

The Assistant General Manager (HLS Marketing),  
Home Loan Sales Department,  
State Bank of India,  
Mumbai LHO

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Dear Sir,

**SUB: - REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: "NMS ONE 27"**

We M/s NMS ENTERPRISES, a Firm, having its administrative office at Office No. 1105, NMS Titanium, Plot No. 74, Sector-15, CBD Belapur, Navi Mumbai -400614. are willing to enter into a Tie-up arrangement with your Bank for our Project "NMS ONE 27", situated at Plot No 1, Sector-27, Kharghar, Navi Mumbai – 410210.

Yours faithfully,



**NMS ENTERPRISES**

Authorised Signatory

(Name of the Builder)

Date: 25-01-2025

Corporate Office

✉ info@nmsgroup.in | ☎ 022-2756 5656 | 022-2758 5858 🌐 www.nmsgroup.in

📍 1105, NMS Titanium, Plot No. 74, Sector-15, CBD Belapur, Navi Mumbai-400614



Sr. No.	Parameter	Particulars		
1	Name of the Builder	<b>M/s NMS ENTERPRISES</b>		
2	Registered Address	Office No. 1105, 11 <sup>th</sup> Floor, "Nms Titanium" Plot No. 74, Sector-15, Cbd Belapur, Navi Mumbai – 400 614.		
3	Address for correspondence	Office No. 1105, 11 <sup>th</sup> Floor, "Nms Titanium" Plot No. 74, Sector-15, Cbd Belapur, Navi Mumbai – 400 614.		
4	Contact Person Name, Mob.No. Email id	Mr. Avanish C. Patel, 9820688219 nmsenterprises9@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes		
5	Website url, if any	www.nmsgroup.in		
6	Date of establishment	2010		
7	Constitution	Partnership		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	N.A.		
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	Mr. Mahadev Pragji Gothi	60	M COM	Mr. Mahadev P. Gothi joined the family busi*ness in year 2001 and has been active since then. Mr. Mahadev is post graduate in commerce, well skilled in accounts, and also looks at other business activities and responsibilities in the firm.
2	Mr. Naran Prajji Gothi	64	HSC	Mr. Naran Patel is working with the group since 2001 and took participation in development of four group projects. He jointly manages sales, collections, financial, and all other functions with the other partners.

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3	Mr. Shamji Jakhu Ravariya	64	MSC (Project Management)	Mr. Shamji Jakhu Ravariya joined the NMS group. He has a post graduate qualification in Project Management and also jointly manages all other functions in the group.
<b>11</b>	<b>Details of last 3 residential projects executed by the same firm/company/promoters</b>			
Project Name	MORESHWAR HERITAGE	Shree Ambica Heritage	Bhagwati Heritage	
Location	Ulwe	Kharghar	Kamothe	
Whether approved by SBI?	-	-	Yes (P01206523)	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	1)HDFC 2)AXIS BANK 3)ICICI BANK	1)HDFC 2)AXIS BANK 3)ICICI BANK	1)HDFC 2)AXIS BANK 3)ICICI BANK	
Month & Year of Commencement of Construction	23 <sup>rd</sup> December, 2010	24 <sup>th</sup> May, 2010	24 <sup>th</sup> December, 2007	
Present Status (Completed/Partially completed)	Completed on 20 <sup>th</sup> , December, 2012	Completed on 13 <sup>th</sup> , December, 2013	Completed on 31 <sup>th</sup> March, 2012	
Total Sale area of the project,	1,21,091	2,01,280	3,51,006	
Number of floors	G+7 <sup>TH</sup> Floors	G+12 <sup>TH</sup> Floors	G+13 <sup>TH</sup> Floors	
No. of Units in the project	110	128	282	
No. of units sold in the project	110	128	282	
Hsg.Loan taken Through SBI (No.of flats)	-	-	-	
Date of Occupancy Certificate	Completed on 20 <sup>th</sup> , December, 2012	Completed on 13 <sup>th</sup> , December, 2013	Completed on 30 <sup>th</sup> March,, 2012	

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<b>12</b>	<b>Details of the Present Project</b>		
Project Name	"NMS ONE 27"		
Location with Survey Nos.	Plot No. 1, Sector-27, Kharghar Navi Mumbai -410210		
Details of construction finance / loan, if any, availed by the builder for this project.	Not Applicable		
Status of encumbrance of the project land	Not Applicable		
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC (APF NO. P1227851) AXIS BANK (APF NO. NVMPAS044704) ICICI BANK (APF NO. MHNAV/22/3)		
Month & Year of Commencement of Construction	17 <sup>th</sup> February, 2022, Amendment CC Date: -01-06-2023		
Proposed construction 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.)	G+23  Total Unit 101 (Flat 85, Shop -16)		
Total built up area of the project, in Sq. Mt.	10,287.1 Sq. M		
No. of Dwelling Units in the project	101		
No. of units sold in the project	64		
Details of Development Agreement and POA if any	N.A.		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	CC approval of CIDCO		

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<b>13 Cost Of The Flat</b>			
Type of Flat	Carpet area in sq.mtr. to be mentioned in the sale agreement	ADDITIONAL EXCLUSIVE AREA(Balcony)	Approx. Maximum price In (Rs)
3 BHK	91.390	15.73	<b>Rs. 3,03,15,920/-</b>
2BHK	71.160	11.7	<b>Rs. 2,26,58,480/-</b>
2BHK	60.69	08.35	<b>Rs. 1,94,79,920/-</b>
2BHK	60.25	08.35	<b>Rs. 1,92,10,560/-</b>
<b>14</b> Whether credit facility enjoyed With any bank Bank Branch A/c No IFSC	Not Applicable		
<b>15.</b> Detail of RERA Collection/c. Account Name: Account Type: Account Number : Bank / Branch : IFSC code	<b>NMS Enterprises NMS one 27 Collection Escrow A/c Collection Escrow A/c</b> <b>57500001159662</b> <b>HDFC Bank Ltd., Nerul Branch</b> <b>HDFC0000258</b>		

Thanking you,  
Yours Faithfully,

**M/s NMS ENTERPRISES**

*(Handwritten signature)*

Name of the authorized signatory :

Designation of the authorized signatory: **Partner**

Email id:- [nmsenterprises9@gmail.com](mailto:nmsenterprises9@gmail.com)



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**AFFIDAVIT- CUM - DECLARATION**

I/We Partners of **M/s NMS ENTERPRISES**, having its administrative office at 1105, NMS Titanium, Plot No. 74, Sector No. 15, CBD Belapur, Navi Mumbai-400614.

- 1) Mr. Naran Pragji Gothi
- 2) Mr. Mahadev Pragji Gothi
- 3) Mr. Shamji Jakhu Ravariya & 6 Others

Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that I/we am/are constructing buildings consisting of various residential and commercial Project named as "**NMS ONE 27**" on the situated at Plot no 1 sector no 27, Kharghar, Navi Mumbai and declare that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats constructed on the said property is clean, clear and marketable to give first charge to State Bank of India..

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this **25<sup>th</sup> day of January, 2025**.

I know Affiants

**M/s NMS ENTERPRISES**

