

LIC HOUSING FINANCE LIMITED
Regional Office: Kolkata

Office: **SALT LAKE AREA OFFICE**
 Name of the Project: **EMAMI BUSINESS BAY [Commercial Tower I – Double Basement + Ground Floor + IV Nos. Podium (Mezzanine) + XVIII- 221UNITS]**

Address of the Project: All that the piece or parcel of Land measuring about 1 Acre more or less, lying and situated at plot No. A1-3, salt Lake Electronics Complex, Block EP and GP Bidhannagar, Sector V, P.S. Bidhannagar, Dist- North 24 Parganas, Kolkata- 700009.

Name of the Builder/Developer: **EMAMI REALTY LIMITED**
 Name of the Legal Firm Approving the Title: **Koushik Chatterjee, Advocate**
 Names of Valuer for the project: **Er. Goutam Nandi**

Check List for Approval of the Project under APF:

Builder's / Developers Profile		
1.	Experience in the field – No. of years	Since 2010 as Applicant Co./More than 17 years as a Group Co
2.	No. of projects completed	Builder is very reputed is part of Emami group had done many projects within Kolkata. SWAN GREEN (2016KV-007)
3.	Reputation of the builder	Excellent.
Project Analysis		
1.	Title verification done by (please specify name of the firm)	Koushik Chatterjee, Advocate
2.	Whether Title to the project is clear	Yes Title has clear, valid, marketable title of the subject property as per our panel advocate report vide dt. 21.12.2023
3.	Whether conditions subject to which title is clear are complete Whether the Title is Approved	As per our panel advocate opinion vide dt. 21.12.2023 Title is Approved. Yes
4.	Nature of title document to be executed by the builder with the proposed buyer	Tripartite Agreement, Registered Sale Agreement , Allotment Letter, NOC for Mortgage, Agreement to Mortgage, Registered Sale Deed (Final Disbursement) , Demarcated floor plan
5.	Documents required for creation of security	Tripartite Agreement, Registered Sale Agreement , Allotment letter, NOC for Mortgage, Agreement to Mortgage, Registered Sale Deed (Final Disbursement) , Demarcated floor plan.
6.	Whether the builder / developer has raised finance by mortgaging the project	No.
7.	If Yes – Name of the institution Whether format of NOC to be obtained is provided	No. But NOC to be obtained from Builder in each case to case basis.
8.	If project is financed by LICHFL - maximum limit for total exposure	No
9.	Project Location	Good
10.	Availability of infrastructure	Yes
11.	Whether there exists any negative factors in the	No



	vicinity that will affect marketability of the project (Please give details)	
12.	Demand for property in area	Good
13.	Selling price quoted by the builder Whether selling price is reasonable If No – What is reasonable selling price	Rs. 7,150/- per sq. ft. for Flats Car Parking Area Varying from Rs. 4,800/- per sq. ft. Yes
14.	Approved Building plan If not available – at what stage it is pending	Plan is approved by Bidhannagar Municipal Corporation. Building Permit No.- SWS-OBPAS/2127/2023/0002/EXT/1, dated 14.07.2023 .
15.	Whether to approve project In Principle	No
16.	In case of “In Principle” approval conditions to be fulfilled before disbursement of loan	Not Applicable
17.	Stage of construction – Provide details	TOWER I:- 10% of the work is completed. Building Blocks under progress. (As per Valuation Report 23.11.2023)
18.	Quality of Constructions	Apartment under construction
19.	Any defects in construction / design reported by the valuer – Please specify	No
20.	Deviation in construction If Yes - please state	Not Applicable
21.	Interval / stages at which valuation to be carried out by Panel Valuer	Every quarter
22.	Referral Fee	No
23.	Any restrictions on LTV	As per SOP.
24.	In case In Principle approval following condition is mentioned “Approval is In Principle & disbursement of loan will be subject to plan approval & fulfillment of conditions mentioned therein”	Project is approved by West Bengal Real Estate Regulatory Authority. Project Registration number : WBRERA/P/NOR/2023/000672 dated 16/10/2023
25.	Any extra care to be taken in case of deviations in constructions	Not Applicable
26.	Interval / stages at which project valuation to be done by panel valuer	Every quarter
27.	Interval at which project inspection to be done by authorized company official	Every quarter
28.	System for follow up of original title deeds where documents are not executed immediately	Cluster Office (Kolkata Cluster) will maintain follow up register for Title Deed management
29.	Any other terms & conditions to be fulfilled before sanction / disbursement of a loan	<u>Authorized Signatories of Builder Co. & Land owner:-</u> Nitish Kumar Gupta Beneficiary for Disbursement of Rajmahal Name of Account Holder- EMAMI REALTY LIMITED- BUSINESS BAY – COLLECTION ACCOUNT ACCOUNT NO.- 777705065200 Bank- ICICI BANK LTD, BRANCH- RN MUKHERJEE ROAD BRANCH KOLKATA. IFSC CODE- ICIC0000006.
30.	Disbursement Schedule	Disbursement to be released as per the below given details:-

		On Booking Rs. 5 lacs to Rs. 7.5 Lacs On Amount to be paid within 15 days of booking against signing of agreement (including booking amount) 20% On Commencement of construction of Lower Basement 10% On Commencement of construction of 1 st Floor 10% On Commencement of construction of 4 th Floor 10% On Commencement of construction of 8 th Floor 10% On Commencement of construction of 12 th Floor 10% On Commencement of construction of 16 th Floor 10% On Commencement of construction of 18 th Floor 10% On Commencement of work of building façade 5% Within 15 days of issue of Notice for Possession 5%
31.	Recommendation of Committee	To approve the project under APF for 1 year

Prepared & Put up to the Committee By: - Sri Sanjeet Kumar Dey

2/1/24
SANJEET KUMAR DEY
Associate, SR. No.38023
LIC Housing Finance Ltd.
Eastern Regional Office
4, C. R. Avenue, Kolkata-72

Recommended By:-

Sponsoring Area Manager: - Smt. Sneha Ghose, Salt Lake AO

Regional Head (Marketing):- Smt. Prajwalita S Kakoty

Cluster to maintain details of units financed by AO'

Regional Head (Credit Appraisal):- Sri Aamir Waheed

Deputy Manager (ERO):- *Aamir*
AAMIR WAHEED
Regional Head (CA & Admin)
LIC Housing Finance Ltd.
Eastern Regional Office

Priyankshu Mondal
PRIYANKSHU MONDAL
Deputy Manager
LIC Housing Finance Ltd.
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Prajwalita S K
PRAJWALITA S K
Regional Head (M)
LIC Housing Finance Ltd.
Eastern Regional Office

Deputy Manager (ERO):- Sri Mohit Damani

Mohit Damani
SR270543

Regional Manager

Laxmi Prasad Das
LAXMI PRASAD DAS
Regional Manager
LIC Housing Finance Ltd.
Eastern Regional Office

[Handwritten Signature]

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