

मंडल कार्यालय : दक्षिण 24 परगना / Circle Office, South 24 Parganas
विपणन विभाग / Marketing Department
पद्मपुकर मोड़ डाकघर - बारुईपुर जिला - दक्षिण 24 परगना कोलकाता 700144
Padmapukur More, Po- Baruipur, Dist: South 24 Parganas, Kolkata -700144
दूरभाष/ Telephone- 033- 24335046, ई-मेल / Email: cosouthpargmkt@pnb.co.in

Ref: Project Approval/Narayani-South/FY 2023-24/02

Date: 31-08-2023

To,

M/S MAHANSARIA & SONS PVT. LTD.

Reg. Office Address : 109, N.S. Road, Mahinagar, Kolkata-700145, South 24 parganas,
West Bengal.

Sub: Your application for approval of Under-Construction Project- NARAYANI-SOUTH, Situated at: Holding No. 199, Netaji Subhas Road (Mahinagar), Assessment No. 1104302154278, P.S- Sonarpur, Kolkata-700145 District: South 24 Parganas, West Bengal.

Dear Sir/Madam,

We are pleased to inform you that Bank has approved your under-construction project "**NARAYANI-SOUTH** situated at: **Holding No. 199, Netaji Subhas Road (Mahinagar), Assessment No. 1104302154278, P.S- Sonarpur, Kolkata-700145 District: South 24 Parganas, West Bengal.** The approval will enable the individuals/members who have booked flats in the above mentioned Project to apply for a Housing Loan to Punjab National Bank, subject to following stipulations:

1. The Project "NARAYANI-SOUTH" is approved under *West Bengal Real Estate (Regulation and Development) Rules, 2021, as per Govt notification no. 135-RERA/L-01/2023 dated 03.02.2023.*
WB RERA Registration No. WBRERAP/SOU/2023/000294
2. The validity of the approval for **NARAYANI-SOUTH** will be for a period of maximum three years or as provided in the RERA guidelines or similar authority approved by the respective State/UT Govt/ Local authorities, **here 31.08.2026.**
3. The said approval be reviewed on annual basis, and in case of any adverse feature/market report, the approval to be cancelled any time. It is assumed that all material facts concerning the project have been disclosed to PNB. The approval will be cancelled immediately if it is found that any material fact was not disclosed and/or if the facts disclosed are found to be at variance with the statutory laws required to be fulfilled or in any other way are detrimental to the interest of the project and the applicants.



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4. An undertaking shall be obtained from the builder that
 - a) The flat under sale has not been sold to any buyer and that they shall be liable for any cost and damages if it is observed that the flat has been sold earlier prior to Bank Finance on the said flat.
 - b) The builder shall deliver the registered title deeds directly to Bank after execution.
 - c) Final disbursement (min 10% of the Flat value will be released at the time of Registration).
 - d) The builder shall obtain No Objection Certificate from the Bank before cancellation of agreement for sale/allotment letter and refund payments received thereunder directly to Bank.
 - e) That the builder shall convey Bank's security interest to the society, if any, proposed to be found after completion of construction for noting Bank's charge in the record of the society
 - f) The builder shall endeavor to keep PNB informed of all/any changes to OR modification OR revocation of the permissions granted by regulatory bodies/authorities.
 - g) **The builder shall execute Tripartite Agreement as per the format provided by us and to submit the same before disbursement.**
 - h) The company shall allow Bank to display hoardings, banners and dispensers at the project site/office.
5. **No separate search report and valuation report are required for processing each housing loan proposal. However, out of pocket expenses of Rs. 2000/- to be recovered from the borrower.**

In cases, where Sale Deed/ Sub Lease Deed has already been executed by the Builder in favor of the buyer, legal Search Report /Non-Encumbrance Certificate should invariably be obtained from the date of legal search report of the project in regard to said residential unit.

6. The units/flats are to be identified with uniform pattern of nomenclature, here as informed, it would be followed as 2nd Floor-2A,2B,2C,2D,2E,2F & 3rd Floor-3A,3B,3C,3D,3E,3F and likewise.

Total number of flats = 18

7. While considering loan to individual for purchase of flat in these projects, Search of the immovable property (flat) to be done in CERSAI data base and ensure no assets matches the search criteria.



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8. When total inventory has been sold out, the project should be marked closed and intimated to CHCAC/ZO for updation in the corporate website.
9. The disbursement should be made in phased manner and only after verifying the progress of work and after submission of following documents in original:
 - a) Allotment Letter and Agreement for Sale.
 - b) Tri-Partite Agreement.
 - c) Schedule of Payment and Demand Letter duly endorsed by the borrower.
 - d) Borrower's own contribution receipt.
 - e) Copy of Board Resolution related to Authorized Signatory of M/S MAHANSARIA & SONS PVT. LTD.
 - f) NOC to Mortgage issued by the Builder on its letter-head.
10. PNB shall reserves the right to approve or reject any loan application in conformation to the Bank's guidelines issued from time to time.
11. Allotment letter with all required clauses, Tripartite Agreement, Conveyance Deed etc. must be signed by the authorized person's only.
12. Branch must conduct property verification before sending proposals to PLP.
13. Original Agreement for sale to be made between M/S Mahansaria & Sons Pvt. Ltd., represented by its authorized signatory as owner/developer and intending purchasers of the Flat/units of the housing project named "NARAYANI-South".
14. Original Title deed after proper registration to be executed by and between M/s Mahansaria & Sons Pvt. Ltd, represented by its authorized signatory as owner/developer and intending purchasers of the flat/ units of the housing project "NARAYANI-SOUTH".
15. Sourav Das, Senior Manager (Marketing Department), PNB, Kolkata-South 24 Parganas (Contact No. 8170029374) is our nominated person for all leads generated from this project.

In case of queries please contact the under-signed. We sincerely appreciate your consideration and looking forward to mutually beneficial long association with Punjab National Bank.

कृते पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK
दक्षिण 24 परगना मंडल
South 24 Parganas Circle

मुख्य प्रबंधक / Chief Manager

Chief Manager
Circle Office : South 24 Parganas
Punjab National Bank

