

SILPAS049737

Date: December 28, 2022.

To,
M/s. EPOCH GREENFIELDS PARKS
Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area-III, New Town,
Post Office: New Town, Police Station: New Town,
NORTH 24 PARGANAS - 700159,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**VANYA AWAS.PH 1A AND 1 B**" At NearJungle Bell Resort, Lataguri Railway Station Rd, Lataguri, Malbazar, P.S Malbazar, DT-Jalpaiguri, NearJungle Bell Resort, Lataguri Railway Station Rd, Lataguri, Malbazar, P.S Malbazar, DT-Jalpaiguri, Lataguri Railway Station Rd, Lataguri, NearJungle Bell Resort, JALPAIGURI.

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. SILPAS049737 – VANYA AWAS.PH 1A AND 1 B.


- 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 Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the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. SILPAS049737 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. Allotment Letter
2. Current Unregistered Sale Agreement
3. Own Contribution Receipts
4. Others: ICD or Affidavit from customer for project WB HIRA registration on specific format on NJS
5. Others: The project Vanya Awas Phase 1A and 1B is developing as a Proposed G+3 Storied Residential Building and G+1 Std Residential Villas/Bungalows with 102 no of Resi units under 2 Towers in Phase 1A and 40 nos of Villas under 4 wings in Phase 1B .144 nos of Covered parking and 176 nos of Open Parking at Lataguri ,Malbazar. Bldr Cat-A. (Ambuja Group)

Pre Disbursement Document : Builder

1. Tripartite Agreement
2. Others: Sale Deed & ATS should be executed between Land owner cum,Developer- Epoch Greenfield Parks Development Ltd (Authorised Director) & Borrowers.
3. Others: Funding to be done over approved units ,subject to SBU area and unit numbers to be same as per nomenclature documented by builder.
4. 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.
5. Others: There are no landowner allocation, as builder itself as landowner.
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 letterPermission to Mortgage Addressed to Axis Bank Ltd. in Axis Banks format issued by the Builder.

Post Disbursement Document : Builder

1. Conveyance Deed Due Date : 2026-03-31

Project Details

For BWF:

| Approved details | | | |
|------------------|------------------|--------------|--------------|
| | Nos of Buildings | Nos of Wings | Nos of Units |
| Total | 1 | 2 | 102 |
| Approved | 1 | 2 | 102 |

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 | 40 |
| Approved | 40 |