

# Karnataka Bank Ltd.

**Regional Office : KOLKATA**  
RETAIL LOAN PROCESSING CENTRE  
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Website : www.karnatakabank.com  
CIN : L85110KA1924PLC001128

## Project Approval Letter

Date :-19-02-2019

Ref :RO/KOL/BSA/05/2018-19.

**M/s SUGAM DIAMOND ABASAN LLP.**  
**7B, PRITORIA STREET (ALOM HOUSE),**  
**Kolkata- 700071**

Dear Sir,

Reg : Approval of your Housing/Apartment project, "MORYA" for financing the prospective/interested buyers of flats/residential housing units.

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We are pleased to inform that the housing/Apartment project developed/being developed by you/your firm/company at 88A, B. L. SAHA ROAD, BEHALA, KOLKATA- 700053. under the name "MORYA" is approved by our Bank for extending finance to the prospective buyers for acquiring flats/residential units in the said project/Apartment, under KBL-Apna Ghar Scheme of the Bank.

In this regard, in the hoardings and other publicity materials of the above project, you may indicate that the "Project is approved by Karnataka Bank ." The interested purchasers may be referred to any branch of the Bank, as per their convenience, for getting further details on the eligibility of loan amount, other formalities, etc. We assure that the cases referred by you will be attended on priority.

### **Other terms and Conditions:**

- Name of the bank shall be included as one of the project approved Banks in all publicity materials of the builder on the project.
- Tie up letter / tie up agreement to be executed by both of us.



- Disbursement of loan will be on the progress of the unit to which finance is made available as well as the progress of the project.
- Our approval stands cancelled if there is many material fact which has bearing on transfer of title which is not disclosed and found to be in variance with the statutory laws to be fulfilled or in any other way detrimental to the interest of the project and its members.
- This approval will enable prospective purchasers who have booked in your project to apply for a home with our bank. It will be the sole discretion of our bank to consider each applications on its merits, fulfilment of our Bank's scheme guidelines and take our own decision in granting loan facility to the applicant.
- Bank reserves the right to reject any application that dose not fit it to our norms.
- They shall not use our Bank's logo/brand in any form of communication without prior written consent of our Bank.
- Loan disbursement will be made to Escrow account for the loan , if any availed against the property by company.
- Company to comply with WBHIRA guidelines.

ALSO Before disbursement of loan the company need to issue a letter of undertaking accepting to:

- I) Title deeds in favour of the purchaser need to be delivered directly to our Bank.
- II) To note our Bank,s security interest to the Society, if any, proposed to be found after completion of construction for noting Bank,s charge in the record of such society.



III) To execute and submit Tripartite Agreement as per our Bank,s standard format before disbursement of the loan.

IV) Our Bank consider hoardings/publicity materials are to be displayed in your marketing offices.

Assuring of our best services,



CHIEF MANAGER  
RSE RLPC - KOLKATA



Copy to:

The Deputy General Manager, Credit-RFD, Head Office for information.

Indicative Check List for obtaining Legal Opinion & Valuation Report

1. Name of the owner/s of the property.
2. Photocopy of original title deeds supported with parental and other link documents describing the flow of title on the property.
3. Legal heirship certificate/genealogical tree in case of properties acquired under will/inheritance and copy of original GPA executed in case of property ownership represented by GPA.
4. In case of leased/Joint Development Agreement for developing of properties, documents such as original lease deed/ Joint development agreement between the parties should be obtained in addition to the original title deeds of the property owner.
5. Encumbrance certificate for a minimum period of 13 years, copy of building plan (sketch of the land showing shape dimensions and physical features of building)/license, conversion order and copies of tax paid receipts from competent authorities.
6. Occupancy certificate issued by competent authorities in case of construction completed building.