

SILPAS054333

Date: August 16, 2023.

To,
M/s. N.B.DEVELOPERS
SEVOKE ROAD, NEAR SEVOKE MORE , SILIGURI,

DARJILING - 734001,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**ANANDA**" At Plot no-RS-533, LR- 83,ITI Road, Jyoti nagar,Siliguri,WARD NO.41,Holding no-VL/100/D/99,Siliguri, Plot no-RS-533, LR- 83,ITI Road, Jyoti nagar,Siliguri,WARD NO.41,Holding no-VL/100/D/99,Siliguri, Siligrui, NEAR GANESH APARTMENT or TULSI VATIKA, DARJILING.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

Reference: APF No. SILPAS054333 – ANANDA.

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. SILPAS054333 In case of any queries please feel free to contact **MANOJ SAH** on Mobile No - **9832044683**.

We look forward for a long and mutually rewarding association with you.

Best Regards.
For Axis Bank Ltd.

Authorized Signatory



Documents to be collected from each borrower at the time of disbursement
Pre Disbursement Document : Individual

1. Current Registered Sale Agreement
2. Own Contribution Receipts
3. Others: Bank reflection of Customer OCR
4. Others: WB RERA Registered project-WBRERA/P/JAL/2023/000249
5. Others: The project ANANDA is developed as a Proposed Ground Plus Five Storied Residential Building with 50 nos of Resi units and 40 nos of parking under Single block at Plot no-533(RS),83(LR).Bldr Cat-A

Pre Disbursement Document : Builder

1. Tripartite Agreement
2. Others: There are no land owner allocation, as builder itself the owner
3. Others: Registered Sale Deed & ATS should be executed between landowner cum Developer-N.B Developers (Authorised partners) & Borrowers.
4. Others: Funding to be done over approved units ,subject to SBU area and unit numbers to be same as per nomenclature documented by builder.
5. Others: Please note that minimum 10 % of loan amount will be held and released at the time of final registration of the property in the name of customer /borrower and delivery of registered deed of conveyance to the Bank.
6. Others: If any project Loan is opted from any Banks/Fin Inst by builder, they have to inform us along with all relevant documents & Escrow a/c details.
7. Original Demand Letter from Builder to Buyers.
8. Original NOC letter Permission to Mortgage Addressed to Axis Bank Ltd. in Axis Banks format issued by the Builder.

Post Disbursement Document : Builder

1. Conveyance Deed Due Date : 2026-12-31

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	1	50
Approved	1	1	50

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0

