



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 :
P51800051328

Project: Kalpataru Vivant - North Wing A , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 33A, 62, 76 at Andheri, Andheri, Mumbai Suburban, 400060;**

1. **Alder Residency Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400055.**

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 **31/12/2028** 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.



Dated: 08/06/2023

Place: Mumbai

Signature valid

Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-06-2023 16:51:16

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 :
P51800053558

Project: **Kalpataru Vivant - South Wing C** , Plot Bearing / CTS / Survey / Final Plot No.: **33A, 62 and 76** at **Andheri, Andheri, Mumbai Suburban, 400060;**

1. **Alder Residency Private Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400055.**
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 **10/11/2023** 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:10-11-2023 14:57:11

Dated: 10/11/2023
Place: Mumbai

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



ALDER RESIDENCY

02nd May 2024

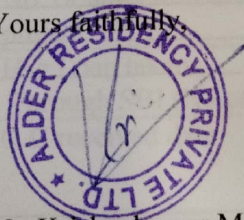
The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office, Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT FOR PROJECT: Kalpataru Vivant, North wing A and South wing C

We M/s Alder residency Pvt Ltd having its registered office at 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai – 400055 are willing to enter into a Tie arrangement with your Bank for our Project -- Kalpataru Vivant, JVLR, Andheri (E), Mumbai.

Yours faithfully,



Mr. Krishnakumar Maurya
For M/s Alder residency Pvt Ltd



Bank, furnish names of HFCs/Banks	HSBC and IDBI, LIC		
Month & Year of Commencement of Construction	Phase 1 : 2009 Phase 2 : 2010	Aug 2016	Jan 2015
Present Status (Completed/Partially completed)		Completed on Dec 2019	March 2019
	1 Phase completed. Full completion expected by (Dec 2015)	Wing B & C completed March 2019	
Total built up area of the project, in Sq.M	4.65 Lakh Sq. ft	12704.24 Sq.mtr	57585 Sq.mtrs
Number of floors	Phase 1& 2 : 19 floors	15th	2b+2P+26 th Floors
No. of Dwelling Units in the project	80	162	600
No. of units sold in the project	70	151	588
Hsg. Loan taken Through SBI (No. of flats)	14	13	35
O.C received date	Sep 2015	Oct 2019	Jan 2019
12	Details of the Present Project		
Project Name	Kalpataru Vivant, North wing A and South wing C		
Location with Survey Nos.	Kalpataru Vivant, JVLR, Andheri (E), Mumbai		
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.	No		
Status of encumbrance of the project land	Attached in Master file		



Sr. No.	Parameter	Particulars		
1	Name of the Builder	M/s Alder residency Pvt Ltd		
2	Registered Address	101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai - 400055		
3	Address for correspondence	Same as above		
4	Contact Person Name, Mob.No. Email id	Mr.Krishnakumar maurya 02230643278 krishna.maurya@kalpataru.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.kalpataru.com		
6	Date of establishment	1980		
7	Constitution	Pvt Ltd		
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.	Shri Lokesh Jain	49	CA	He has more than 15 years of experience in the real estate business, property development, civil contracting and various other industries
2.	Shri Devesh Bhatt	42	MBA	He has more than 18 years of experience in the real estate business, property development, civil contracting and various other industries
Project Name		K. Hills	K Primus Residency	K. Sunrise
Location		Thane	Santacruz East	Thane
Whether approved by SBI?		Yes	Yes	Yes
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial		Approved by HDFC, AXIS, Standard Chartered,	by HDFC, AXIS, Standard Chartered, HSBC and IDBI	HDFC, AXIS, ICICI, BOI, BOT, PNB, DENA BANK

