



Advances Section :: Regional Office :: Kolkata

Date: 27.02.2024

Ref: ADV/KOL1/AMBUJA_HOUSING/APPROVAL/2023-24

To,

M/s S. E BUILDERS AND REALTORS LIMITED
VISHWAKARMA, 86C, TOPSIA SOUTH ROAD, KOLKATA - 700046.

Sub: Approval of Project "UTALIKA - LUXURY- PHASE 5"

Dear Sir/Madam,

We are pleased to inform you that on your request the competent authority has permitted approval of the project "UTALIKA - LUXURY- PHASE 5" to extend housing loan to the individual purchasers in the project developed by the subject builder to the conditions mentioned herein under. You are also permitted to include our bank's name/logo as preferred financier in your advertisement/website & promotional activity.

1. The approval will enable the individual purchaser(s) who have made an agreement of sale with you for purchasing apartment from the above project developed by the subject builder and to apply for a housing loan to Canara Bank. However, Canara Bank shall assess the credit worthiness and repayment capacity of each applicant according to housing loan norms to grant a loan and Bank shall reserve the right to reject any application that does not fit into our norms.
2. Each borrower and the authorised representative of your company have to execute a tripartite agreement as per our standard format before disbursement of loan.
3. The sanctioned loan will be disbursed in stages depending upon the stage wise completion of the project and as per agreement of sale/Tripartite agreement on case to case basis.
4. It should be insured that NOC from the financing bank of the project to be obtained (if any) prior to the sanction/disbursement of loan.
5. Sale deed proposed to be executed in favour of intending buyer should be executed by the person duly authorised by the Board resolution/Power of Attorney or landowner/s.
6. We request you to inform the following:
 - List of buyers who book the flats/apartments/villas at regular intervals
 - Provide prominent space at project site for our banners
7. Our approval is only for financing the prospective buyers of residential unit in your project developed by the subject builder.
8. Canara Bank is no way responsible for quality of construction timely delivery of dwelling unit.
9. Ensure compliance of all statutory requirement rules in executing the project.
10. This approval does not vest any right to any person or entity to claim compensation from Canara Bank or its official whatsoever.
11. Non-disclosure of material fact, if any, will automatically render this approval as cancelled.
12. Further while sanctioning of the loan if there is requirement of any documents related to property. We will seek your assistance regarding this.

Deputy General Manager
Canara Bank
Regional Office 1
Kolkata