



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 :
P51700048347

Project: SALASAR KASTURI SOLITAIRE lot Bearing / CTS / Survey / Final Plot No.: **OLD 671 NEW SURVEY NO. 261 HISSA NO. 2 & 3, OLD 670 NEW SURVEY NO. 253 at BHAYANDAR, Thane, Thane, 401101;**

1. **Salasar Realtors** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 401101.**
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 (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 **26/12/2022** and ending with **31/12/2028** 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-02-2023 14:19:18

Dated: 08/02/2023

Place: Mumbai

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





SALASAR REALTORS

LETTER FROM THE BUILDER FOR PROJECT TIE UP

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT
FOR PROJECT: SALASAR KASTURI SOLITAIRE

We M/s, SALASAR REALTORS a Company/Firm, having its registered office at : Salasar Business House, Grd/1st Floor, Shree Vallabh, Behind D'Mart, Bhayander West, Thane-401101 are willing to enter into a Tie arrangement with your Bank for our Project SALASAR KASTURI SOLITAIRE situated at Old Survey No. 671, New Survey No. 261, Hissa No. 2 & 3, Behind Maxus Mall, Bhayander West, Thane – 401101 Old Survey No. 671, New Survey No. 261, Hissa No. 2 & 3, Behind Maxus Mall, Bhayander West, Thane – 401101.

Yours faithfully,
For SALASAR REALTORS

Partner

MR. ANAND R. AGRAWAL



SALASAR REALTORS (BUILDERS & DEVELOPERS) (A Venture of )
Regd. Office : Salasar Business House, Ground & First Floor, Shree Vallabh, Behind D'Mart, Bhayandar (N)
Dist. Thane - 401 101. • Tel.: +91 22 - 28143400 • Email : director@salasarbuilders.com



SALASAR REALTORS

INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	SALASAR REALTORS		
2	Registered Address	Salasar Business House, Grd/1 st Floor, Shree Vallabh, Behind D'Mart, Bhayander West, Thane-401101		
3	Address for correspondence	Salasar Business House, Grd/1 st Floor, Shree Vallabh, Behind D'Mart, Bhayander West, Thane-401101		
4	Contact Person Name, Mob.No. Email id	MR. ANAND R. AGRAWAL 8692814999 salasarrealtors2016@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any			
6	Date of establishment (MM/DD/YYYY)			
7	Constitution(Proprietor/Partnership, Company)	PARTNNERSHIP		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification			
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
	Sr. No	Name	Age	Qualifications Comments on his/her experience, area of expertise etc.
	1	MR. RAMPRAKASH JAGANNATH AGRAWAL		
	2	MR.ANAND RAMPRASAD AGRAWAL		
	3	MR. HARISH BABULAL AGRAWAL		
	4	MR.SATYANARAYAN JAGANNATH AGRAWAL		
11	Details of last 3 residential projects executed by the same firm/company/promoters			


SALASAR REALTORS (BUILDERS & DEVELOPERS) (A Venture of Salasar Builders)

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SALASAR REALTORS

Project Name	SALASAR SAI KRIPA		
Location	BHAYANDER WEST		
Whether approved by SBI?			
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
Month & Year of Commencement of Construction			
Present Status (Completed/Partially completed)	Completed on 15/10/2022	Completed on _____ (Month & Year)	Completed on _____ (Month & Year)
	____ Phases completed. Full completion expected by (Month & Year)	____ Phases completed. Full completion expected by (Month & Year)	____ Phases completed. Full completion expected by (Month & Year)
Total built up area of the project, in Sq.Mtr.	780.00 sq.mt		
Number of floors	9		
No. of Dwelling Units in the project			
No. of units sold in the project	80		
Hsg. Loan taken Through SBI (No. of flats)	1		
Date of Occupancy Certificate	19/10/2022		
Date of conveyance			
Total units Financed by SBI	1		
12	Details of the Present Project		
Project Name	SALASAR KASTURI SOLITAIRE		
Location with Survey Nos.	Old Survey No. 671, New Survey No. 261, Hissa No. 2 & 3, Behind Maxus Mall, Bhayander West, Thane – 401101		
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. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount*	DCB BANK LIMITED 03955100000222		

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Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	25-09-2023 5.00 CR
Status of encumbrance of the project land	N-A
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	
Month & Year of Commencement of Construction	19/09/2022
Present Stage of Construction	PLINTH
<u>Proposed construction Plan.</u> (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.)	
Total built up area of the project, in Sq. Mt.	2265.00 SQ.FT
No. of Dwelling Units in the project	122
No. of units sold in the project	16
<u>No. of units Funded by SBI in this project and</u>	
<u>Expected business from this project</u>	
Details of Development Agreement and POA if any	
Status of receipt of approvals from Local Bodies/ Urban	

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