

PS VINAYAK COMPLEX LLP
122/1R, Satyendranath Majumder Sarani
Kolkata – 700 026

BRT/18-19/136

Date : 18/06/ 2018

Dear Sir/Madam,

YOUR APPLICATION FOR THE APPROVAL OF PROJECT:

" THE 102 "

At : Diamond Harbour Road, Joka, Opposite Bharat Sevashram Sangha Hospital, Kolkata, West Bengal – 700 104

With respect to the above subject, we are pleased to accord approval to your project " THE 102 (Eleven Residential Buildings) (G+XV, B+G+XII, & B+G+XIV) " subject to the conditions mentioned below:

- (i) No separate search 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 full 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 are 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.

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 issue a simple letter of undertaking agreeing to:

- 1a) Deliver the Title deeds in favour of the purchaser of the flat directly to the Bank.
- 1b) Insist on No Objection Certificate (NOC) from the Bank before cancellation of Agreement for Sale and refund of payment(s) received there-under,
- 1c) 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, and
- 2) **To execute the Standard Tripartite Agreement as agreed between the bank and the builder and to submit the same before disbursement ;**
- 3) **Please note that this approval will be valid subject to submission of satisfactory Interim TIR by our empanelled advocates at every yearly interval.**
- 4) **Disbursement may be made only after inspection of the site and satisfying the end use of fund vis-a-vis progress of the project work.**

In this connection, please also note that :

1. At least 25 % of the bookings must be routed through us, failing which we may be compelled to take necessary action including rescinding of this approval.
2. We will appreciate that all the booking leads with minimum 25 % is passed on to our HLST Behala . You may email the list of leads to hlst.behala@sbi.co.in and builderrelations.lhokol@sbi.co.in.
3. Please provide for the necessary arrangement to our authorized executives/ representatives when they visit your office, site office and site.
4. 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 a ever-lasting and mutually rewarding relationship with you.

Yours faithfully,


Assistant General Manager

[Shri B. Das]

[Mobile – 9674710086]

