

Letter No. IBKOLRES201710558

Indiabulls

Dated: 23-03-2017

To
THE DIRECTOR

Indiabulls Housing Finance Limited

UNIMARKMIRANIA PROJECTS LLP
207, A J C Bose Road, KOLKATA WEST BENGAL 700017

Date: 23-03-2017

Sub: Approval of Project **LAKEWOOD ESTATE** situated at 266, Garagacha, Patuli, PS Sonarpur, Ward no 1, RS Dag nos 79, 80, 81, 85, 86, LR Dag nos 86, 87, 88, 92, 93, Mouza Garagacha, JL no 45, Touzi no 56, KOLKATA WEST BENGAL 700084 as **APF**.

Dear Sir,

We are delighted to inform you that the above project has been approved and the aforesaid project of yours will be considered for individual housing loan finance to your valued customers. A few key features of this approval are as under:-

1. That it is presumed that all the material facts concerning the project have been disclosed to Indiabulls and shall keep updated with all changes and modification in project which are important and material in true and correct appraisal of the project.
2. That the approval in effect enables all prospective customers to apply for loan for property purchase with Indiabulls.
3. That it will be sole discretion of Indiabulls to appraise each application on its merits and take its own decision to grant or not to grant loan facility to the applicant.
4. That Indiabulls reserves its right to reject any application at its own discretion, without assigning any reason to the builder and/or applicants.
5. That grant of loan facility by Indiabulls shall on its own terms and condition.
6. That you will extend your full cooperation in completion of loan documentation in each proposal. More particularly:-
 - a) Permission to mortgage (draft attached)
 - b) Tri-partite Agreement (draft attached)
 - c) Demand Letter, if any.
 - d) Lien Release letter from the respective financial institution (if there is charge created on the said project)
7. That your co-operation is solicited to provide any further information or document that we may require regarding the said project.
8. Payment will be released in favour of following accounts:

S.No.	Favour of	Bank Name	Account Number
1	UNIMARKMIRANIA PROJECTS LLP	ICICI BANK LTD	694705600368

9. We do hereby allow you to display the logo of Indiabulls as Preferred Financier/Lender in your brochure or advertisement etc. issued by you with reference of the said project.
10. That the approval may be rescinded if any fact disclosed is found incorrect or misleading and/or if any material fact has not been disclosed and/or the project development found in violation of certain statutory laws which required to fulfill or in any other way detrimental to the interests of the lender and that of the project and its members.

For all future correspondence regarding this project and individual cases under the said project, quote the APF file no. **IBKOLRES201710558**.

In case of any further information/details please feel free to contact **Debroop Dutta** on **9830039773**.

We would like to assure you of our best service and wish you the very best through your venture.

We thank you for your confidence in Indiabulls Housing Finance Ltd. and look forward to a long and mutually rewarding relationship. Kindly acknowledge the receipt of this letter.

Best regards,
Yours sincerely,

For Indiabulls Housing Finance Ltd.


Authorized Signatory

Indiabulls Housing Finance Limited

CIN : L65922DL2005PLC136029

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