

SBI BUILDER TIE UP : REQUIREMENT FOR PROJECT NAVRANG NAVKAR BY OXFORD NAVRANG

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Mon 13-11-2023 16:06

To: Mohit Upadhyay <mohit.upadhyay@sbi.co.in>

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

Sir/Madam,

PROJECTS APPROVALS UNDER BUILDER TIE-UP
BUILDER NAME - OXFORD NAVRANG REALTY LLP
PROJECT NAME - NAVRANG NAVKAR, BORIVALI
RERA NO. P51800047342

We are happy to inform you that the Project "NAVRANG NAVKAR" 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. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
2. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
3. Copy of Indenture of Mortgage
4. A copy of Insurance of Land and Building of the real estate project and construction of the real estate project.(if any)
5. **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)*
6. Draft of Sale Agreement / Agreement of Sale
7. Property tax receipts.
8. **KYC of Firm:** Partnership Deed
9. **KYC of Individuals:** Self Attested Copy of PAN card and AADHAR card of the Partners
10. **Environment Clearance Certificate** from appropriate authority copy (if applicable).

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 :	

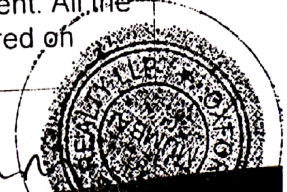
REQUIREMENT FROM SOURCING ENTITY:

1. Site Inspection report

Date : 13/10/2023

Sr. No.	Parameter	Particulars		
1	Name of the Builder	OXFORD NAVRANG REALTY LLP		
2	Registered Address	A/704,Charkop Jinay Chs Ltd,Plot No-11,Rsc 7,Sector No-8,Near Sai Siddhi Building,Kanidvali West Mumbai -400067.		
3	Address for correspondence	7, shiv sagar chsl ,plot no-36,sector no-1,near kamla industrial park,charkop Kandivali west ,Mumbai-400067.		
4	Contact Person Name Mob.No. Email id	PARTNER 1.PARBAT RAMJI PATEL 2.TEJRAJ BUILDCON PVT LTD 7738301456 oxfordnavrang@gmail.com		
4	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	www.navrangnavkar.in		
6	Date of establishment	02/11/2021		
7	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	BDA		
8	Ratings from CRISIL/ICRA etc.	N.A		
9	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	PARTNER PARBAT PATEL	50	Self employed	Mr. Patel then promoted Oxford Group in 2004 and started development in the capacity of Developer. Till date in developer capacity Oxford has delivered 4 projects in Kandivali - Charkop. All the projects are MHADA development. All the projects are delivered on time.

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10				Details of last 3 residential projects executed by the same firm/company/promoters			
Project Name	ANUPAM	JINAY	NAVRANG HEIGHTS				
Location	CHARKOP	CHARKOP	CHARKOP				
Whether approved by SBI?	N/A	N/A	N/A				
Month & Year of Commencement of Construction	MARCH 2004	APRIL 2007	MARCH 2014				
Present Status (Completed/Partially completed)	Completed on JULY 2006 (Month& Year)	Completed on MARCH 2010 (Month& Year)	Completed on APRIL 2016 (Month& Year)				
Total SALEABLE area of the project, in Sq.Mtr.	75845 Sq.Ft	52665 Sq.Ft	21000 Sq.Ft				
Number of floors	8 FLOOR	9 FLOOR	14 FLOOR				
No. of Dwelling Units in the project	108	66	49				
No. of units sold in the project	108	66	49				
Date of Occupancy Certificate	2006	2011	2018				
11				Details of the Present Project			
Project Name	Navrang Navkar						
Location with Survey Nos.	Goregaon.Nav Nirmata Co-operative Housing Society Limited' parcels of land bearing CTS no. 355(Part) (1 to 9) and bearing Survey No. 7 of Village Pahadi, Taluka Borivali, admeasuring 664.49 sq. mtrs (Six Hundred and Sixty Four decimal Forty nine) sq. mtrs., and situated at Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104.						
Details of construction finance / loan, if any, availed by the builder for this project.	We have availed Total Credit Facility: Rs. 20 Crs from Aditya Birla Housing Finance Limited.						
If approved by Housing Finance Company like HDFC/LIC HF etc, And/or Scheduled Commercial Bank, furnish names of HFCs/	APF RECEIVED: ICICI BANK BAJAJ FINANCE LTD AXIS BANK HDFC BANK						





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 :
P51800047342

Project: **NAVRANG NAVKAR**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 355(pt) 355/1 TO 9at Borivali, Borivali, Mumbai Suburban, 400104.**

1. **Oxford Navrang Realty LLP** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*
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 **20/10/2022** and ending with **31/10/2025** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 20-10-2022 15:57:30

Dated: 20/10/2022
Place: Mumbai

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

