

ZOSL/Retail/213/2020-21

Dated: 12-03-2021

NOTE TO ZLCC

PROJECT APPROVAL – “Sukhoneer Water Garden Complex”

SUB: Seeking permission for project approval of G+4 multistoried residential building named “Sukhoneer Water Garden Complex” Block C,D,E for purchase of Flat under UCO Home Loan Scheme being developed by M/s Sarmita Enterprise at Ward no. 27,JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

Source Branch : Jagadishpur (1274)

Project Site : Ward no. 27,JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

Name of the project : “Sukhoneer Water Garden Complex (Block “C” “D” “E”)

Total area of project : 59.33 Decimels

Total No of Block(s) : 3

Total No. of Floors : G+4

Total No. of Units : Block C : 11, Block D: 12, Block E:18

The owner of the land :

Sl no.	Name	PAN
1	Sri Sanjay Bose	AFUPB7363J
2	Sri Sanjib Bose	AJDPB3184E

Name of the Developer : M/s Sarmita Enterprise

Constitution : Proprietorship firm (PAN: ADMPC4109P)
(Prop: Sumanta Chandra)

Office Address of the Developer: VIII & PO: Latibpur, PS- Uluberia, Howrah-711316

Contact no : 98301 90200

Date of Incorporation : 30-08-2015



Present Banker : State Bank of India, Banitabla Branch
A/c no: 31789279154

Developer details :

Sl No	Name of the Developer	Address	KYC	CIBILL Ref. No. (Prop)
1	M/s Sarmita Enterprise	Regd. Office: VIII & PO: Latibpur, PS- Uluberia, Howrah-711316	PAN-ADMPC4109P	Ref No. 3608159384(Score:599)

Past Experience : The developer has successfully completed Block "A" and Block "B" of the same project, which were approved by us Vide: ZOSL/Retail/2018-19/190 dated 26-02-2019.

Land Details:

Vendor	Sri Sanjay Bose and Sanjib Bose
Area	59.33 Decimels
Premises No.	JL No.109, LR Dag no. 24,206,205,
Mouza	Uluberia
Post	Uluberia
JL No.	109
Municipality/Panchayat	Uluberia Municipality
Police Station	Uluberia
Sub Registrar Office	Uluberia
District	Howrah
State	West Bengal

Construction update : Project is under construction and Block "C" will be completed by 23-09-2023 (As per WBHIRA registration) Thereafter construction of Block "D" and Block "E" will be taken up, on registration with WBHIRA.

Branch has submitted the following documents:

- Due diligence report on Developer (PSVR-5, Part-1 & 2) on the property raised by Mr. Sudipan Sarkar (Manager Jagadishpur Branch) also Sri Abhishek Sinha (SM) and Mr. B.K.Bagchi from RLH , Saltlake visited the project site.
- KYC of Developer
- Branch request letter UCO/JAG/2020-21/PA/210 dated 23-02-2021.
- Legal Search Report from empanelled lawyer Mr. Dipak Adak dated 24-12-2020
- Copy of WBHIRA registration
- Copy of Building Sanction Plan from Uluberia Municipality.
- CIBILL Report of the firm.
- Account Statement of the Developer

The Department's observations are detailed as under:

- NEC has been submitted by Bank's empanelled advocate Mr. Dipak Adak. The empanelled lawyer has certified that the property is free from all sorts of encumbrances, charges, liabilities, liens and discrepancies and attachment of any



kind whatsoever and the property is absolutely clear, free and marketable. Lawyer has further certified that the property is not hit by any restriction of Urban land Ceiling Regulation Act 1976. The lawyer has also verified all the deeds pertaining to the project land and Building Permit issued by Uluberia Municipality, WBHIRA registration and has given his view that all the documents are in order.

- The total project is consists of five blocks viz. Block: A, B, C, D, E. Constructions of Block "A" and Block "B" have been completed successfully.
- Block "A" and Block "B" were approved by RLH, Saltlake vide letter no. ZOSL/Retail/2018-19/190 dated 26-02-2019.
- **The developer has registered the Block "C" with WBHIRA as "Sukhoneer Water Garden Complex Phase I" vide registration no: HIRA/P/HOW/2021/001177 dated 10-02-2021**
- **As per Development Agreement, the owners will jointly get occupancy/possession of two nos. 2 BHK and four nos. of 1 BHK flats from the proposed Block "C" and Block "D" respectively.**
- **Remaining units of Block "C" and "D" and all units of proposed Block "E" will be Developer's allocation.**
- Manager of Jagadishpur Branch has recommended for project approval.

Justification for approval of project:

1. Credentials of the promoter is satisfactory as information gathered by the branch.
2. Layout Plan is also approved by Uluberia Municipality.
3. The project is registered with WBHIRA.
4. Branch has recommended for approval of project.

Branch Recommendation: Branch vide letter no UCO/JAG/2020-21/PA/210 dated 23-02-2021 has recommended for approval of the project.

Department Recommendation:

In view of the above observations and considering the recommendation of the branch we recommend approval as under with following terms and conditions:

Project approval of G+4 multistoried residential building named "Sukhoneer Water Garden Complex" Block C,D,E for purchase of Flat under UCO Home Loan Scheme being developed by M/s Samita Enterprise at Ward no. 27,JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

Terms and Conditions:

- **Approval is granted for sanctioning of Home loan for the proposed flats to be constructed under Block "C" now, which is registered with WBHIRA.**
- **Sanctioning of Home loan will be permitted under Block "D" and "E" on submission of registration certificates from WBHIRA.**

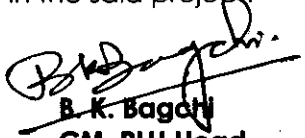


- **Registered sale agreement should be obtained before sanction of loan in the said project.**
- **CERSAI search against the property should be carried out before processing of loan proposal.**
- The Branch must obtain a letter as per format of AHL-18 from builder/promoter/owner on their letter head assuring good title and other assurance before taking any credit decision.
- **BUILDER/COMPANY SHOULD EXECUTE TRIPARTIRE AGREEMENT WITH THE BANK AND BORROWER AS PER FORMAT APPROVED BY THE BANK.**
- For purchase of flat at the construction stage 85% of the payment may be made by pay order/demand draft favoring the seller based on the purchase price as per the terms of payment worked out between the seller and the applicant in the agreement for sale.
- Disbursement of last installment of 15% should be made at the time of execution of Title Deed. Undertaking in format **AHL-20** has to be obtained from the purchaser to deposit the title deed to the Bank on completion of the formalities. As far as possible Branch should ensure that EMTD is created within a maximum period one month after final payment failing which the Bank will be entitled to charge 2% penal interest for the period of delay.
- The Branch will obtain letter of undertaking and indemnity by the applicant/mortgagor (**AHL-14**).
- Payment should be made as per payment schedule worked out by the seller & purchaser as per agreement for sale.
- The payment to the promoter/owner should be made to the credit of Bank Account in the name of the Promoter. Last payment to the promoter to be made at the time of registration by the authorized representative of the Bank who would also be authorized to collect IGR and deposit it to the Bank.
- **Developer has to arrange No Objection Certificate from their project financing institution, if any, for releasing their charge over the flat in favour of UCO Bank for each individual flats financed by us.**
- **Branch should obtain a clear direction from project financing institution, if any, through their No Objection.**
- Before taking any credit decision, the branch must ensure from local enquiry as well as from the developer to the effect that the subject flat under the project has not been entered for agreement of sale/ already sold to any other buyer(s).
- The branch must keep a record of photograph of the property mentioning landmarks thereby.
- The agreement for sale and sale deed will have to be executed by the Owners/Power of Attorney Holders.
- Construction of the residential building at least up to plinth level should be completed before disbursement of loans in case of purchase of flat from builders/promoters.
- Payment schedule is to be obtained from builder/owner. Inspection to be carried by branch official before release of every installment to ensure proper utilization of funds for which it is sanctioned. Branch should also ensure that installment of loan to be paid strictly as per progress of the construction.
- All documents submitted by the borrower should be verified with original.



- Branch should inspect the property and ensure that construction of individual flat is as per approved building plan before financing any flat in the said project.
- Branch should meticulously follow the extant guidelines of UCO Home loan scheme incorporated in the Master Circular No. CHO/RBD/61/2020-21, dated 01-01-2021 and other modifications issued by the bank from time to time on this matter.
- **Payment for the housing loan sanctioned in the Project as approved, to be made to the escrow account of the builder.**
- Branch has to take clarification regarding project finance from the builder and branch to get the necessary NOC for financing loan for flat in the said project.


Abhishek Sinha
Sr. Manager (RLH)

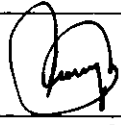
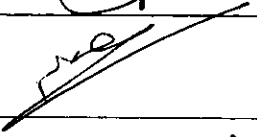

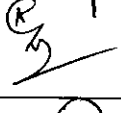
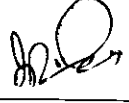
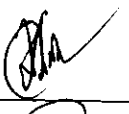


B. K. Bagchi
CM, RLH Head

The proposal is placed before the members of ZLCC for their decision.

Decision:

Project approval of G+4 multistoried residential building named "Sukhoner Water Garden Complex" Block C,D,E for purchase of Flat under UCO Home Loan Scheme being developed by M/s Samita Enterprise at Ward no. 27, JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

The above mentioned approval is subject to compliance of terms & conditions mentioned in the memorandum.

Sl. No.	Name of the Executive/ Officer	Designation	Comments and Signature
1.	Mr. B. Padhy	Zonal Head	
2.	Mrs. Menka	Dy. Zonal Head	
3.	Mr. P. Kumar	Chief Manager	
4.	Mr. Aditya Das	Chief Manager	
5.	Mr. H. Roy	SM, GAD	
6.	Mr. Debtanu Dash	SM, Credit	
7.	Mr. Ankur Chakraborty	Manager, recovery	



यूको बैंक UCO BANK

सम्मान आपके विश्वास का

Honours your trust

ZOSL/Retail/213/2020-21

Dated: 12-03-2021

M/s Sarmita Enterprise
Vill & PO: Latibpur,
PS- Uluberia,
Howrah-711316

Dear Sir/Madam,

Sub: Project approval of G+4 multistoried residential building named "Sukhoneer Water Garden Complex" Block 'C' for purchase of Flat under UCO Home Loan Scheme being developed by you at Ward no. 27, JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

With reference to the above subject and discussions with you, we are pleased to inform you that we have approved your aforesaid projects for extending individual housing loan finance to the flat/ unit purchaser subject to following conditions:

- ▶ This approval would enable the person(s) who have booked flats/ units in the project to apply for Housing Loans with **UCO Bank**. UCO Bank would assess the repayment capacity of each applicant according to its norms to grant a loan as per extant guidelines of UCO Bank Home Loan Scheme and UCO Bank reserves the right to reject any application that does not fit it in its norms including legal and technical scrutiny of individual loan applicant(s).
- ▶ With this no separate search report/legal opinion will be required for processing of individual home loan proposals of the customer who intends to purchase flat at your above mentioned projects. Hence it is needless to mention that the borrower will not have to pay any charges for legal search. All proposals for purchase of units in your project will be processed at our end on **TOP PRIORITY BASIS**.
- ▶ Further this approval letter is purely for the purpose of providing individual housing loan to your clients who fulfils the necessary criteria of our home loan scheme and will not be binding on us on account of any other action on your part or in the part of any other bank/institution on the strength of this letter.
- ▶ Kindly note that the approval would stand cancelled or withdrawn (i) if it is noted that any material fact was not disclosed and the same is inconsistent with the approved plans (ii) any information submitted is found incorrect /misleading.

यूको बैंक, अंचल कार्यालय साल्ट लेक ,3&4 डी डी ब्लॉक , साल्ट लेक, कोलकाता 700064

UCO Bank, Zonal Office , Salt Lake ,3& 4 D D Block,Salt Lake Kolkata – 700 064,

Phone: 033 44559157, 44559136, Fax: 033 44559138 E-mail: zo.saltlake@ucobank.co



यूको बैंक UCO BANK

सम्मान आपके विश्वास का

Honours your trust

Meanwhile, please note that before disbursement of the loan to any individual borrower, you have to issue a letter of undertaking agreeing to:

- 1) Arrange No Objection Certificate from your project financing institution, if any, for releasing their charge over the flat in favour of UCO Bank for each individual flats financed by us. Also arrange for delivery of the Title Deeds in favour of the purchaser of the flat directly to the Bank.
- 2) Insist on No Objection Certificate (NOC) from the Bank before cancellation of Agreement for sale and refund of payments received there under, if any.
- 3) Execute the Tripartite Agreement as per the standard format and to submit the same before disbursement.
- 4) Disbursement will be released as per payment terms mentioned in registered sale agreement executed with the purchaser.

We attach a copy of AHL-18 which would be submitted by you in each individual case.

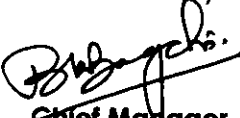
We also request you to incorporate the name of UCO Bank along with our logo as Preferred Financer/Lender in any brochure or advertisement etc. issued by you with reference of the said project.

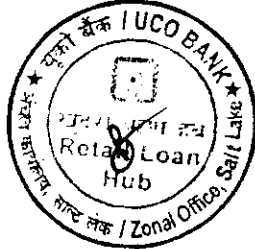
We thank you and look forward for a long and a mutually rewarding relationship.

Kindly acknowledge receipt of the letter.

Thanking you,

Yours faithfully


Chief Manager
Zonal Office, Salt Lake



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Honours your trust

ZOSL/Retail/213/2020-21

Dated: 12-03-2021

Branch Head
Jagdishpur Branch (1274)

Sub: Project approval of G+4 multistoried residential building named "Sukhoneer Water Garden Complex" Block "C" for purchase of Flat under UCO Home Loan Scheme being developed by M/s Sarmita Enterprise at Ward no. 27, JL No.109, LR Dag no. 24,206,205, Mouza: Uluberia, PS: Uluberia under Uluberia Municipality, Dist : Howrah-711316.

This is to advise you that the competent authority has accorded its approval for sanction of home loans in aforesaid housing project subject to compliance of terms and conditions as mentioned in the memorandum.

A Copy of Memorandum placed before the competent authority is attached herewith for your perusal. Please treat the memorandum as part of sanction advice and be guided accordingly. Please note that the memorandum is a confidential document and should not be parted with without permission of competent authority.

Further, you are advised to try for scouting and sanctioning the remaining proposals from the project.


Chief Manager



Enclo: (1) Memorandum with Terms & Conditions
(2) Builders Copy

यूको बैंक, अंचल कार्यालय साल्ट लेक ,3&4 डी डी ब्लॉक , साल्ट लेक, कोलकाता 700064
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