

Vty

Date: June 20, 2024

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

Dear Sir,

REQUEST FOR APF FOR THE PROJECT: The Gateway

We M/s, LH Residential Housing Pvt. Ltd. a Company, having its registered office at L&T House, N.M Marg, Ballard Estate, Mumbai 400001 are willing to enter in a Tie arrangement with your Bank for our Project **The Gateway** situated at Sewri Cross Road, Mumbai - 400015.

Yours faithfully,



Mr. Hareesh Kumar
Authorized Signatory
L&T Realty

LH Residential Housing Private Limited

Correspondence Address:
L&T Realty, CRM Office,
Ground Floor, A. M. Naik Tower
L&T Campus Gate No. 3,
Jogeshwari-Vikhroli Link Road (JVLR),
Powai, Mumbai - 400 072, India.

Registered Office:
L&T House, N.M. Marg, Ballard Estate,
Mumbai - 400 001, INDIA
CIN: U68100MH2023PTC407788

L&T Realty The Gateway is a project by LH Residential Housing Private Limited
being jointly developed with Rubberwala & Royal Developers

Customer Care
Tel: 1800 266 8383, +91 99676 97740
Email: feedback@larsentoubro.com | www.Lntrealty.com
L&T Realty is a brand of Larsen & Toubro Limited

Sr. No.	Parameter	Particulars	
1	Name of the Builder	Rubberwala & Royal Developers and LH Residential Housing Limited	
2	Registered Address	L&T House, N.M Marg, Ballard Estate, Mumbai 400001.	
3	Address for correspondence	L&T REALTY (CRM Office) CRM Office, Ground Floor, A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari – Vikhroli Link Road (JVLR), Powai, Mumbai 400072.	
4	Contact Person Name, Mob.No. Email id	Chirag Chavda office: 022-67059922 Mobile: 9867798744 Chirag.chavda@larsentoubro.com & feedback@larsentoubro.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	http://www.lntrealty.com	
6	Date of establishment	1946	
7	Constitution	Indian	
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	NIL	
9	Ratings from CRISIL/ICRA etc.		
10	Profile of the partners/directors		
Sr. No	Name	Age	Designation
1.	Mr. Anupam Kumar	-	Designated Partner
11	Details of last 2 residential projects executed by the same firm/company/promoters		
Project Name	Emerald Isle	Crescent Bay	Seawoods Residences
Location	Powai	Parel	Seawoods
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	All Major Banks	All Major Banks	All Major Banks
Month & Year of Commencement of Construction	March 2013	March 2013	Aug 2019

LH Residential Housing Private Limited

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Present Status (Partially completed)			
	Tower 1,2,3,4,5,6,7,8,9	Tower 1,2,4,5 & 6	D cluster
Number of floors	T1-18 floors T2-T6 – 24 floors T7-T8 – 25 floors T9- 18 floors T10 - 17 Floors T15 – 18 floors T16 – 16 floors	T1-41 T4- 49 T5- 54 T2-43 T6 - 54	D1-D8 - 15 floors
No. of Dwelling Units in the project	Approx 788	Approx 1300	850
No. of units sold in the Project	99%	95%	100%
Date of Occupancy Certificate	T1,T2,T3- 20/7/16 T4,T5,T6- 15/9/17 T7 – 27-4-18 T8 – 21-12-18 T9 - 29-4-21 T10 – 29-Dec-21 T15 – 27-May-22 T16 – 03-Oct-23	T1- 22/5/17 T4 & T5- 15/3/18 T2 – 31-10-18 till 23 rd Floor T2 – 12-3-19 above 24 th Floor T6 – 9-5-19 till 27 th floor T6 – 30-9-19 above 28 th floor T3 – 1 st – 18 th – 31- Jan-22 T3 – 19 th – 29 th – 02- Jun-22 T3 – 30 th – 47 th – 01- Aug-22	D7-D8 – 13-Apr- 23 D4-D6 – 19-Jun- 23 D1-D3 – 04-Feb- 24
Date of conveyance			
12	Details of the Present Project		
Project Name	The Gateway		
Location with Survey Nos.	C.S. No. 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt)		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	Applied with with SBI, HDFC, LTF, ICICI, Kotak,		
Month & Year of Commencement of Construction	2024		
Total built up area of	17,635.76 sq. mtrs.		

the project, in Sq. Mt.	
No. of Dwelling Units in the project	350
No. of units sold in the Project	Launch on Mar-2024
Details of Development Agreement and POA if Any	Yes (Already provided)
Status of receipt of approvals from Local Bodies/ Urban Development Authority	The Gateway – 42 floors
13. Whether credit facility enjoyed With any bank	NO
14. Disbursement to be made In favour of Account Name: Account Number : Bank / Branch : IFSC code	Bank Account Name: LH LNT The Gateway Bank Account No.: 777705003271 Bank Name: ICICI Bank Ltd. Bank IFSC code: ICIC0001247 Bank Branch: Powai



Mr. J Hareesh Kumar
Authorized Signatory
L&T Realty
Place: Mumbai
Date: 20-June-2024

LH Residential Housing Private Limited

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BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CHE/CTY/14764/F/S/337(NEW)/337/3/Amend dated 11.01.2024

To, **MOHAMMAD ALI SHAIKH**
J/328, VIVEK APATRMANT, CST
ROAD, SANTACRUZ(E)

CC (Owner),
Rubberwala & Royal Developers
Rubberwala House, Dr. A. R. Nair
Road, Agripada, Mumbai - 400011

Subject : Proposed redevelopment of plot bearing C.S. No. 231(pt), 232, 446, 448, 450, 451(pt), 453 (pt), 454(pt), 455(pt), 456(pt), 457 to 472, 1/472, 473 to 476 & 699, of Parel - Sewree Division, Situated at Sewree Cross Road and Rafi Ahmed Kidwai Marg, 'F/S' Ward, Mumbai..

Reference : Online submission of plans dated 05.06.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even no. dated 07.08.2023 shall be complied with.
- 2) That the C.C. shall be endorsed as per amended plans.
- 3) That the works shall be carried out strictly as per approved plans.
- 4) That the final NOC from CFO shall be submitted before asking for Occupation permission.
- 5) That the revised structural design / calculations / details / drawings shall be submitted before endorsing C.C.
- 6) That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case will be complied with before starting demolition of structures and/or starting any construction work.
- 7) That adequate safeguards are employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 8) That the debris shall be managed in accordance with the provision of Construction and Demolition Waste Management Rule 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of waste / debris Management plan shall be furnished before demolition structure or construction work.
- 9) That the work shall be carried out between 6.00 a.m. to 10.00 p.m. only in accordance with 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. From time to time shall be duly observed.
- 10) That the MOEF NOC shall be submitted before asking of CC.
- 11) That the final Structural stability certificate shall be submitted before asking for B.C.C.
- 12) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of C.C. That the C.C shall be endorsed as per approved amended plan.
- 13) That the NOC from High rise committee shall be submitted before asking C.C. above 120m.
- 14) That the compliance of air pollution mitigation shall be submitted.
- 15) That the revised LOI from Estate Dept. shall be submitted for variation in 33(10) BUA before claiming FSI on same.

Digitally signed by JITENDRA ARJUNRAO KHONDE
Date: 11 Jan 2024 20:30:21
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

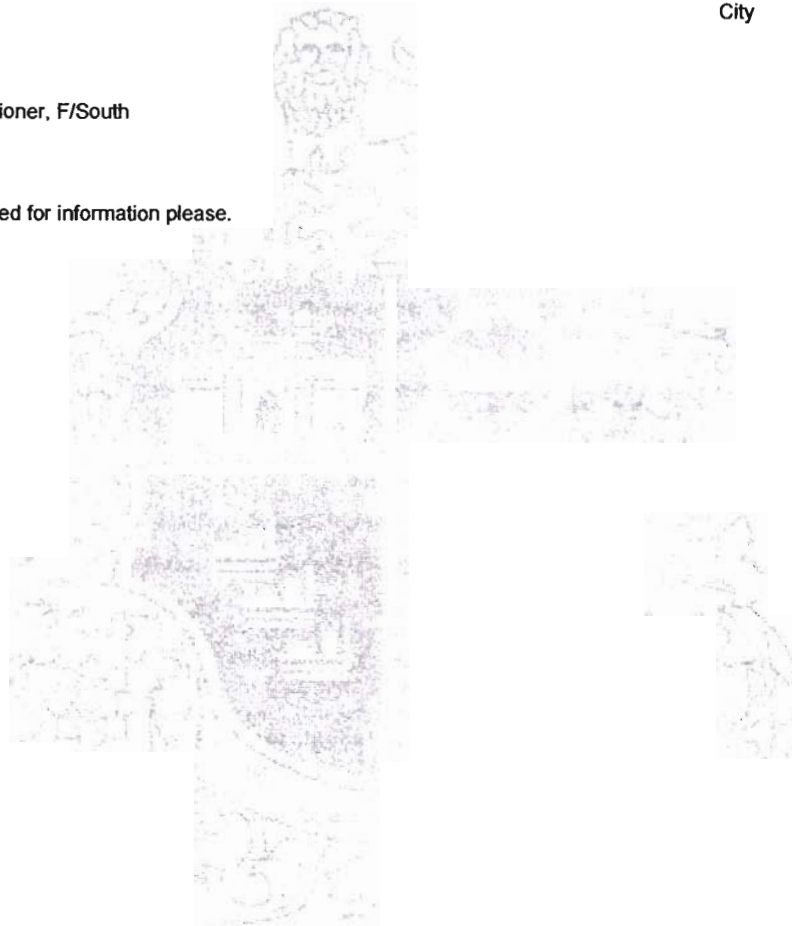


For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
City

Copy to :

- 1) Assistant Commissioner, F/South
- 2) A.E.W.W., F/South
- 3) D.O. F/South

- Forwarded for information please.





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 :
P51900054969

Project: The Gateway , Plot Bearing / CTS / Survey / Final Plot No.: 231(pt), 232, 446(pt), 448(pt), 450(pt), 451(pt), 453(pt), 454, 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) and 699(pt) at Mumbai City, Mumbai City, Mumbai City, 400015;

1. **Lh Residential Housing Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400001.**
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 (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 **21/02/2024** and ending with **30/09/2028** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 21-02-2024 18:00:42

Dated: 21/02/2024

Place: Mumbai

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