

RBC KOLKATA
5 BTM SARANI 3rd FLOOR
KOLKATA: 700001

M/S ANUSANDHAN COMMOTRADE PVT LTD
11 Clive Raw 3rd Floor
Kolkata:700001

RBC:KG:2023-2024

Date:19/09/2023

Dear Sir,

YOUR APPLICATION FOR THE APPROVAL OF PROJECT:

“GEMS City – AMETHYST” (Consisting of 1 Tower under one Block along with Car Parking Space with Multistoried Building(G+12) (Under Construction) having Total Flats:144 Flats)

At: Mouza Uttar Kajirhat Comprised of RS and LR DagNo:112 corresponding to LR Khatian No:153,962;RS and LR DagNo:115 under LR Khatian No:1243 RS and LR DagNo:116 under LR Khatian No:945,813 and RS and LR DagNo:117 under LR Khatian No:424 PS Bishnupur under Paschim Bishnupur Gram Panchayat Area ;LAND MARK: Adjacent to Gems Akademia International School near Thakurpukur Bazar

With respect to the above subject, we are pleased to accord approval to your project “GEMS City – AMETHYST” (Consisting of 1 Tower under one Block along with Car Parking Space with Multistoried Building(G+12) (Under Construction) having Total Flats:144 Flats) subject to the conditions mentioned below:

- (i) Undertaking to be given that the Project namely “GEMS City – AMETHYST” will be completed as per Sanctioned Plan and handover possession within the Stipulated Time
- (ii) Bankers Report in respect to Builder/Promoter shall be obtained from Bank Direct.
- (iii) An Undertaking to be given about Non-Encumbrance and also undertaking to be submitted not to create any charge over the Flats Financed by the Bank in favour of any other Banks/FIs in future without prior approval of the Bank
- (iv) The disbursements of Each Unit shall be Credited to the Builder’s ICICI Bank, R N Mukherjee Road Kolkata Branch Current Account No: 000605020960 in the name of M/s Anusandhan Commotrade Private Limited as per Terms mentioned in Registered Development Agreement and POA.
- (v) All the necessary statutory approval like Environmental clearance, BSNL, ULC NOC etc required for the construction of the multistoried residential buildings shall be submitted as issued by the respective statutory authority for the Project.
- (vi) Undertaking to submit that in case of Owners’ Allocated Flats/Units the amount shall be remitted to the owners by the Developer and Bank shall have no responsibility in this

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regard as the Owners have executed POA (if any) in favour of the Developer for Sale of their allocated share of Units

The Approval will enable the Purchasers who have booked Flats in the above Project to apply for a Housing Loan from Bank of India. The Relationship Manager (Nodal Officer) for this Project is Mr. Sangram Keshari Biswal Mob No:9861630970. He will be the Single Point of Contact(SPOC) for You and will be responsible for the review and closure of the Project. He will visit regularly to your Office/site to get feedback and monitor status of the Project. Mr. Sangram Keshari Biswal a Relationship Manager of our Bank will update the latest Home Loan Products and procedures of the Bank to your Marketing Associates. Moreover She will also address the Builder's Queries and Feedback on Products and processes.

Disbursement under Builders Tie Ups would be construction linked or ready built units. The Disbursements shall be made to the Builders directly through RTGS/NEFT followed by an email to the Builder advising the Name, Account Number and Amount remitted for the Flat No--,allotted to the Borrower. In all cases the Builders should be impressed upon to Incorporate their account number IFSC Code and the Name of the Banker in the Demand Letter. The disbursements of Each Flat/Unit shall be Credited to the Builder's ICICI Bank, R N Mukherjee Road Kolkata Branch Current Account No: 000605020960 in the name of M/s Anusandhan Commotrade Private Limited as per Terms mentioned in Registered Development Agreement and POA

Bank of India would assess the Credit worthiness and repayment capacity of Each Applicant according to Bank's Prevailing laid down norms to grant a Home Loan and we reserve the right to reject any application that does not comply our norms.

It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would be cancelled immediately if any material fact which restricts your power to transfer the title in the Property and purchasers are unable to create equitable mortgage in favour of Bank. Our Approval is also subject to your compliance of all the statutory laws and any issues which are detrimental to the interest of the Project, its members and Bank of India.

Sale Agreement with all required clauses, Tripartite Agreement, Conveyance Deed etc, must be signed by Developer/Purchaser/authorized person(s) only.

In this context, before Disbursement, you are requested to:

- 1) Issue builder NOC as per Bank's Format for the Creation of Equitable Mortgage of Individual Flat/unit by the Borrower on your Official Letter Head duly signed by Authorized Signatory
- 2) To execute the standard Tripartite Agreement as mutually agreed between the Bank, Borrower and Builder as per Bank's Format to submit the same before Disbursement. Under the Tripartite Agreement the Builder undertakes to note Bank's Charge on the Property financed by Us and also undertakes to deliver the Title Deeds in favour of the Purchaser of the Flat Directly to the Bank.
- 3) Under the above Standard Tripartite Agreement, the Builder should agree to obtain NOC from the Bank before cancellation of any Agreement of Sale and Refund of Payment and also agree to convey Bank's Security interest to the Existing/Proposed Society for noting Bank's Charges in Societies records
- 4) Disbursement to be made only after inspection of the site and satisfying the end use of fund vis-à-vis progress of the Project work

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- 5) The Project Completion Date should be made available in the Registered Agreement to Sale for Each Flat/Unit
- 6) Interim Title Investigation (Interim Search Report) is required for Processing each Home Loan Proposal
- 7) Undertaking to be submitted that there is no Charge on the Project called Gems City- Amethyst and also they will not create any charge on the Property without Prior Intimation to Bank of India. However, if any Charge is created or Exists then prior NOC to be obtained before extending Individual Housing Loan for Each Unit
- 8) Payment for Each Flat/Unit to be made strictly as per the stage wise construction.
- 9) Draft Allotment Letter, Agreement for Sale and Conveyance Deed to be submitted prior to Sanction of First Loan and the same should be vetted by Zonal Legal Department for the entire Project

- Please Note that the First review of the Project will be done by the Appropriate Authority at an interval of 12months or earlier under special circumstances at the request of the Builder/Developer and on submission of the necessary documents along with submission of satisfactory interim TIR by our Empaneled Advocates. Moreover, Review should also be done as an interval said to assess the Business Booked under the Tie-Ups/analyzing the penetration percentage. A Business Decision may be taken by the Approving Authority accordingly for continuance of the Tie Up Relationship with the Builder
- We will appreciate that all the booking leads are passed on to our Relationship Manager **Mr. Sangram Keshari Biswal Mob No.- 9861630970.**
Mail Id: Sangram.Biswal@bankofindia.co.in . You may email the list of leads also to Rbc.Kolkata@bankofindia.co.in
- Please provide for the necessary arrangement to our authorized executives/ representatives, Bank's Empaneled Lawyer and Valuer when they visit your office, site office and site
- The Borrower of Each Unit may be asked to execute and register the Sale Agreement after making payment of Stamp Duty as required under conveyance Deed. Since there is Exemption of 2% rebate on Stamp Duty as of now in West Bengal therefore the Borrower to be convinced to pay full stamp Duty on Sale Agreement
- Bank of India standees/Table standees and Hoarding's/Banners are to be placed in your office, site office and site.

In case of any queries, please feel free to contact the undersigned.

We look forward for an ever- lasting and mutually rewarding relationship with you

Yours Faithfully अनुमोदित / रक्षीकृत
Approved / Sanctioned
फुले बैंक ऑफ इंडिया
For BANK OF INDIA
M. Chakraborty
सहायक महाप्रबंधक / Asst. General Manager
कोलकाता खुदरा व्यवसाय केन्द्र
Kolkata Retail Business Centre

Assistant General Manager
(Smt Maujhuri Chakraborty)
MobNo:9831740583)

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