

11.	Details
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Sr. No.	Parameter	Particulars		
1.	Name of the Builder	Fiona Realty Private Limited (Formerly Known as Vision Developers)		
2.	Registered Address	7th, Plot 15/17, Khuaja Manzil, 5th Lane, Kamathipura, Mumbai Central, Mumbai: - 400 008.		
3.	Address For Correspondence	Malkani Estate, Behind Malkani Tower, Bandivali Hill Road, Jogeshwari (West), Mumbai: - 400- 102.		
4.	Contact Person Name Mob. No. Email id	Ashfaq H. Malkani +91 9819772821 fionarealty2022@gmail.com		
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	www.fionarealty.com		
6.	Date of establishment (MM/DD/YYYY)	03-17-2022		
7.	Constitution (Proprietor/Partnership, Company)	Company		
8.	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	N.A.		
9.	Ratings from CRISIL / ICRA etc.	N.A.		
10.	Profile of the Directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
a	Ashfaq H. Malkani	38	MBA	Builders & Developers
b	Mushtaque H. Malkani	43	H.S.C	Builders & Developers
c	Mehmuda H. Malkani	67	Graduation	Housewife



FIONA REALTY PRIVATE LIMITED

Vision Heights, Malkani Estate, Behind Malkani Tower, Bandivali Hill Road, Jogeshwari (W), Mumbai-400102.

CIN No.: U45401MH2022PTC378608

+91 22 67254887 info@fionarealty.com www.fionarealty.com

Date: - 16-03-2024

To,
The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,
Mumbai: - 400 102.

Dear Sir,

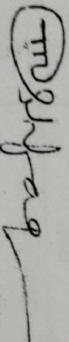
REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: VISION HEIGHTS

We M/s. Fiona Realty Pvt. Ltd (Formerly known as Vision Developers), a Company, having its registered office at "7th, Plot 15/17, Khujja Manzil, 5th Lane, Kamathipura, Mumbai Central, Mumbai: - 400 008" are willing to enter into a Tie-up arrangement with your Bank for our Project Vision Heights, situated at Malkani Estate, Behind Malkani Tower, Bandivai Hill Road, Jogeshwari (West), Mumbai: - 400 102.

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 favour 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.

Yours faithfully,
For FIONA REALTY PRIVATE LIMITED



Director

Ashfaq H. Malkani
Authorized Signatory
(Director)

FIONA REALTY PRIVATE LIMITED

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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 :
P51800008700

Project: **VISION HEIGHTS WING, Plot Bearing / CTS / Survey / Final Plot No.: 68A/1 AND 68A/2 at Andheri, Andheri, Mumbai Suburban, 400102;**

1. **Fiona Realty Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400008.**

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 **19/08/2017** and ending with **30/12/2025** 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.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:16-07-2023 09:11:42

Dated: **14/07/2023**
Place: **Mumbai**

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