



To,

DHOOT REALTORS PRIVATE LIMITED
2ND FLOOR 5 J.B.S HALDEN AVENUE
TOPSIA Calcutta West Bengal
Calcutta

Date : 31/03/2024

Sub:Tie-Up arrangement for the project "Dhoot Nucleus" situated at **Mouza- Ghuni NA Action Area, New Town, Rajarhat Calcutta West Bengal .**

With respect to the above subject, we are pleased to inform you that we have approved your project with reference No. **WB/CAL/24/40303**, based on following conditions:

- The approval will enable the customers who have booked in the project to apply for a financial assistance with Aditya Birla Housing Finance Limited, (ABHFL).
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members.
- Kindly Include our organization name in your advertisements disclosing conditional tie up approval by us and details of construction finance, if any.
- You are also respectfully requested to make sitting arrangement in your Office/ Project Site/ Marketing office for ABHFL Employees/ Representatives. We would like to assure you of our best services for your customers.

APF Conditions -

Conditions to be met by developer before disbursement -

1	Registered agreement for Sale B/w DHOOT REALTORS PRIVATE LIMITED and prospective purchasers.
2	Tripartite Agreement
3	OCR receipts
4	Demand Letter
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Project Details	Project Name	Name of Buildings	Name of Wings	Approved Floors	No of Units
	Dhoot Nucleus	Block - 1A (Axis)	Block - 1A (Axis)	P + 12	96
Dhoot Nucleus	Block - 1B (Beam)	Block - 1B (Beam)	P + 13	54	
Dhoot Nucleus	Block - 1C (Comet)	Block - 1C (Comet)	P + 13	104	
Dhoot Nucleus	Block - 1D (Delta)	Block - 1D (Delta)	P + 13	104	
Dhoot Nucleus	Block - 1E (Electron)	Block - 1E (Electron)	P + 12	96	

Favoring Details	Bank Name	IFSC Code	Branch Address	Account Number
	ICICI bank	ICIC0000372	Sarat bose road	105605006058

RM Details	Name	Designation	Mobile Number	Email Id	Branch Address
	Ayusman Samadder	BSM			Sarat bose road

Assuring you of our best services always and looking forward for a long-term relationship.

Thanking you

Yours Faithfully

 Authorized Signatory

For Aditya Birla Housing Finance Limited

Documents to be collected from each borrower at the time of disbursement:

1 Registered agreement for Sale B/w DHOOT REALTORS PRIVATE LIMITED and prospective purchasers.

Post-Disbursement Document: Individual

1 Registered agreement for Sale B/w DHOOT REALTORS PRIVATE LIMITED and prospective purchasers. 2 Tripartite Agreement

Post-Disbursement Document: Individual

2 Tripartite Agreement 3 OCR receipts

Post-Disbursement Document: Individual

3 OCR receipts 4 Demand Letter

Post-Disbursement Document: Individual

4 Demand Letter

Disclaimer:-

ABHFL would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms. Tie-up arrangement is aimed to speed up the delivery process of loans by avoiding duplication of certain works in respect of the processing of loan applications & in respect of the units in such projects. The Tie Up in a project do not mean tie up in respect of any other project/extensions of the project of the same builder. ABHFL or its officials do not take any responsibility in respect of the tie up projects including the merits of the project, such as its facilities, period of completion, price, regulatory approvals, quality of construction, other amenities, etc. or any attribution to the builders of such Tied Up projects and expressly disclaims any liability in this regard. ABHFL shall, under no circumstances be responsible for any dispute between the customer/builder/third party arising out of such involvement/purchase of units In a Tie Up project. As per RBI guidelines, It is pertinent to mention the name of the financing bank/institution with whom the project land is mortgaged (in case It is applicable), while advertising the project to public.

Aditya Birla Housing Finance Limited

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