

To,  
Navin Space Housing LLP,  
2<sup>nd</sup> Floor, Alom House 7B, Pretoria Street, Kolkata 700071.

Date-09/04/2019

**Sub:** - Your application to PNBHFL for the **approval** of your project named "**Navita**" Situated at Holding No. 176, Badu Road, Madhyamgaram, Ward No.11, P.S. Madhyamgaram, Under Madhyamgaram Municipality, Dist- 24 Pgs.(North), Kolkata- 700 123 Sir / Mam,

With respect to the above subject, we are pleased to inform you that PNBHFL has approved your project for providing home loans to the intending purchasers based on your representations and assurances as to the quality of construction, timely delivery and the good reputation you enjoy in the market. The approval is subject to the fulfillment of the following conditions:

- PNBHFL would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into its norms.
- The approval will enable the members who have made a booking in the project to apply for a loan with PNBHFL.
- You shall furnish a declaration to the effect the title of the project is clear and marketable and save and except as declared; there are no encumbrances, charge, and lien or material litigation impacting the title of the project.
- All material facts concerning the project have been disclosed to PNBHFL. Kindly note that the approval would stand cancelled if any material fact is not disclosed and/or the same is found to be at variance with the statutory laws or in any other way detrimental to the interests of the project and its members.
- PNBHFL will require all original documents related to the property which the customer intends to purchase, as prescribed by PNBHFL's panel lawyer/vendor..
- PNBHFL requests your co-operation in providing any further information or document that we require regarding the project.
- You may use our Logo in all your advertisement.
- Please quote the reference No. Kolkata-0419-000216 for any correspondence on the issue. Please don't hesitate to call us in case of any clarifications.
- Following Original Documents are required to be submitted as title deeds by the allottees/members who wish to avail home loan from PNBHFL:

(A) Before First Disbursement

- I. Maximum exposure shall be No's of 10 units only.
- II. Disbursement to be done on the basis of Agreement for sale/ allotment letter & as per approved TPA of PNBHFL any change to be approved by legal department of PNBHFL
- III. NOC / PTM from developer.
- IV. NOC from Airport Authority and Environment clearance UCLR / Non applicable declaration before 1st disbursement.
- V. OCR receipts to be documented.
- VI. Funding restricted to Developer's share of Residential Units only.
- VII. Payment should be made in builder's account.
- VIII. Final payment should be released on execution of Deed of conveyance along with Completion certificate/occupancy Certificate/possession letter.
- IX. Local team will evaluate this project every quarterly month and in case construction is slow or halted funding will be stopped immediately.
- X. Before disbursement for every Unit of the "Navita", an NOC, in favour of PNB Housing Finance Limited, has to be obtained from Kotak Mahindra Bank Limited.

(B) Against Final Disbursement.

- i. Offer of Possession Letter/O.C /C.C/ and Deed of Conveyance(Registered)
- Local team will evaluate this project half yearly and in case construction is slow or halted; funding will be stopped immediately.

Please note that this approval is accorded based on the comfort provided by your esteemed organization to PNBHFL (as to the title of the project and the required approvals) without carrying out the detailed due diligence of the project.

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned or Mr. Rahul Joshi – 9830809490 for any further information / clarification.

Hub Incharge- Technical Services



पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली – 110001

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Checked by  
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