

Subject **CONFIRMATION OF BUILDER TIE UP: VINAYAK PARK VIEW**
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<sourav.chatterjee@sbicapsec.com>
Date 28/08/2025 23:15



Madam/ Dear Sir,

We have the pleasure to inform you that the Housing Project "Vinayak Park View" being developed by M/s Vicarage Real Estate LLP of 01(One) residential block having 6 units being G+6 storied building have been approved by us on 27.08.2025 in our new system with the project ID P01215292, subject to terms and conditions as mentioned below.

The OPAS ID to be invariably entered in RLMS while processing individual loans in this project.

The proposal is allocated to SSL, Mr. Sourav Chatterjee, Mob No.9903375102, Email ID: sourav.chatterjee@sbicapsec.com, respectively for Home Loan Marketing purpose. You may email the list of leads to builderrelations.lhokol@sbi.co.in.

Kindly acknowledge.

Regards,
Tanmay Das
Chief Manager
Builder Relation Team
State Bank of India
10th floor , Block
Samriddhi Bhavan ,
Kolkata-700001
Mob No-9674711299

THE TIE UP IS APPROVED WITH THE FOLLOWING TERMS AND CONDITIONS: -

Disbursements of loans sanctioned in your project shall be done only after production/obtention of RERA registration. Also, subsequent disbursement will be made only after inspection of the site and satisfying the end use of fund vis-a-vis progress of the project work.

You will have to deliver the title deeds/registry of the flat/house/duplex etc in favour of the purchaser of the flat/house/duplex directly to the bank through your authorized signatories, as advised to us. Sale Agreement with all required clauses, Tripartite Agreement, Conveyance Deed, etc, must be signed by Landowners / authorized person(s) only.

You must execute a Tripartite Agreement among the buyer(s), SBI and the Builder/Developer in the format prescribed by SBI (copy enclosed for ready reference) * before the commencement of

disbursement of related Home Loan.

UDS registration of the individual flat shall be done on receipt of 70% of the respective unit cost. Hence, Quadripartite agreement is to be signed among Landowner, Developer, Customer and SBI. **(N:B Strike off, if not applicable)**

If for any reasons you decide to cancel the sale agreement on the request of the purchaser, then you will have to obtain No-objection Certificate (NOC) from the Bank before cancellation of Agreement of Sale and refund the payment(s) received under the home loan to the Bank directly.

Noting of Bank's charge in the record of the Society, if any, proposed to be formed after completion of the project shall be ensured by you. You must note Bank's charge in the register maintained for the project till society is formed in the project.

The Tie up will continue till 31.12.2028 as mentioned in RERA subject to satisfactory yearly review. Further, please note that minimum 25 % of the business must be routed through us, failing which, we may be compelled to rescind this approval without assigning any reasons. Renewal of Tie Up will be done at an interval of 36 months or earlier. For any increase in selling price of the flats, you must advise us regarding such increase in price so that project may be reviewed, accordingly.

You must comply with all the terms and conditions of various government authorities and provisions of RERA Act. It is presumed that all material facts relating to the project have been disclosed to us.

Please note that bank reserves right to cancel the Tie Up without giving any notice, if any material fact is found false/fabricated. Further, Bank may publish in media, without any notice to the developer/builder regarding the cancellation of approval, if deemed necessary.

Notwithstanding anything stated above you will have to provide information or document that may be required regarding the project whenever deemed necessary. Bank reserves the right to change the terms of the tie up at its sole discretion. Such change will however be informed to you.

Further you are requested to issue the undernoted documents with every unit sourced to us for financing.

- Allotment letter detailing Unit no and allottees name
- NOC from builder.
- Tripartite Agreement.
- Letter regarding Boundaries.
- Registered Agreement to Sell in respect of unit/flats to be sold.
- Authorised signatories who shall deliver the title deeds/registry of the flat/house/duplex etc on your behalf.

We will be glad to engage you or your appointed sales executive as a Marketing Associate (MA) for sourcing Home Loan applications from the above project on the following terms:

- We will give appropriate product information inputs to your sales executives, to enable them to give proper guidance to the prospective Home Loan borrowers.
- After briefing the customers, you/your sales executive would direct the customers to us. It would be preferable if you could allow our HLST Members to be stationed in your premises for interaction with customers and taking forward the proposal.

Service charges may be paid for every lead provided by the MAs where loan is sanctioned and disbursed regardless of concessional interest rate and under tie-up arrangement with

builder/corporate/institutions/government etc. Service charges will be paid to the MAs at the time of first disbursal.

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