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SBS-14L55

11/12/2023

STATE BANK OF INDIA

BUILDER – TIE UP

M/s Inspira Realty & Infra Pvt Ltd

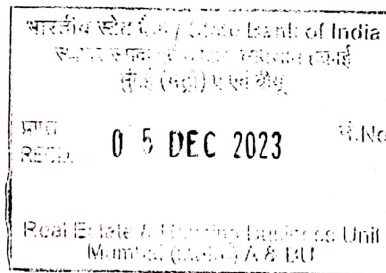
RERA NO: P51800047648

PROJECT NAME: GURUKRIPA

CONTACT PERSON NAME: Ms Nishat Siddiqui

DESIGNATION: CRM

MOBILE NO. : 8655258030 nishat.siddiqui@inspirarealty.in



Pravina Sawant

9820775553

Manager (Builder Relationship)

RBO -1, WORLI.



**SBI**

भारतीय स्टेट बैंक
State Bank of India

Regional Business Office 1

1st floor Jeevan Seva Annux Building,
LIC Complex, S.V Road, Santacruz West,
Mumbai-400054.

Tel : Loans 022-26262395 | Fax :26262398

mail: agmrbo1.worli@sbi.co.in

Date: 29/11/2023

To,

Assistant General Manager,
State Bank of India
Local Head Office,
RE Department
Bandra East, Mumbai - 51.

Dear Sir,

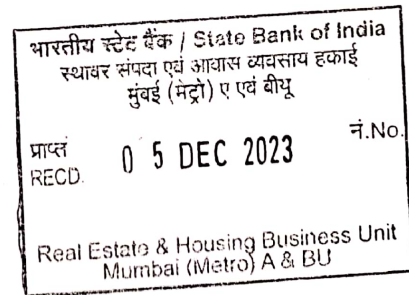
APF FILE**PROJECT: GURUKRIPA****BUILDER : M/S INSPIRA REALTY & INFRA PVT LTD**

With reference to above subject we are forwarding the APF File of M/s Inspira Realty & Infra Pvt Ltd for the Project "**GURUKRIPA**" situated at CTS 198, Sindhi Immigrants Society, Chembur, Mumbai -400071

Yours faithfully



Pravina Sawant
Manager (Builder Relations)
RBO I, Worli.
9820775553



DUE DILIGENCE (SITE INSPECTION) REPORT FOR TIE UP OF PROJECT

Name of the builder		M/S Inspira Realty & Infra Pvt Ltd					
Builder registered Address		Level 6 Gala Impecca, next to courtyard Marriot, Andheri Kurla Road, Andheri East, Mumbai-400059					
Project OPAS ID		Yet to be covered under tie up					
Name of Project & RERA Reg. No.		GURUKRIPA P51800047648					
Address of the Project		GURUKRIPA, CTS 198, Sindhi Immigrants Society, Chembur, Mumbai -400071					
Whether Project is completed*		No					
Unit Details		No of already sold-out units			No. of cash Sale units		
121		13					
Inspection Data:							
Date of Inspection		25/11/2023					
Stage wise Progress on construction		10 th slab of A wing and 6 th slab of B wing is going on					
Last inspection date		--					
Details (if any)		--					
Site Details							
Landmark		Near Swami Vivekanand Junior College					
S. No.	Wing*	Total no. of floors	Slabs*	Plaster*	Flooring*	Ready For possession	Expected date of possession
1	A	15	10 th slab of A wing			--	
2	B	15	6 th slab of B wing			--	-
3							
Site Contact Person Details							
Name*		Ms Nishat Siddiqui					
Telephone/Mob. No.*		8655258030					
Designation*		CRM					
Sales Details							
Name of the Sales Executive of the builder met by the inspecting official*		Mr Nitin Thakur, Sr Manager Sales					
No. of HL business booked*		Nil					
Amount of HL business booked*		Nil					
Remarks on general progress of the project as per structured approved plan noted in RERA:		10 th slab of A wing and 6 th slab of B wing is going on					
Date of Visit of Registered office of the firm/ company		11/10/2023					
Date of visits of completed projects		--					

Inspecting Official Details

Signature

Name

Designation

PF No. & SS. No.

Date

: *Pravina*

: Pravina Sawant

: Manager Builder Relations- RBO Worli

: 5938465

: 29/11/2023



INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars
1	Name of the Builder	Inspira Realty & Infra Pvt Ltd
2	Registered Address	Level 6, Gala Impecca, Next to Courtyard Marriott, Andheri Kurla Road, Andheri East, Mumbai 400 059.
3	Address for correspondence	Same as above
4	Contact Person Name, Mob. No. Email id	Nishat Siddiqui 8655258030 nishat.siddiqui@inspirarealty.in
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	
5	Website url, if any	https://inspirarealty.in/
6	Date of establishment	18th April, 2022.
7	Constitution	Pvt Ltd Company
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO	No

Inspira Realty & Infra Private Limited
Level 6, Gala Impecca, Next to Courtyard Marriott, Andheri Kurla Road, Andheri East, Mumbai 400 059
+91 22 6773 3600 | www.inspirarealty.in

CIN NO : U45401MH2022PTC380725



the project			
No. of units sold in the project	165		
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate	28 Oct 2021		
Date of conveyance			
12	Details of the Present Project		
Project Name	Gurukripa		
Location with Survey Nos.	CTS No.199, Sindhi Immigrants Society, Chembur, Mumbai - 71.		
Details of construction finance / loan, if any, availed by the builder for this project. (Note: If construction finance is provided by the SBI, then the project will stand Automatically approved. Status of encumbrance of the project land			
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK, 2 BHK	121		
Total Project Value			Rs. 140 crs.
14 Whether credit facility enjoyed With any bank Bank Branch A/c No IFSC			
15. Detail of RERA Collection A/c.			

Inspira Realty & Infra Private Limited

Level 6, Gala Impecca, Next to Courtyard Marriott, Andheri Kuria Road, Andheri East, Mumbai 400 059

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CIN NO : U45401MH2022PTC380725


2511



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 :
P51800047648

Project: Gurukripa , Plot Bearing / CTS / Survey / Final Plot No.: 199 at Kurla, Kurla, Mumbai Suburban, 400071;

- Inspira Realty And Infra Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400059.**
- 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 **14/11/2022** and ending with **30/09/2026** 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.

Dated: **14/11/2022**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasantrao Manand Prabhu
(Secretary, MahaRERA)
Date: 15-11-2022 13:08:12

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