

Ref No. : MUM-10202-11-17

Date : 16/11/2017

To,

M/s. Patel Group Of Company

**OFFICE/UNIT 303  
GULMOHAR COMPLEX  
1OPP. ANUPAM CINEMA  
GOREGAON E  
MUMBAI - 400063**

**Dahisar Regional Office** : Rustomjee R-Cade,  
Rustomjee Acres, 2nd & 3rd Floor,  
Jayawant Sawant Road, Dahisar (West),  
Mumbai 400 068, Maharashtra  
T: +91 22 6109 3333 / 44  
F: +91 22 6109 3335

Dear Sir/Madam,

Sub: - Your project "Shree Vallabh Aangan( A To H Wings), S No.77/2 , Karjat Neral Road , , Village Devulwadi , LANDMARK - Opp. Shelke Mangal Karyalay Karjat , Karjat , Maharashtra , INDIA , 410201.

With reference to the discussions you had with our representative on the above project, we are pleased to inform you that we are agreeable in principle, to consider extending Housing Loan facility to the buyers who intend to buy Flats/Units in the above project, subject to the following :

1. We have presumed that all material facts and documents concerning the above project have been disclosed to us and that no material fact/document has been concealed.
2. Sanction of Home Loans to the intending buyer will be at the sole discretion of DHFL. DHFL will assess eligibility of the intending buyers based on the norms and process stipulated by DHFL and DHFL's decision whether to advance Home Loans to intending buyers and the quantum of the Home Loan to be granted , will be final. and binding on the intending buyers.
3. We may at any time discontinue Home Loan facility to the intending buyers:
  - I. if it is found that any material fact was not disclosed and/or the facts/information provided to us is inconsistent with the approved plans/permission/documents and/or if any information submitted is found to be incorrect/misleading.
  - II. If any dispute or legal issues or statutory concerns arise in future , which in our view, would adversely affect the interest of the intending buyers or DHFL.
4. Following Documents are required to be submitted for each Home Loan proposal:

**Dewan Housing Finance Corporation Ltd.**

Corporate Identity Number (CIN) - L65910MH1984PLC032639

Regd. Office : Warden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001

Toll-free: Sales Enquiry: 1800 22 3435 / Customer Care: 1800 3000 1919

Email: response@dhfl.com

[www.dhfl.com](http://www.dhfl.com)



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1. Original registered Sale deed/ Agreement for Sale with the original receipts for payment of stamp duty and registration charges.
2. Original Own Contribution receipts issued by you to the intending buyers .
3. Permission To Mortgage/No Objection Certificate for mortgage issued by you to the intending buyer for mortgage of the Flat/Unit in favour of DHFL (format attached)
4. Demand Letter from you giving the details of payment to be made towards the Flat/Unit.
5. Tripartite Agreement (wherever applicable, the draft of which is attached)
6. NOC/ Charge release letter from the Bank/Financial Institution, in case you have availed a project loan facility and mortgaged/charged your project.
7. Any other document as may intimated to you by DHFL from time to time.

For all future correspondence regarding this project and Home Loan proposals in the said project, please quote the APS File No. **MUM-10202-11-17**

We request you to incorporate the name of DHFL as a preferred Financer / Lender in any brochure or advertisement etc. issued by you for the above project.

In case of any enquiry, you may please contact Mr. Abhishek Sahoo Sales Manager, Contact No. : 9920554320

Kindly acknowledge receipt of this letter

Thanking you,

Yours faithfully,

**For Dewan Housing Finance Corporation Limited,**



**Authorized Signatory**