

**Sanction Convey**

प्रेषक / From	सेवा में / To:
खुदरा ऋण अनुभाग /Retail Lending Section केनरा बैंक / Canara Bank अंचल कार्यालय / Circle Office कोलकाता/ Kolkata	Retail Asset Hub, Jadavpur
REF:RLS:COKOL:39:2018-19	DATE: 30/07/2018

बिषय/ Subject: Approval of Housing Project :”Trump Tower” & builder “M/s. Concast Infrastructure (P) Ltd.”

**ORDERS OF THE CIRCLE HEAD-CO-CREDIT APPROVAL COMMITTEE VIDE AGENDA  
NO. 39/2018-19 DATED 30/07/2018**

On the basis of RAH Jadavpur recommendation, the competent authority has approved Subject Project/Builder as under:

**Details of the Project / Builder:**

SL NO.	SUBJECT	COMPLIANCE
1.	NAME OF THE BUILDER	M/s. Concast Infrastructure (P) Ltd.
2	NAME OF THE PROJECT	”Trump Tower”
3	ADDRESS OF THE PROJECT SITE LOCATION	991 EM Bypass, Kolkata -700046
4	LAND DETAILS OF PROJECT SITE	<b>Property Details:</b> Land admeasuring about 2acres comprised in Dag nos. 57 (P), 58(P), 74(P), 143(P), 144(P), 156(P), 159(P), 161(P) in Mouza Purba Topsia, J L No-7 PS-Tiljala, being premises no 991 Eastern Metropolitan ByPass, under Kolkata Municipal Corporation; Corporation.South 24 Parganas Kolkata 700046  <b>Boundaries:</b> <ul style="list-style-type: none"> <li>• North: By Science City</li> <li>• South: By KMC Land</li> <li>• East:By EM Bypass</li> <li>• West: By Pond</li> </ul>
5	NAME OF THE LAND OWNER	M/s Concast Infrastructure Pvt. Ltd.(As per deed of lease dated 03.08.2012)
6	ATTORNEY HOLDER OF LAND OWNER AS PER POWER OF ATTORNEY	Not Applicable
7	DATE OF REGISTRATION OF POWER OF ATTORNEY	Not Applicable
8	DEVELOPMENT AGREEMENT IN FAVOUR OF	Not Applicable
9	LSR APPROVAL REFERENCE NO. AND DATE OF R & L SECTION	KC:RL:F-588-60/2018-19/863 Dated 19.07.2018

Approval of Housing Project :”Trump Tower & builder “M/S. Concast Infrastructure Pvt Ltd.”



10	SANCTION PLAN REFERENCE NO. AND DATE	Sanction Plan Approved by Kolkata Municipal Corporation for a B+G+XXXI storied building vide plan no-2017070022 floor dated 05/05/2014 valid upto 04/05/2019
11	NO. OF FLATS IN THE PROJECT	137
12	NO OF PROPOSALS LIKELY TO BE REFERRED TO OUR BANK	5-6
13	PRESENT CONSTRUCTION POSITION OF THE FLAT WITH PHOTO	About 80% of the work has already been completed. Currently, the interior carpentry work is being carried out to fit the doors and windows.
14	NETWORTH OF THE BUILDER	Not Available
15	SOURCE OF FINANCE OF THE PROJECT	Builder has taken finance from Xander Finance Pvt Ltd. Amount of loan availed is Rs.113Crore as informed by party however per search report charge amount appearing is Rs. 135.00cr
16	EARLIER COMPLETED PROJECTS OF THE BUILDER	<i>This is the first project of the</i>
17	ON GOING PROJECTS OF THE BUILDER	<b>Trump Tower</b>
18	NAME OF THE PROPRIETOR/PARTNER/DIRECTORS	<p><b>1. Mr. Kumar Vardhan Patodia (DIN NO-00363455) Authorised Signatory of the firm.</b></p> <p><b>2. Mr. Pradeep Kumar Pugalia (DIN NO-00501351)</b></p>
20	SITE VISIT REPORT DONE BY WHOM WITH REPORT AND DATE	Mr. Dipen Sharmai (D.M. RAH Jadavpur) and Mr. Ashok Kumar Khawas (MO, RAH Kolkata), Date-10/07/2018
21	TRADE LICENSE	Issued by Kolkata Municipal Corporation valid upto 31.03.2019(CE no. 0000 1103 5084.)
22	COMPLIANCE POSITION OF OTHER STATUTORY COMPLIANCE	Obtained.
23	WHETHER KYC COMPLIANT	YES
24	NAMES OF BANKS/ FIS WHO APPROVED THE PROJECT	ICICI Bank, Indiabulls Home Loans, SBI, HDFC Home loans (Approval Letter not provided by the builder but the builder has provided the name of the FIs and Banks on their company's website).

**Conditions:**

1. Site inspection to be conducted time to time and ensure construction is as per project.
2. Branch/RAH to collect legal fee for processing of each proposal received from the prospective customer.
3. Branch/RAH to obtain supplemental LSR for financing Housing Loans to the prospective buyers and verify the title holder is genuine as per the master LSR.
4. Tripartite agreement with builder/developer to be executed as per Bank format.
5. All documents/papers relating to Project "Trump Tower" and the builder "M/s.Concast Infrastructure Private limited" to be available with RAH Jadavpur.
6. *NOC from Xander Finance Private Limited for financing individual dwelling unit to be obtained.*

Approval of Housing Project : "Trump Tower & builder "M/S. Concast Infrastructure Pvt Ltd."

7. To convey bank's security interest to the society if any proposed to be formed after completion of construction for noting Bank's charge in the record of the society.
8. Branch/RAH to obtain loan application along with agreement for sale, NOC, and shall send to RAH for processing and sanction.
9. Before sanction of fresh loan CERSAI search report to be obtained and ensure that there is no prior charges.
10. All individual documentation to be obtained as per manual of instructions along with EMT. CERSAI registration to be done.
11. Branch to comply with the following R&L observations:
  - **Branch to ensure that NOC is obtained from Xander Finance Private Limited. against financing individual units to create EMT.**
  - The original deed (s) to be executed in favour of the borrower (s)/ Mortgagor (s) along with all the documents mentioned in the LSR to be deposited to create EMT
  - .
  - Branch to ensure to obtain Mutation Certificate to be issued in favour of the Mortgagor within 3 months from the date of EMT.
  - Further EC till the date of creation of EMT and latest tax paid receipt to be obtained.
  - The UL (C & R) Act 1976 is not applicable to the property.
  - Further conversion of the nature of land is not required in the matter.
12. Branch/RAH to preserve all back papers of the project along with LSR and LSR approval, Builder/project approval and shall keep in safe dual custody.
13. Extensive marketing must be done to get maximum HL proposals.
14. Branch/RAH shall keep track of the project of the developer on an ongoing basis. Any adverse Report must be brought to Circle's notice & appropriate steps must be taken to protect the interest of the Bank.
15. Branch/RAH to keep track of the project on regular basis. Any adverse market report or otherwise must be triggered to relate into the approval.
16. Approval letter for the project to be delivered by hand to the builder's Office.
17. Market Report on the project must be obtained on regular basis.
18. Marketing team must explore full potential of the project & must try to get maximum H.L proposal.
19. Proper publicity in and around the project to be ensured.
20. Our approved logo to be prominently displayed in project site.
21. Our publicity materials standby & brochure to be available in developer office/site. Name of Contact person of Circle/RAH along with contact number shall be displayed in the banner.
22. The due diligence on the builder has to be done by the Branch/RAH.
23. Branch while disbursing the loan, an undertaking letter from the borrower/s to be obtained that the antecedents of the builder/ promoter have been verified independently and satisfied and bank will not hold any responsibility for any matter related to construction/ documents including title of the property and finance and timely handover of the flat/unit.
24. It is assumed that all material facts concerning the project have been disclosed to us. Kindly note that if any material fact is not disclosed and the same is found to be variance with the statutory laws required to be fulfilled or in other detrimental to the interest of the project and its members, this offer stands cancelled.
25. Branch/RAH to ensure Net worth of builder.
26. Real Estate Regulation Act (RERA) guidelines must be complied if applicable for this Project as per Government guidelines.
27. RAH-in-charge to ensure genuineness of the certificates obtained from Chartered accountant R M S D & Associates and vetting agency report obtained from SMA-e Experts Pvt. Ltd.

Specific Conditions:

- RAH/Branch to ensure that all statutory requirements for the project are complied with.

केनरा बैंक / CANARA BANK  
खुदरा ऋण अनुभाग/RETAIL LENDING SECTION

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Manager  
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