

No. RAPC: Nashik/2024-25/

Dt. 21/5/2024

To,

Vastukala

Dear Sir,

Re: Request to carry out TCR /Valuation/Estimate Verification/ of the property

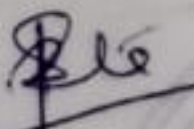
This is to inform that below mentioned applicant has approached us with a request to sanction certain credit facility against the security as detailed below

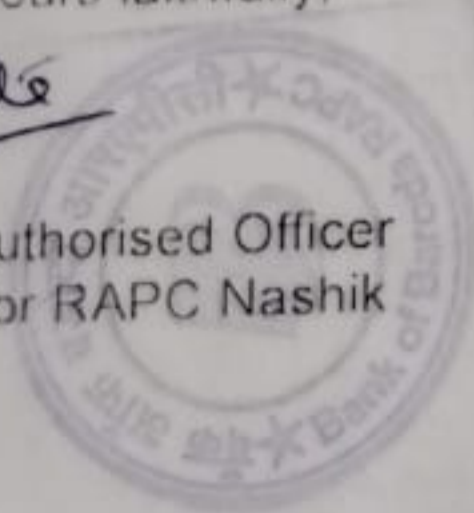
Name of the Applicant	Ashok Deorum Aher
Contact No	9822442522
Address of the Property	
Other Instructions	

For Valuation purpose : You are requested to visit the site along with our Officer and on carrying out the inspection Please submit the valuation report at the earliest directly to us.
For TCR Purpose : You are requested to carry out the title search and on verifying the original documents, please submit the title search report at the earliest directly to us as per banks 20 point format..

The fees/ charges for the TCR/Valuation shall be paid by us(BOB SMS,Nashik) to you directly as per our Bank's extant guidelines. In case of any query or adverse observation, Kindly contact SMS authority before issuing the report .

Yours faithfully,


Authorized Officer
For RAPC Nashik





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 :
P51600047095

Project: **Ratnaprabha Residency** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No, 63, Survey No. 909/2/63, Nashik Shiwar, Nashik. at Nashik, Nashik, Nashik, 422009;**

- Alai Builders Anddevelopers** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422009**.
- 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 **03/10/2022** and ending with **31/12/2024** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:03-10-2022 17:02:43

Dated: **03/10/2022**
Place: **Mumbai**

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