

To,  
Asst. General Manager,  
Home Loan Sales,  
Builder Relation Team,  
Local Head Office,  
Bandra East, Mumbai-400051

16 JAN 2024

BRM/RBO ANDHERI/JAN/2024/06

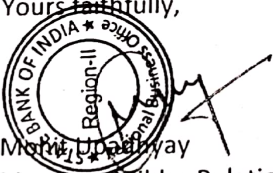
Date: 12/01/2024

Dear Sir/Madam,

Request for Builder Tie up  
M/S.KEEMAYA BUILD PRIVATE LTD.  
PROJECT: UK IONA C WING RERA NO.:P51800051359  
& UK IONA A&B WING RERA NO.:P51800047785

I forward herewith, Builder Tie up (APF) file of M/S.KEEMAYA BUILD PRIVATE LTD. for Project  
"PROJECT: UK IONA C WING RERA NO.:P51800051359 & UK IONA A&B WING RERA  
NO.:P51800047785" situated Plot No.165(Pt),166/A/1,169/7/A at Andheri East,Mumbai-400060 ,  
sourced by me along with all the necessary documents for processing and approval.  
Request you to kindly proceed further.

Thanking you.  
Yours faithfully,

  
Manager Builder Relations  
SBI RBO ANDHERI  
MUMBAI-400069  
9004026709

Project Name	Vedic Heights	JP Decks	Sangfroid
Location	Kandivali	Goregaon East	Andheri west
Whether approved by SBI?	Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Yes	Yes	Yes
Month & Year of Commencement of Construction	NOV 2011	March 2013	March 2012
Present Status (Completed/Partially completed)	Completed on July 2017	Completed on March 2019	Completed on December 2020
	___ 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.	30893	-	2096
Number of floors	18	39	21
No. of Dwelling Units in the project	142	353	66
No. of units sold in the project	142	353	66
Hsg.Loan taken Through SBI (No.of flats)	-	-	-
Date of Occupancy Certificate	Oct 2017	April 2018	December 2020
Date of conveyance	NA	NA	NA
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	UK IONA		
Location with Survey Nos.	Plot No : 165 (pt), 166/A/1, 169/7/A at Andheri East ,Mumbai -400060		
Details of construction finance / loan, if any,			

For Keemaya Build Pvt Ltd

Director / Authorized Signatory

+91 022-45422300

08, ABHISHEK, C-5, DALIA INDUSTRIAL ESTATE, ANDHERI LINK ROAD, ANDHERI (W), MUMBAI - 53, INDIA

**UK** UNIQUE KEEMAYA

Sr. No.	Parameter	Particulars		
1	Name of the Builder	Keemaya Build Pvt Ltd		
2	Registered Address	8, Ground Floor, Abhishek Building, New Link road, Andheri West, Mumbai 400-053		
3	Address for correspondence	8, Ground Floor, Abhishek Building, New Link road, Andheri West, Mumbai 400-053		
4	Contact Person Name, Mob.No. Email id	Mrs. Poonam Kotain 932475032 care@ukrealty.in		
4a	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	-		
6	Date of establishment	2022		
7	Constitution	-		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	CREDA		
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. Devanshu D Bansal	-	MBA	-
2	Mr.Prabhansh D Bansal	-	MBA	-
11	Details of last 3 residential projects executed by the same firm/company/promoters			

For Keemaya Build Pvt Ltd

+91 022-45422300

08, ABHISHEK, C-5, DALIA INDUSTRIAL ESTATE,  
ANDHERI LINK ROAD, ANDHERI (W), MUMBAI - 53, INDIA

Director / Authorized Signatory

UNIQUE  
KEEMAYA



## 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 :  
**P51800051359**

Project: **UK IONA C Wing**, Plot Bearing / CTS / Survey / Final Plot No.: **165 (pt), 166/A/1 (pt), 169/7/A (pt)** at **Andheri, Andheri, Mumbai Suburban, 400060**;

1. **Keemaya Build Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053**.

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 **08/06/2023** and ending with **31/12/2027** 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 Prabhoo  
(Secretary, MahaRERA)  
Date: 08-06-2023 16:53:59

Dated: 08/06/2023

Place: Mumbai

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





## 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 :  
**P51800047785**

**Project: UK IONA A - B Wing , Plot Bearing / CTS / Survey / Final Plot No.:165 (pt), 166/A/1, 169/7/A at Andheri, Andheri, Mumbai Suburban, 400060;**

1. **Keemaya Build Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400053.*
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 **28/11/2022** and ending with **31/12/2026** 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
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:28-11-2022 11:12:51

Dated: 28/11/2022  
Place: Mumbai

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

