

Mahendra Ravji Chheda & Others

234/236, 1st Floor, Prem Bhavan, Narshi Natha Street, Bhat Bazar,
Mumbai – 400 009.

Retail Asset Center

To,
The Manager
Home Loan

A) Details about Builder:

Sr. No.	Component Details	
1.	Name of the Builder	Mr. Mahendra R Chheda, Ramesh R Chheda, Mr Rasik. K. Chheda & Mr.Kekin K Chheda
2.	Brief about the builder	All the above individuals are Land Owners, Intend to promote and develop the project
3.	Concern (Proprietorship, partnership, pvt. Ltd etc.)	Individuals
4.	Regd. Office Address	Prem Bhavan, 234/236, NarshiNatha Street, Bhat Bazar, Mumbai – 400 009
5.	Other Address (in any)	
6.	Phone number	022 6602 0800 / 98206 11200
7.	Date of inception/Total No. of Yrs. in builder business	15 Years
8.	Name of Proprietor/partners/directors	Not Applicable
9.	Total No. of Projects Completed	2
10.	No. of projects in which there was delay & brief details in below format C	Not Applicable
12.	Total Built up area completed in past (in sq.ft)	4865.01
13.	Total Built up area sold in past (in sq.ft.)	29139
14.	WIP-ongoing projects (in sq.ft.)	85000 Sq feet
15.	WIP (in amount)	6,91,02,123/-
16.	Website url	
17.	List of Bankers/banking relationship	HDFC Bank

B) Proposed Details on Project on which APF is proposed:

Sr. No.	Component	Details
1.	Name of the project	"Patni Chawl" Mazgaon
2.	Address & Location	C.S. No. 10E/124 of Mazgaon Division, situated at Shivdas Champsi Road, Mazgaon, Mumbai- 400010
3.	Land area	1156.36 Square Meters
4.	Total built up area	4580.97 Square Meters
5.	Project commencement Date	23 rd December, 2022
6.	Expected completion Date	31 st December, 2027
7.	Cost of Project (including land cost)	Rs 491,810,308/-
8.	Builder's share/stake in the project	100%
9.	Total No. of Buildings/Wings in the Project	1 Wing
10.	Total Number of flats/units in the project	37 Flats (Only sellable)
11.	Number of units sold till date in the project	To be filled by office

Vastukala

* Contact

Sandeep Suresh

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CHECKLIST FOR MASTER FILE (MUMBAI)

NO.	DOCUMENTS REQUIRED :
1	Development Agreement
2	Irrevocable Power of Attorney
3	Any previous Land Purchase Documents which tells us how the original Owners have acquired this property
4	Conveyance Deed in favour of the present Owners/Developers
5	Clearance under ULC
6	Non Agricultural Land Permission (NA)
7	Latest Property Tax Receipts
8	7/12 Extract/Property Card
9	Form No.6
10	Form No.8'A'
11	Gaon Namuna '2'
12	Index II issued by the Sub Registrar
13	Title Clearance Certificate (Latest)
14	Search Report (30 years) (Latest)
15	Approved general layout & building plans
16	Commencement Certificate
17	Plinth Completion Certificate
18	Partnership Deed/M&AOA
18	Draft copy of the Agreement of Sale that will be executed between the Present Owners/Developers and the Flat purchasers
19	Environmental Clearance/s, if applicable
20	Forest Land Clearance/s, if applicable
21	Details of Construction Finance Loan/s, if applicable
22	High Rise Permission/s, if applicable
23	NOC's from Railway/Aviation Ministry, if applicable
24	Soil Investigation & Piling/Foundation work report – for Mira Road & surrounding locations