

Date : 29/05/2023

To,

N B DEVELOPERS

**JP TOWER 3RD FLOOR SEVOKE ROAD SEVOKE ROAD VISHAL CINEMA HALL VISHAL CINEMA HALL Siliguri West Bengal
Siliguri**

Dear Sir,

Sub: Your Application to ICICI BANK Ltd, for the approval of your project SUNCITY situated at 1558 1559 1567 1568 EMBEE DELIGHT KADAMTALA, SILIGURI Siliguri West Bengal

With respect to the above subject, we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.

1. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand canceled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
2. ICICI BANK Ltd requests your co-operation in providing any further information or document that we may require regarding the project.
3. The approval in effect enables the members who have booked in the project to apply for a Home Loan to ICICI BANK Ltd, ICICI BANK Ltd would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
4. After approval of loan, customer needs to submit the documents as per Procedures & Draft (P & D) (annexure I) for availing the disbursement. & additionally fulfill following conditions (optional) annexure IV
5. Developer to ensure that structural stability of the building construction is complied with as per applicable statutory norms
6. As per the information shared with bank, there is no construction funding availed for this project . The payment will be released on the bank account number as noted in annexure II.
7. Project approval given for building as per Annexure V -
8. Communication mail address as shared with bank - amanharish92@gmail.com , builder contact person name - AMAN AGARWAL Contact no. - +91 9735552700 & Authorized signatory as captured in draft agreement -

In case of all future correspondence regarding this project and individual cases in this project, please quote the APF file no. WB/SIL/23/40693

In case of any queries regarding this project please contact Branch Sales Manager Mortgage, SANJEET JHA on 8016060891

We thank you for your interest in ICICI BANK LTD and look forward to a long and a mutually rewarding association with you.

Best Regards,

For ICICI BANK LTD,

Annexure I -

1. Photocopy of Deed of Sale Being no. 7044 of 2013 Photocopy of Deed of Sale Being no. 7045 of 2013 Photocopy of Deed of Sale Being no. 7046 of 2013 Photocopy of Deed of Sale Being no. 7047 of 2013 Photocopy of Deed of Sale Being no. 1905 of 2013 Photocopy of Deed of Sale Being no. 1904 of 2013 Photocopy of Deed of Sale Being no. 1906 of 2013 Photocopy of Deed of Sale Being no. 1843 of 2013 Photocopy of Deed of Sale Being no. 3409 of 2013 Photocopy of Deed of Sale Being no. 3410 of 2013 Photocopy of Deed of Sale Being no. 9051 of 2014 Photocopy of L. R. Khatian Being no. 10970 Photocopy of L.R. Khatian Being no. 10972 Photocopy of L.R. Khatian Being no. 10973 Photocopy of L.R. Khatian Being no. 10974 Photocopy of L.R. Khatian Being no. 10976 Photocopy of L.R. Khatian Being no. 10977 Photocopy of L.R. Khatian Being no. 10978 Photocopy of L.R. Khatian Being no. 11002 Photocopy of L. R. Khatian Being no. 10028 Photocopy of Development Power of Attorney Being no. 5630 of 2019 Photocopy of General Power of Attorney Being no. 1038 of 2019 Photocopy of Development Agreement Being no. 5455 of 2019 Photocopy of Upto date land khazna receipt in the name of 1.Maa Poornagiri Estates, 2.Sri Sagar Dhameja 3.Sri Sunil Kumar Dhameja, 4. Smt jayashree Das, 5. Sri ashok Kumar Kimtani, 6. Sri Basant Kumar patni, 7. Sri Madanlal Mandhyani, 8. Sri Rambabu Ray & 9. Sri Paran Jyoti Saikia @Paran Saikia Photocopy of Upto date Panchayat tax receipt in the name of 1.Maa Poornagiri Estates, 2.Sri Sagar Dhameja 3.Sri Sunil Kumar Dhameja, 4. Smt jayashree Das, 5. Sri ashok Kumar Kimtani, 6. Sri Basant Kumar patni, 7. Sri Madanlal Mandhyani, 8. Sri Rambabu Ray & 9. Sri Paran Jyoti Saikia @Paran Saikia Photocopy of Conversion certificate vide case no. C.R. No.XIII/148/CON/BLLRO-MTG /2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/149/CON/BLLRO-MTG/2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/147/CON/BLLRO-MTG/2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/153/CON/BLLRO-MTG/2016-2017 Photocopy of Memo no. 2085(5)/1 /DLLRO-Dj/Conv./XIII/16 Photocopy of Conversion certificate vide case no. C.R. No.XIII/152/CON/BLLRO-MTG/2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/154/CON/BLLRO-MTG/2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/155/CON/BLLRO-MTG/2016-2017 Photocopy of Conversion certificate vide case no. C.R. No.XIII/146/CON/BLLRO-MTG/2016-2017

Annexure II -

Account Details

| | | | |
|----------------|--------------------------------------|---------------------|---------------------|
| Bank name | Branch name | Account holder name | Account holder type |
| HDFC BANK | SILIGURI INDUSTRIAL ESTATE BRANCH | NB DEVELOPERS | Developer |
| Account number | IFSC code | MICR code | |
| 59207866845554 | HDFC0009458 | 734240007 | |

Annexure III

| | |
|---------------------|-----------------------------|
| Milestone completed | Approved ICICI disbursement |
|---------------------|-----------------------------|

Annexure IV -

Conditions to be met by developer before disbursement -

| | |
|---|---|
| 1 | Pre disb doc :- 1.Obtain all the standard applicable doc in case of under construction flat duly executed in original including agreement for sale 2.Original tri partite agreement (if applicable)3.Original money receipt 4. Original copy of request from loanee/borrower for disbursement of balance amount 5. No objection from builder in respect of creation of mortgage. 6. Original copy of allotment from builder 7.In case of Builder and land owner share, both builder and land owner/POA holder shall sign the agreement to sale /sale deed at the time of deed execution |
| 2 | Post disb doc:-1.Deed of conveyance should be in favour of the applicant 2.Original copy of registered sale deed. |

Conditions to be met by Individual borrower before disbursement -

| | |
|---|---|
| 1 | Pre disb doc :- 1.Obtain all the standard applicable doc in case of under construction flat duly executed in original including agreement for sale 2.Original tri partite agreement (if applicable)3.Original money receipt 4. Original copy of request from loanee/borrower for disbursement of balance amount 5. No objection from builder in respect of creation of mortgage. 6. Original copy of allotment from builder 7.In case of Builder and land owner share, both builder and land owner/POA holder shall sign the agreement to sale /sale deed at the time of deed execution |
| 2 | Post disb doc:-1.Deed of conveyance should be in favour of the applicant 2.Original copy of registered sale deed. |

Annexure V

| Building name as per plan | permitted structure as per sanction plan | Approved payment scheme |
|---------------------------|--|-------------------------|
| BLOCK A | P + 7 | |
| BLOCK B | P + 7 | |
| BLOCK C | P + 7 | |
| BLOCK D | P + 7 | |
| BLOCK E | P + 7 | |
| BLOCK F | P + 7 | |
| BLOCK G | P + 7 | |