



manas
GROUP

Office No. 05, Raheja Arcade, Plot No. 61, Sector 11, Belapur, Navi Mumbai - 400 614. Ph. No.: 022 4600 7249.

REQUEST LETTER TO BE OBTAINED FROM THE BUILDER FOR PROJECT TIE-UPS

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,
CBD BELAPUR. SEC - 11

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: MAULI

We M/s. MANAS GROUP, a Firm, having its registered office at – OFFICE NO – 05, GROUND FLOOR, RAHEJA ARCADE, SEC – 11, CBD BELAPUR – 400614, are willing to enter into a Tie-up arrangement with your Bank for our Project – MAULI , situated at (address) – PLOT NO – 12, SEC – 20, NEW PANVEL (EAST) – PIN - 410206

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,

Authorised Signatory
(Name of the Builder)

For M/S MANAS GROUP

Partner



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INFORMATION FOR TIE UP REQUIRED FROM BUILDER

| Sr. No. | Parameter | Particulars | | |
|---------|---|---|----------------|--|
| 1 | Name of the Builder (Company/firm Name) | MANAS GROUP | | |
| 2 | Registered Address | OFFICE NO 118/119, RAHEJA ARCADE, SEC - 11, CBD BELAPUR - 400614 | | |
| 3 | Address for correspondence | - | | |
| 4 | Contact Person Name, Mob.No. Email id | MANALI SHINDE MOB - 8055592999 MAIL - MANASGROUP.PANVEL@GMAIL.COM | | |
| 4a | Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates | - | | |
| 5 | Website url, if any | - | | |
| 6 | Date of establishment (MM/DD/YYYY) | 21/10/2021 | | |
| 7 | Constitution (Proprietor/Partnership, Company) | | | |
| 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 | SUJEE SUBHASH THORAT | 37 | PARTNER | - |



| | | | | expertise etc. |
|---|---|---|---|----------------|
| 1 | SUJEE SUBHASH THORAT | 37 | PARTNER | - |
| 2 | SUBHASH MARUTI THORAT | 62 | PARTNER | |
| 3 | SHANKAR SHIMGYA PATIL | 49 | PARTNER | |
| 4 | ANAND SHANAKR CHOUGULE | 52 | PARTNER | |
| 5 | RAJENDRA BARIKRAO THORAT | 55 | PARTNER | |
| 6 | MANISHA GANGARAM SAWANT | 56 | PARTNER | |
| 7 | SOMNATH MANGLYA DEVKAR | 48 | PARTNER | |
| 8 | PRASHANT SUBHASH THORAT | 39 | PARTNER | |
| 9 | VISHAL VILAS JAIN | 39 | PARTNER | |
| 10 | SHEETAL PRASHANT NEMANE | 47 | PARTNER | |
| 11 | Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters | | | |
| Project Name | - | - | - | - |
| Location | - | - | - | - |
| Whether approved by SBI? | - | - | - | - |
| If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks | - | - | - | - |
| Month & Year of Commencement of Construction | - | - | - | - |
| Present Status (Completed Projects) | Complete d on _____ (Month & Year) | Completed on _____ (Month & Year) | Completed on _____ (Month & Year) | |
| | ___ Phas es complete d. | ___ Phases completed. | ___ Phases completed. | |
| Total built up area of the project, in Sq.Mtr. | - | - | - | - |
| Number of floors | - | - | - | - |
| No. of Dwelling Units in the project | - | - | - | - |
| No. of units sold in the | - | - | - | - |



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| | | | |
|---|---|---|---|
| project | | | |
| Hsg.Loan taken Through SBI (No.of flats) | - | - | - |
| Date of Occupancy Certificate | - | - | - |
| Date of conveyance | - | - | - |
| Total units Financed by SBI | | | |
| 12 | Details of the Present Project | | |
| Project Name | MAULI | | |
| Location with Survey Nos. | PLOT NO - 12, SEC - 20, NEW PANVEL (EAST _ - 410206 | | |
| Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan) | NO | | |
| Status of encumbrance of the project land | - | | |
| If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks | NO | | |
| Month & Year of Commencement of Construction | 1 - No. CARPC/B/2023/APL/00348 dated 18/7/2023 2 - Ref. No. PMC / TP / New Panvel /20/ 12/ 21-24/16715/ 1561 / 2024 dated 4/6/2024 | | |
| Present Stage of Construction | 100% PLINTH COMPLETE | | |
| Proposed construction | 1) NO OF BUILDING 1 | | |



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| | | | |
|---|--|------------------------------|-------------|
| Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.) | 2) NO OF FLOORS – GROUND + 2 FLOORS PARKING + 10 FLOORS 3) SHOPS – 26. FLATS – 156 4) COMPLETION DATE – 31/05/2027 | | |
| Total built up area of the project, in Sq. Mt. | 8660.83 SQ MTR | | |
| No. of Dwelling Units in the project | SHOPS – 26. FLATS – 156 | | |
| No. of units sold in the project | 10 | | |
| No. of units Funded by SBI in this project and | - | | |
| Expected business from this project | | | |
| Details of Development Agreement and POA if any | - | | |
| Status of receipt of approvals from Local Bodies/ Urban Development Authority | - | | |
| 13 Project Value | | | |
| Type of Flat | No. of Flats/House | Average price per flat/house | Total |
| RESIDENTIAL | 156 | 44,00,000/- | 44,00,000/- |
| SHOP | 26 | 25,00,000 | 25,00,000/- |
| | | | |
| | | | |
| Total Project Value. | | Rs. | |
| 14 Whether credit facility enjoyed With any bank. Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since | - Name Of Bank* - - - Loan Account No* - Loan Amount* - Last date of Loan disbursement* | | |




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| First Disbursement of Loan) | |
|--|--|
| 15. Disbursement to be made in favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code | RERA ACCOUNT AC NAME – MANAS GROUP MAULI COLLECTION A/C 2) AC NO – 923020028826921 3) IFS CODE – UTIB0000861 4) BANK NAME – AXIS BANK 5) ADD – SEC – 11 , CBD BELAPUR - 400614 |

Signature with stamp of Authorized person

For M/S MANAS GROUP


Partner