

To  
 The Partner  
 Madgul Towers LLP  
 24 D.H ROAD, Joka  
 Kolkata: 700104

11/07/2017

Re: Approval of Advance Processing Facility APF/KASBA B.C./MADGUL ANTARAA  
 APF Code: **2017KB-010**

Project Name & Location	Property full Address
MADGUL ANTARAA	Mouza -Joka, J.L. No.- 21, appearing to R.S. Khatian No.-266 and 567, L.R. Khatian Nos.167,2541,2542,2543,2544,2546,2547,2548,2549,2250,2251,2252,2253,2554,2555,2556,2557,2558 under R.S. and L.R. dag Nos.- 635,635/988 and 641, comprised in Mouza-Hanspukuria, J.L. No.- 20 appertaining to R.S. Khatian Nos. 173,375,376 and 575, L.R.Khatian Nos.750,1867,1868,1869,1870,1871,1872,1873,1874,1875,1876,1877,1878,1879,1880,1881,1882,1883,1884, under R.S. Dag Nos.363,364,364/723,364/724,364/725,365,365/726,365/727,366,366/728,&366/859, L.R.dag Nos.-444,445,449,447,446,450,451,452,45,453,448 lying and situate at Municipal Premises No.-4, Diamond Harbour road, under P.S. Behala, Ward No.- 144, within KMC

We are glad to convey that the above Project is approved under Advance Processing Facility (APF):

- Original Sale Agreement
- Original Permission to Mortgage.
- Original Money Receipt
- Original Tripartite Agreement
- Original Allotment Letter
- Demarcated Floor Plan
- Disbursement will be done as per stage of Construction and Final Disbursement will be done on Simultaneous Registration.

You are requested to contact Mr. Nilanjan Mukherjee, ASM -LICHFL FSL, Mob No.9830556600/9874490927 for smooth process of loan application.

The approval is subject to the following terms, conditions & disclaimer:

- This Advance Processing and Project Approval facility intends to speed up processing of individual loan proposals for purchase of property in the said project, by mitigating the trouble of submission parent title documents in every proposal. You may refer the individuals/proposals cases to our office for processing of the proposals. The Reference no. assigned is mentioned above.

**KASBA BC**, Ground floor, DD-72, 1790, Rajdanga Main Road, Kasba, Kolkata- 700107, West Bengal  
 Tel: 033-24418317  
 CIN : L65922MH1989PL0052257

**Registered Office:** LIC Housing Finance Ltd., Bombay Life Bldg., 2nd Floor, 45/47, Veer Nariman Road, Mumbai - 400 001.  
 Tel: +91 22 2204 9682 / 9799 / 0006 Fax: +91 22 2204 9682 E-mail: lichousing@lichousing.com

**Corporate Office:** LIC Housing Finance Ltd., 131 Marker Tower "F" Premises, 13th Floor Cuffe Parade, Mumbai - 400 001.  
 Tel: +91 22 2217 8600 Fax: +91 22 2217 8777 E-mail: lichousing@lichousing.com | [www.lichousing.com](http://www.lichousing.com)

2. You may highlight the approval of project in your advertisements, hoardings, brochures and other publicity material with the signage :  
**"Project Approved\* by 'LIC Housing Finance Ltd.' \*Conditions Apply"**
3. The sanction of individual loan depends upon the applicant's eligibility on his / her satisfying other terms and conditions and the merits of the proposal. All loans are at the sole discretion of LIC Housing finance Ltd. (LICHFL).
4. The security for our individual loan is normally by creation of charge on the Property being acquired by the Borrower. The concerned parties, i.e., Land owner, Builder & the Purchaser shall jointly ensure that the conveyance of title is complete, legally valid through a registered deed in favour of the purchaser.
5. The loan amount sanctioned will be disbursed in suitable installments depending upon the progress of construction of the project as well as the Borrower's individual unit as reported by our Panel Valuer and /or Inspecting official of LICHFL.
6. The Builder shall ensure that the construction of the total project building conforms to the sanctioned plan and Building laws without any deviations, and that the quality of construction and specifications are maintained.
7. The Builder shall ensure that the total project is got regularized for assessment of tax and also obtain Occupancy Certificate when the project is complete.
8. This approval presumes that all the material facts relevant to the project property have been disclosed to LICHFL. The approval is liable to be cancelled if any of the particulars made available to LICHFL at the time of according this advance approval are found to be untrue or if serious violations of statute of any kind are reported by anybody to us or in any media. The approval is valid for a period of six months after which the same will be reviewed.
9. In granting advance approval to the project, LICHFL assumes no responsibility in regard to rights and liabilities, contractual or otherwise of the landowner and the Builder and the intending Purchaser in regard to their respective obligations. By this approval LICHFL does not give any opinion on the project or related parties/aspects.
10. Before making any purchase decision or entering into any agreement with respect to any property in the said project, the intending purchasers are advised to take their own due diligence verifications regarding legal documents, clear title to property, construction quality, technical specifications, conformity of the project to relevant statutory regulations and approvals, previous track record and reputation of the Builder/Developer, etc. LICHFL will not entertain any claim, on losses financial or otherwise, incurred by anybody on the said property due to any reason whatsoever.

**We look forward to having a mutually rewarding business relationship with you.**

Thanking you,

Yours faithfully,

**BUSINESS MANAGER**

