



देना बैंक
DENA BANK

Branch : NAGER BAZAR,
81, Jessore Road,
Nager Bazar ,
Kolkata-700028
Phone-033-25290000
email-nagerb@denabank.co.in

Ref. No.: DB/NAGER/PROJ/APRV/02/2017-18

Dated: 20th November 2017

TO,
M/s Primarc Shrachi Projects LLP
6A Elgin Road, Floor 2,
Bhowanipore,
Kolkata-700020

Sir,

Sub: Project Approval of "AANGAN"

With reference to above here we please to inform you that Housing Project namely "AANGAN" coming at 14, Dum Dum Road, South Dum Dum, Kolkata-700074, West Bengal has been approved by Bank to extend Housing Loan to prospective buyers within shortest turnaround time subject to following conditions.

1. You may highlight the approval of project in your advertisements, brochures, website, hoardings and other publicity materials.
2. The sanction of individual loan depends upon the applicants' eligibility on his/ her satisfying other terms and conditions and merits of the proposal. All loans are at the sole discretion of Bank. Bank reserves the right to reject any application which does not fit into norms
3. Security for individual loan is normally creation of charge on the property being acquired by the borrower. The concerned parties i.e. Land owner, builder & the purchaser shall jointly ensure that the conveyance of title is complete, legally valid through a registered deed in favour of purchaser.
4. The loan amount sanctioned will be disbursed in suitable installments depending upon the progress of construction of the project as well as the borrower's individual unit as per Agreement for Sale/ Allotment Letter.
5. The builders shall ensure the construction of the total project building conforms to the sanctioned plan and buildings laws without any deviations and that the quality of construction and specifications are maintained.
6. Builder shall ensure that the total project is got regularized for assessment of Tax and also obtain Occupancy certificate when the project is complete.
7. Title deed in favour of the Purchaser who has availed Housing Loan from the Bank for purchase of the Flat is to be directly deposited with Bank.
8. As the Housing loan in the project will be extended for purchase of Flat under construction , authorized person of the Firm is required to execute Tripartite agreement in standard format & will have to give permission of Mortgage on property and registration of marking Lien of the property in favour of bank in your books of record.
9. Builder will be required to arrange NOC from the lenders if there is a charge on the Property once our Bank sanctions the Housing loan to an applicant.
10. Builder to undertake to obtain NOC from us where we have already financed any dwelling unit for which allotment is proposed to be cancelled by the company or requested by the borrower/ applicant.





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11. Kindly note that the approval would stand cancelled if any material fact which is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the projects and its members.

**Contact Persons: Branch Manager/ Officer name and contact details:
Smitalin Sahoo, Contact No: 9432170679**

Please allow us to display our banner, standee at the project site.

We are looking forward to a long corporate relationship with you for expansion of Housing Sector of the company.

Thanking you,

Yours faithfully

कृते देना बैंक / For DENA BANK
नागेर बाजार शाखा / Nager Bazar Branch

शाखा प्रबंधक / Branch Manager

1	Name of Housing project	Aangan
2	Location of the project	14 Dum Dum Road, South Dum Dum, Kolkata 700074
3	Commencement date	DEC 2016
4	Progress stage in %	30%
5	Completion date	Aug - 2020
6	Number of Buildings	2 Towers
7	Number of flats	154 Flats
8	Average area of flats	1050 sqft more or less
9	Market saleable rate per sq. ft	5300 & 5500 per sqft
10	Accessibility to local transport and other facilities	Auto, Bus, Metro Railway, Railways
11	Name of Builder/Developer	Primarc Shrachi Projects LLP
12	Constitution	Limited Liability by Partnership
13	PAN details	AAQFP8157P
14	Date of Registration & Details	11-02-2015
15	Partnership Deed/Memorandum of association etc.	Attached
16	Name of the Partners/Directors & Address Proof and copy of PAN card	Mr Mahesh Pasari & Mr. Ravi Todi
17	Experience	More then 15 years in the industry
18	Past projects details	Primarc tower, Astitva, Parvati kunj, Parvati Vihar I & II
19	Projects in hand	Anukul, Allure, Southwinds, Sukriti, Aura, Gangetica
20	Market Reputation	Good
21	If member of CREDAI etc give details	Yes
22	Approved Plan Copy	Attached
23	Construction Permission	> B + G + 14'
24	Non Agricultural Land details if applicable	None
25	Property Cards if any	No
26	Development Permission	Attached
27	Title Report Details (Search report of the Advocate)	Attached
28	Completion Certificate from the competent authority	>
29	Site inspection visit	To be done by Branch Official
30	Other information ,if any	> Will be provided as required

