

Date:- 03.01.2025

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT:PROGRESSIVE ONE

We M/s PROGRESSIVE GROUP, a Company/Firm, having its registered office at **707, DEVAVRATA, PLOT NO. 83, SECTOR – 17, VASHI, NAVI MUMBAI** are willing to enter into a Tie-up arrangement with your Bank for our Project **PROGRESSIVE ~~ERA~~ ONE**

situated at (address) **Plot No.29A, Sector 4, Vashi, Navi Mumbai.**

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,

For Progressive Homes


Authorised Signatory



Sr. No.	Parameter	Particulars		
1	Name of the Builder	PROGRESSIVE HOMES		
2	Registered Address	707, DEVAVRATA, PLOT NO. 83, SECTOR – 17, VASHI, NAVI MUMBAI		
3	Address for correspondence	707, DEVAVRATA, PLOT NO. 83, SECTOR – 17, VASHI, NAVI MUMBAI		
4	Contact Person Name, Mob.No. Email id	Dharmendra Dubey 9167773322 pcepl@hotmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	Yes/No		
5	Website url, if any	https://www.progressivegroup.in/		
6	Date of establishment	1998		
7	Constitution			
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	SECRETARY / BANM		
9	Ratings from CRISIL/ICRA etc.	1		
10	Profile of the partners/directors			
Sr. No.	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
	Mr. VINOD TRIVEDI		BE. Civil	50 Years
	Mr. DEVANG TRIVEDI		BE. Civil, MBA	30 years
	Mr. JIGAR TRIVEDI		CFA – IIM Ahemdabad	25 years

11	Details of last 3 residential projects executed by the same firm/company/promoters		
Project Name	Progressive Grande	Praogressive Meera Nagan	Progressive ICon
Location	Ulwe	Ulwe	Ulwe
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	SBI,HDFC & ICICI	SBI,HDFC & ICICI	SBI,HDFC & ICICI
Month & Year of Commencement of Construction	19/01/2016	13/04/2015	26/03/2013
Present Status (Completed/Partially completed)	06/01/2020	03/01/2017	26/05/2016
	Completed	Completed	Completed
Total built up area of the project, in Sq.Mtr.	1.5 lac sq,ft	74800 sq. ft.	67752 sq. ft.
Number of floors		S+10	S+12
	S+11		
No. of Dwelling Units in the project	94	50	44
No. of units sold in the project	All	All	All
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate	06/01/2020	03/01/2017	26/05/2016
Date of conveyance			
12	Details of the Present Project		
Project Name	Progressive ONE		
Location with Survey Nos.	Plot No. 29A, Sector – 4, Vashi		
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.	NA		
Status of encumbrance	Na		

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	HDFC (in Process)		
Month & Year of Commencement of Construction	30.06.2022		
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.)	One Building		
Total built up area of the project, in Sq. Mt.	1127 sq mtrs		
No. of Dwelling Units in the project	14		
No. of units sold in the project	NA		
Details of Development Agreement and POA if any	NA		
Status of receipt of approvals from Local Bodies/ Urban Development Authority			
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
4.5 BHK	14	7CR	98CR
Total Project Value		Rs.98CR	
14 Whether credit facility enjoyed With any bank Bank		NA	

Branch A/c No IFSC	
15. Detail of RERA Collection A/c. Account Name: Account Type: Account Number : Bank / Branch : IFSC code	Progressive Homes One Current A/c 923020064765668 Axis Bank, Vashi UTIB0000072
16. RERA No.	P51700054296

Branch A/c No IFSC	
15. Detail of RERA Collection A/c. Account Name: Account Type: Account Number : Bank / Branch : IFSC code	Progressive Homes One Current A/c 923020064765668 Axis Bank, Vashi UTIB0000072
16. RERA No.	P51700054296
17. Carpet Area as per RERA	Apartment No. 101 to 1401 Apartment Type – 4BHK Area – 181.74 Sq.Mtr

MAYUR B. MEHTA
CHARTERED ACCOUNTANTS

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA bank Account. I hereby certify that M/s. **Progressive Homes** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on date of the certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	17,25,00,000	17,25,00,000	25,60,46,254
2	Total Borrowed Funds (Secured) - Drawdown availed till date	Nil	Nil	Nil
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	35,00,00,000	35,00,00,000	17,00,00,000
4	Customer Receipts used for Project	20,00,00,000	20,00,00,000	Nil
5	Total Funds for Project	72,25,00,000	72,25,00,000	42,60,46,254
6	Total Estimated Cost (As per Table A)	72,25,00,000	72,25,00,000	72,25,00,000

Table G
Any Comments/ Observations of CA

1	N.A.
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Yours Faithfully,

For Mayur B Mehta
Chartered Accountant

MAYUR
BIPINKUMAR
AR MEHTA
Digitally signed by
MAYUR
BIPINKUMAR
MEHTA
Date: 2025.01.24
14:29:54 +05'30'

Mayur B Mehta

Membership No. 142428

UDIN: 25142428BMOQQC7085

Date: 24.01.2025

Agreed and Accepted by-

For Progressive Homes

Jigar
Vinod
Trivedi

Partner

Digitally signed by Jigar Vinod Trivedi
DN: cn=Jigar Vinod Trivedi, o=Progressive Homes, email=jigar@progressivehomes.com, c=IN, postalCode=400078, serialNumber=20250124153609+0530