	Ananda Residency	Blumen	The Palazzo	
Location	Borivali(West), Mumbai.	Vikhroli (West), Mumbai.	Santacruz (East), Mumbai.	
Whether approved by SBI? If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Commercial Bank, furnish names of HFCs/Banks	ICICI, HDFC, Oriental Bank of Commerce	ICICI, HDFC, SBI,	ICICI, HDFC, SBI,	
Month & Year of Commencement of Construction	Jan 2015	Nov 2017	May 2016	
Present Status (Completed Projects)	Completed on Dec 2020 (Month& Year)	Completed on Dec 2022 (Month& Year)	Completed on Dec 2023 (Month& Year)	
Total built up area of the project, in Sq.Mtr.	All Phases completed.	All Phases completed.	All Phases completed.	
Number of floors	3,25,000 Sq. Ft (30.193 Sq. Mtr)	3,00,000 sq. Ft (27.870 Sq. Mtr)	75,000 (6967.6 Sq. Mtr)	
No. of Dwelling Units in the project	24	22	12	
No. of units sold in the project	576	432	110	
Hsg. Loan taken Through SBI (No. of flats)	All	All	All	
Date of Occupancy Certificate	Na	NA	Na	
Date of conveyance	14/10/2020	04/03/2022	-	
Total units Financed by SBI				
12	Details of the Present Project			
Project Name	Ambit Vista ("Worth It")			
Location with Survey Nos.	201/203, Vinay Bhavya Complex, CST Road, Kalina, Santacruz (E), Mumbai, 400098 CTS No. 2046, 2048 and 2049			
Details of construction finance / loan, if any, availed by the builder	NA			



[Handwritten Signature]