



The Assistant General Manager (HL SALES)  
State Bank of India,  
RBO/LHO/Branch,  
Belapur, Navi Mumbai

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SERENITY HEIGHTS**

We M/s **S AND T Developers**, a Company/Firm, having its registered office at **Office No 301, Shrikant Chambers, 3<sup>rd</sup> Floor, Next to R.K. Studio, Chembur, Mumbai - 400071** are willing to enter into a Tie-up arrangement with your Bank for our Project **Serenity Heights**, situated at **Plot No 506A/1, 506A/4 & 186A/2, Opp. Shalimar Petrol Pump, Near Cubic Mall, C.G. Road, Chembur, Mumbai - 400074**

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 favor 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,

  
Authorised Signatory  
(Trilochan Kumar - PARTNER)



**Office No 301, Shrikant Chambers, Next to R.K. Studio, Chembur, Mumbai - 400071**

**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD**

Sr. No.	Parameter	Particulars		
1	Name of the Builder	S AND T Developers		
2	Registered Address	Office No 301, Shrikant Chambers, 3 <sup>rd</sup> Floor, Next to R.K. Studio, Chembur, Mumbai - 400071		
3	Address for Correspondence	Office No 301, Shrikant Chambers, 3 <sup>rd</sup> Floor, Next to R.K. Studio, Chembur, Mumbai - 400071		
4	Contact Person Name: Mob. No.: Email ID:	Nachiket Rajput +91-9820037685 nachiket@sandtbuilders.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes, Nachiket Rajput		
5	Website URL, if any	www.sandtbuilders.com		
6	Date of establishment (MM/DD/YYYY)	05/03/2022		
7	Constitution (Proprietor/Partnership, Company)	Partnership		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	CREDAI MCHI		
9	Ratings from CRISIL/ICRA etc.	N/A		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Trilochan Kumar	41	B.E. Electrical	Experience of 15+ Years in Business Development, Finance, Legal and Sales
2	Shabbir Ansari	40	B.E. Mechanical	Experience of 15+ Years in Business Administration and Engineering, Procurement & Construction
<b>11</b>	<b>Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters</b>			
Project Name		Rosalia Apartments		
Location		Amboli, Andheri West		
Whether approved by SBI?		No		
If approved by Housing		ICICI Bank - MUM/18/3311		

Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	PNB Housing Finance Limited – MUM-0918-476 Axis Bank – GORPAS014975
Month & Year of Commencement of Construction	February, 2018
Present Status (Completed Projects)	Completed on <b>February, 2023</b> (Month& Year) 1 Phase Completed
Total Built-Up Area of the Project, in Sq. M.	32,000 Sq. Ft.
Number of Floors	7
No. of Dwelling Units in the project	29
No. of units sold in the project	29
Housing Loan taken through SBI (No. Of flats)	12
Date of Occupancy Certificate	8 <sup>th</sup> February, 2023
Date of Conveyance	04 <sup>th</sup> May, 2023
<b>Total units Financed by SBI</b>	12
<b>Details of the Present Project</b>	
Project Name	Serenity Heights
Location with Survey Nos.	C.T.S. No. 506A/1, 506A/4 & 186A/2
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. ( <b>*Mandatory</b> ) - <b>Name Of Bank*</b> - <b>Loan Account No*</b> - <b>Loan Amount*</b> - <b>Last date of Loan disbursement*</b> ( <b>*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan</b> )	No
Status of encumbrance 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	No
Month & Year of	August, 2023

Commencement of Construction			
<b>Present Stage of Construction</b>	Plinth Completion under Progress		
<b>Proposed construction Plan.</b> (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.)	No. Of Phases - 1 No. Of Buildings - 1 No. of Floors - 15 No. of Units - 46 Scheduled Completion - December, 2027		
Total Built Up area of the project, in Sq. Mt.	73,200 Sq. Ft.		
No. of Dwelling Units in the project	25		
No. of units sold in the project	5		
<b>No. of units Funded by SBI in this project and</b>	0		
<b>Expected business from this project</b>	76,90,20,000		
Details of Development Agreement and POA if Any	Developer Share - 55% 52% Land Owner Share - 45% 48-1.		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	IOD - Plinth CC - Plinth AAI - Received Provisional CFO - Received RERA - Received		
<b>13 Project Value</b>			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
2 BHK	12	2,54,10,000	30,49,20,000
3 BHK	12	3,37,75,000	40,53,00,000
4 BHK	1	5,88,00,000	5,88,00,000
<b>Total Project Value</b>		<b>Rs. 76,90,20,000</b>	
<b>14</b> Whether credit facility enjoyed with any bank Then please Fill details as mentioned. ( <b>*Mandatory</b> ) ( <b>*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan</b> )	<ul style="list-style-type: none"> <li>- <b>Name Of Bank*</b></li> <li>- <b>Loan Account No*</b></li> <li>- <b>Loan Amount*</b></li> <li>- <b>Last date of Loan Disbursement*</b></li> </ul>		
<b>15. Disbursement to be made in favor of (Only RERA Account)</b> <b>Account Name:</b> <b>Account Number:</b>	RERA ACCOUNT (100% Collection Account) S AND T Developers 43295205423		

**Bank / Branch:**  
**IFSC Code**

State Bank of India / SME Vashi, Turbhe  
SBIN0063846

For S AND T Developers



Trilochan Kumar (PARTNER)



Date - 25/09/2024

The Assistant General Manager (HL Sales)  
State Bank of India,  
RBO / LHO / Branch,  
Belapur, Navi Mumbai

Sub: Please Find details of my bank Account for Project Name **SERENITY HEIGHTS** APF Number **N/A**

Dear Sir/Madam,

**Requesting You to Consider the mention details for Fund Transfer.**

Account Number - **43295205423**  
Account Type - **100% RERA Collection Account**  
Account Holder Name - **S AND T Developers**  
Bank Name - **State Bank Of India**  
Branch Address - **SME Branch, Devgiri Banking Complex, Phase -II, Sector 19-c, Turbhe, Vashi,  
Navi Mumbai - 400703**  
IFSC Code - **SBIN0063846**  
MICR Code - **400002589**

The above project is not mortgaged with any Bank /FLs

Your Faithfully,

  
Trilochan Kumar  
(PARTNER)





## **AUTHORITY LETTER**

This is to confirm that M/s **S AND T Developers** is partnership firm having registered office at **Office No 301, 3<sup>rd</sup> Floor, Shrikant Chambers, Near R.K. Studio, Chembur, Mumbai - 400071** and followings are partners as per partnership deed dated **21<sup>st</sup> April, 2022**

1. Trilochan Kumar
2. Shabbir Ansari

We confirm that any one of the Partner of the firm **Trilochan Kumar** OR **Shabbir Ansari** be and is hereby authorized to sign the application for APF and other related documents in respect of project known as **Serenity Heights** situated at **Plot No 506A/1, 506A/4 & 186A/2, Opp. Shalimar Petrol Pump, C.G. Road, Near Cubic Mall, Chembur, Mumbai - 400074**"

We further confirm that any one of the Partner of the firm **Trilochan Kumar** OR **Shabbir Ansari** be and hereby authorized to sign all Agreement for Sale, Sales Deed, NOC's, Payment Receipts and all such and other documents as shall be required from time to time in respect of the said project on behalf of the firm."

Signature of all Partners:

1. Trilochan Kumar

2. Shabbir Ansari

**Office No 301, Shrikant Chambers, Next to R.K. Studios, Chembur, Mumbai - 400071**