



WOODSTOCK REALTIES PVT. LTD.

7th Floor, NCL Building, Plot. No. C-6, "E" Block, Near City Park,
Bandra Kurla Complex, Bandra (East), Mumbai-400 051.
T : +91-22 2659 2850 | F : +91-22 2659 2851 | E : woodstock@wrpl.co.in
CIN No. U51100MH2005PTC150477

Date: 11th September 2024

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

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: "WOODSTOCK GARDENS".

We, M/s Woodstock Realties Private Limited, a Company, having its registered office at 7th Floor, NCL Building, Plot No. C – 6, "E" Block, Near City Park, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 are willing to enter into a Tie-up arrangement with your Bank for our Project "Woodstock Gardens", situated at Plot No. J-5/4, Gazdar Scheme, Main Avenue, Santacruz (West), Mumbai 400 054.

2. On approval of the Tie-up, we agree 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,

Ajoo

Authorized Signatory
Woodstock Realties Private Limited





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INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD

| Sr. No. | Parameter | Particulars |
|---------|--|--|
| 1 | Name of the Builder (Company/firm Name) | WOODSTOCK REALTIES PRIVATE LIMITED |
| 2 | Registered Address | 7 th Floor, NCL Building, Plot No. C – 6, "E" Block, Near City Park, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 |
| 3 | Address for correspondence | 7 th Floor, NCL Building, Plot No. C – 6, "E" Block, Near City Park, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 |
| 4 | Contact Person Name Mobile.No. Email id | Amit Haran Mobile No: 9619717072 woodstock@wrpl.co.in |
| 4a | Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates | Yes Woodstock Realties Private Limited Kotak Mahindra Bank Ltd Current Account No: 2111285611 Branch: BKC, Mumbai 400051 IFSC CODE: KKBK0001368 |
| 5 | Website url, if any | www.woodstockrealties.co.in |
| 6 | Date of establishment (MM/DD/YYYY) | 06/01/2005 |
| 7 | Constitution (Proprietor/Partnership, Company) | Company |
| 8 | If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification | MCHI, CREDAI |

| | | | | |
|---|---|--|--|---|
| 9 | Ratings from CRISIL/ICRA etc. | NA | | |
| 10 | Profile of the partners/directors | | | |
| Sr. No | Name | Age | Qualification | Comments on his/her experience, area of expertise etc. |
| 1 | Suresh Kanmal Jajoo | 67 | Graduate | With an excellent reputation & relationship in the Real Estate Industry, he has been a vital foundation of the company in the Real Estate Market. Under his able and focused guidance, the company has completed and delivered two projects with best-in-class quality. He handles the overall operations of the company. |
| 2 | Ankit Suresh Jajoo | 34 | Graduate | Joined the company in the year 2013 to develop and expand the real estate business. With active participation in every decision-making process, he supervises the entire procurement logistics & operations of the real estate activities. |
| 11 | Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters | | | |
| Project Name | | Woodstock Juhu | Woodstock Khar | |
| Location | | 10 th Road, JVPD Scheme, Juhu, Mumbai | S. V. Road, Khar (West), Mumbai | |
| Whether approved by SBI? | | No | No | |
| If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks | | Yes | Yes | |
| Month & Year of Commencement of Construction | | October 2014 | April 2015 | |
| Present Status (Completed Projects) | | Completed on <u>September 2016</u> (Month& Year) | Completed on <u>May 2017</u> (Month& Year) | |
| | | Phases | Phases completed – <u>Single Building</u> | |

| | completed – <u>Single Building</u> <u>Only.</u> | <u>Only</u> |
|---|--|----------------|
| Total built up area of the project, in Sq.Mtr. | 2678.27 Sq Mtr | 1849.92 Sq Mtr |
| Number of floors | 12 | 12 |
| No. of Dwelling Units in the project | 21 | 19 |
| No. of units sold in the project | 21 | 19 |
| Hsg.Loan taken through SBI (No.of flats) | | |
| Date of Occupancy Certificate | 16-12-2016 | 13-07-2017 |
| Date of conveyance | | |
| Total units Financed by SBI | | |
| 12 | Details of the Present Project | |
| Project Name | WOODSTOCK GARDENS | |
| Location with Survey Nos. | Plot No. J-5/4, Gazdar Scheme, Main Avenue, Santacruz (West), Mumbai 400 054. CTS No. 624/2, Village: Bandra – G, Taluka: Andheri, District: Mumbai Suburban, State: Maharashtra, | |
| 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. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan) | NA | |
| Status of encumbrance of the project land | NA | |

| | |
|--|---|
| If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks | None |
| Month & Year of Commencement of Construction | November – 2023 |
| Present Stage of Construction | 4 th Floor (1 st Habitable Slab) – Completed 5 th Floor (2 nd Habitable Slab) – Work in Progress |
| <u>Proposed construction Plan.</u> (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 – Ground + 3 Podium + 14 Habitable Floors No of Dwelling Units – Member Units 24, For Sale 30 Schedule of completion of building – 31/10/2026 |
| Total built up area of the project, in Sq. Mt. | 4691.01 Sq Mtr |
| No. of Dwelling Units in the project | Units for Existing Members – 24 Units for Sale – 30 |
| No. of units sold in the project | Units Sold till 31 st Aug 2024 – 1 |
| <u>No. of units Funded by SBI in this project and</u> | Nil as on date |
| <u>Expected business from this project</u> | Unsold units as on date: 29 (Refer Sr No 13 below) |
| Details of Development Agreement and POA if Any | Development Agreement: Copy Attached POA: Copy Attached |
| Status of receipt of approvals from Local Bodies/ Urban Development Authority | Amended IOD Approved dated 8 th May 2024 attached. Further CC up to top of 14 th Floor i.e. height up to 49.15 Mtr AGL as per approved plan dated 8 th May 2024 issued on 28 th May 2024. |

| 13 Project Value | | | |
|---|--------------------|---|-------------------|
| Type of Flat/House | No. of Flats/House | Average price per flat/house @ Rs 51000/ sq ft | Total |
| 2 BHK | 3 | Rs. 3,23,85,000 | Rs. 9,71,55,000 |
| 2 BHK | 12 | Rs. 3,54,96,000 | Rs. 42,59,52,000 |
| 3 BHK | 14 | Rs. 5,86,50,000 | Rs. 82,11,00,000 |
| Total Project Value (Excluding Sold Area) | | | Rs. 134,42,07,000 |
| 14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan) | | - Name of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <u>No credit facility from any Bank/Financial Institution</u> | |
| 15. Disbursement to be made In favour of (Only RERA Account) Account Name: Account Number: Bank / Branch: IFSC code: | | RERA ACCOUNT WOODSTOCK REALTIES PVT LTD - WOODSTOCK GARDENS - COLLECTION A/C Account No: - 3349037423 KOTAK MAHINDRA BANK LTD, BKC BRANCH KKBK0001368 | |

For, WOODSTOCK REALTIES PRIVATE LTD

Ajoo

ANKIT SURESH JAJOO
DIRECTOR



Date: 11/09/2024