

BOB/SMS/Sodepur/2021-22/

Dated: 16/08/2022

M/S. S. P. Enterprise

Premises No. R. G. M. 10/4457, Hatiara (1 No. Gali),
Near Axis Bank, Ward No. 13,
Kolkata - 700157

Dear Sir,

Re: Approval of Your Housing Project "Eco Prahari Village" By Our Bank For Granting Housing Loan To Individuals Under Our Home Loan Scheme.

Please refer to your request for approval of below mentioned project for financing loan by our bank.

Name of the project- Eco Prahari Village

Address- Maholla- Rabindra Nazrul Nagar, Hatiara, Ishawan Paly, Near BSF Head Quarter & Reliance JIO Hub, Mouza- Hatiara, J.L. No.- 14, R.S. No.- 188, Dag No. 2672 & 2673, L.R. Khaitan Nos.- 20249, 20251, 20291, 20250, 20258, 20241, 20023, 20024 & 20022, within the jurisdiction of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, Ward No.- 13, P.O.- Hatiara, P.S.- New Town now Eco Park, Kolkata- 700157, Dist.- North 24 Parganas, West Bengal.

We are happy to inform you that above referred project have been approved by our higher Authority on 05.08.2022 for granting of housing loans to individuals under our home loan scheme.

The approval in effect enables the members who have booked flats in the project to apply for Home Loan to us.

We would assess the repaying capacity of each applicant according to our Bank's norms for granting loan and sanctioning housing loan. We reserve the right to reject any application that does not confirm to Bank's norms.

The approval is also subject to your submitting the papers required by us for technical verification of individual unit on a case to case basis. We request you to Co-operate in providing any further information or documents that we require regarding the project.



Main features of our Home Loan scheme are as under:


- Our rate of interest is the best in the industry for any amount and any tenure (i.e., BKLIR [subject to Bank's extant guidelines]).
- We have no pre closure charges & no part payment charges.
- We have no hidden charges.
- We offer Extended Repayment period up to 30 years.
- We offer a Unique Product called "Baroda Home Loan Advantage" under this scheme, the borrower shall have the option to deposit all his savings in the linked SB account to avail maximum benefit of interest in the Home Loan account.
- We offer top up loan facility up to 7 Crores available in 5 times during the loan period.
- We offer 0.25% concession in rate of interest on Home Loan, Car Loans and Top up Loan (offer valid up to 30/09/2022).
- We offer 100% waiver in processing charges on Home Loan (offer valid up to 30/09/2022).

Term & Condition

- Loan to the individual customers will be sanctioned by executing sale agreement or Tripartite Agreement as per WBHRA guidelines (Whichever is applicable) under our Baroda home Loan Scheme along with other relevant papers as per our Bank's norms and Developing firm/Builder will give NOC which will cover noting of bank's lien on the flat and an undertaking that the flat will not be allotted to other without proper permission from Bank.
- Disbursement will be made phase wise as mentioned in the respective allotment letters/Demand letters/sanction letters of individual housing loans henceforth.
- The builder will issue NOC in favor of Bank to create equitable mortgage and undertake to note lien of Bank in particular flat.
- After completion of flat, registration to take place within 45 days of such registration.
- Undertaking from the Builder/Developer to hand over conveyance Deed directly to the bank for creation of equitable mortgage.

We thank you for your interest in Bank of Baroda and look forward to long and mutually rewarding association with you.

Yours faithfully,



(Manu Kumar Jha)
Chief Manager & Head
SMS Sodepur

