

BOB:SLG:SMS:2022-23

Agenda No. A/05

Dated 02.05.2022

Date:20-05-2022

To,  
M/S Green Hill Arcadia  
Goyal Plaza, Sevoke Road  
Siliguri West Bengal, 734001

- **Sub:** Approval of Housing Project "GREEN EXOTICA" situated at Sarbapally, Ward No 42, Siliguri Municipal Corporation, Near Universe Apartment, Siliguri, 734008

Dear Sir,

- We refer to your request for approval of housing Project and are pleased to inform you that competent authority of our **bank has approved** the project Namely "GREEN EXOTICA" situated at Sarbapally, Ward No 42, Siliguri Municipal Corporation, Near Universe Apartment, Siliguri, 734008
  - Registered Agreement for sale /Tripartite Agreement (TPA) deed of conveyance/Sales must be executed by land owner/authorized personal only.
2. Phase wise disbursement will be made on the basis of registered sale agreement/Tripartite agreement (TPA) as per schedule mentioned in the registered agreement for sales/ Tripartite Agreement (TPA) and depending upon progress of the projects and as well as the applicants individual unit.
  3. Individual Home loan will be sanction/approved on case to case basis on merit and as per Baroda home loan scheme of our bank.
  4. The amount payable as per registered sales agreement /tripartite agreement will be disbursed directly to the developer/seller on request of the borrower as per valid requisition from the developer /seller.
  5. Original receipt for payment to be deposited directly to the bank.
  6. Equitable Mortgage for individual units to be created as per the TCR given by our Bank's empaneled advocate
  7. NOC to be given by the developer/ seller for noting of bank's lien on the individual without prior permission from bank.
  8. NOC/No dues certificate to be obtained from bank before cancellation of any allotment.
  9. Tripartite agreement will be executed among the borrower, developer/seller and the bank on the following terms and conditions:
    - a. Bank of Baroda would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and bank reserve the rights to reject any application that does not fit into our banks norms.
    - b. Undertaking from developer/Builder to hand over the title deeds after completion of flat will be finally registered immediately within 45 days and deliver the original deed of conveyance directly to the bank for creation of mortgage.
    - c. Banks lien is to be noted on individual flats where bank has accorded sanction of loan and developer will give an undertaking that the proposed flat will not allotted to others.
    - d. No transfer of flat(s) will be allowed during tenure of loan without written consent from the bank.
    - e. In case in between any purchaser or developer cancel any registered agreement of sales, the developer will obtain prior consent from bank and will be liable to pay back the amount paid to them by bank to bank along with interest immediately.

- f. NOC is to be issued by developer/builder to create equitable mortgage in favour of the bank.
- g. Stamped undertaking to create equitable mortgage to be executed by the borrower after completion of flat, final registration to take place within 45 days.
- h. Possession letter of the flat will be handed over to allotted immediately after receiving final payment and completion of flat.
- i. Confirmation in the form of letter of payment to up to date ground rent, municipal tax and same to send to us from time to time from land owner.
- j. Satisfactory \statuary clearance as applicable.
- k. Bank charge /lien to be noted on the individual flats (where bank has accorded sanction of loan) by developer and same to be confirmed to bank.
- l. Approval would be cancelled immediately if any material facts which has a bearing on the transfer of the title and which is not disclosed and the same is found to be at variance with statutory laws required to be fulfilled or in any other way detrimental to the interest of the projects and members.
- m. **The developer will register HIRA/RERA immediately after the technical issue (website) resolved.**

We expect from your side that as many loan application as possible home loan will be sent/provide to us. We assure you best service to each customer.

Yours Faithfully

  
(Kirti kumari)  
SMS Head  
SMS Siliguri

