

BARASAT ZONE
RBC SALT LAKE, DD-2, SECTOR-I, SALT LAKE 3RD FLOOR, KOLKATA-700064

IN-PRINCIPAL APPROVAL

M/S S.E Builders & Realtors Limited
Vishwakarma, 86 C Topsia Road,
KOLKATA-700046

RBCSALT LAKE/BK/APF/2024:25-05

DATED 25-06-2024

Dear Sir/Madam,

YOUR APPLICATION FOR THE IN- PRINCIPAL APPROVAL OF PROJECT:

“UTALIKA COMFORT PHASE 2” with a total of 173 Units with car parking space on ground floor of G+33 storied residential building.

At: 405, Barakhola, Mukundapur,
Municipal-KMC, PS- Purba Jadavpur, Kolkata-700099

We are pleased to inform you that on your request the competent authority has permitted approval of the project " **UTALIKA COMFORT PHASE 2** " 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 purchasers) who have made registered 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 Bank Of India. However, Bank Of India 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 have to execute a Registered agreement for Sale 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 Registered agreement of sale 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. Registered Agreement For Sale to be executed in favour of intending buyer should be executed by the person duly authorized 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. Bank Of India 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 Bank Of India or its official whatsoever.

11. Non-disclosure of material fact, if any, will automatically render this approval as cancelled.

12. We will appreciate that all the booking leads are passed on to our Relationship Manager Mr. Barunjay Kumar with Mobile No: 9372869001. You may email the list of leads also to RBC.SaltLake@bankofindia.co.in

13. Further while sanctioning of the loan if there is requirement of any documents related to property. We will seek your assistance regarding this.

Yours Faithfully


Bank of India
Barasat Zone
RBC SALT LAKE
MOB-7992377344