

M/S S.P Enterprise
2nd Floor Unit No. 204, Eco Suit Business Building
Kolkata- 700157

BRT/22-23/45

Date: 22.07.2022

Dear Sir,

YOUR APPLICATION FOR THE APPROVAL OF PROJECT:

"ECO PRAHARI VILLAGE"

at Rabindra Nazrul Nagar, Hatiara, Near BSF Head Quarter, Kolkata- 700157.

With respect to the above subject, we are pleased to accord approval to your project **"Eco Prahari Village"**, Project ID- P01208995, Four Residential Blocks, (G+4) having 96 Nos. of Units subject to the conditions mentioned below:

- (i) No separate Title Investigation report is required for processing each home loan proposal.
- (ii) No separate valuation of the property for each individual borrower is required.
- (iii) The Agreement for Sale has to be jointly executed by all the parties, with signature on every page.

The approval will enable the purchasers who have booked flats in the above project to apply for a housing loan from State Bank of India hassle-free.

State Bank of India would assess the credit worthiness and repayment capacity of each applicant according to Bank's prevailing laid down norms to grant a home loan and we reserve the right to reject any application that does not comply our norms.

The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit.

It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would be cancelled immediately if any material fact which restricts your power to transfer the title in the property and purchasers or unable to create equitable mortgage in favour of Bank. Our approval is also subject to your compliance of all the statutory laws and any issues which are detrimental to the interests of the project, its members and SBI.

Contd.....



Sale Agreement with all required clauses, Tripartite Agreement, Conveyance Deed, etc, must be signed by Landowners / authorized person(s) only.

In this context, before disbursement, you are requested to :

- 1) Issue NOC as per Annexure HL-V on your official letterhead duly signed by authorized signatory.
- 2) To execute the standard Quadripartite Agreement as mutually agreed between the bank and the builder and to submit the same before disbursement.
- 3) Disbursement to be made only after inspection of the site and satisfying the end use of fund vis-a-vis progress of the project work.

❖ The approval is subject to opening of Escrow Account for receipt of disbursement of loan amount as per competent authority.

❖ Please note that the first review of the project will be done by the appropriate authority at an interval of 36 months or earlier under special circumstances at the request of the builder / developer and on submission of the necessary documents along with submission of satisfactory Interim TIR by our empanelled advocates. However "Quick Review" will be conducted annually to analyze the performance under Builder Tie Up. In this regard, please note that minimum 25 % of the business must be routed through us, failing which we may be compelled to take necessary action including rescinding of this approval at the time of Quick review.

❖ We will appreciate that all the booking leads are passed on to the HLST Rajarhat, Contact No. 9674718011, Email ID: hlst.rajarhat@sbi.co.in

❖ You may email the list of leads to builderrelations.lhokol@sbi.co.in.

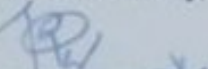
❖ Please provide for the necessary arrangement to our authorized executives/ representatives when they visit your office, site office and site.

❖ SBI standees/ table standees and Hoarding's / Banners are to be placed in your office, site office and site.

In case of any queries, please feel free to contact the under-signed.

We look forward for an ever-lasting and mutually rewarding relationship with you.

Yours faithfully,


Assistant General Manager
(Shri Rakesh Kumar Sinha)
Mob: 9674710086

