



बैंक ऑफ बड़ौदा Bank of Baroda

SMS/KOL/PROJECT/2019-20/01

Date: 24-04-2019

M/S PS Group
1002 E M By Pass
Opposite Science City
Kolkata 700105.

Dear Sir,

Re: Sanction of Home loan on your project 'PS Pristine' situated at Premises no 134, Netaji Subhas Chandra Bose Road in Ward no 95 under PS Jadavpur, Kolkata 700040 under South 24 pgs based on legal clearance.

We refer to above subject, we inform you that the title search report of your project of project 'PS PRISTINE' of Developer M/S P S GROUP- Property situated at Premises no 134, Netaji Subhas Chandra Bose Road in Ward no 95 under PS Jadavpur, Kolkata 700040 under South 24 pgs is satisfactory & we may sanction individual home loan based on the legal clearance subject to separate valuation of individual unit for the time being until we get final approval from our regional office.

We will further forward the proposal for final sanctioning from our Regional office with proposal to allow phasewise disbursement on the basis of Unregistered Sale Agreement and/or Tripartite Agreement as early as possible.

We are looking forward for sanctioning the same subject to fulfillment of eligibility and other norms governing Baroda Home Loan Scheme of our Bank.

We thank you for your interest in Bank of Baroda and we request you to provide us with as many loan applications as possible for home loan and we ensure you of our best services to each customer.

Yours faithfully,


(Sunil Kumar Saha)
Chief Manager

स्पेशलाइज्ड मॉर्टगेज स्टोर, 1/1, कैमैक स्ट्रीट, (प्रथम तल) कोलकाता -700 016.
SPECIALIZED MORTGAGE STORE, 1/1, Camac Street, (1st Floor), Kolkata-700 016.
फ़ोन / Phone : 033-22270055, 22270056/58, 22650196
ई-मेल / E-mail : sms.kolkata@bankofbaroda.co.in

AXISPAS015315

Date: January 22, 2019.

To,
M/s. PS GROUP REALTY PVT LTD
TRINITY TOWER 3RD FLOOR 83 TOPSIA ROAD SOUTH KOLKATA 700046,

KOLKATA - 700046,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**PS PRISTINE**" At PRE NO 134 NETAJI SUBHAS BOSE ROAD PO REGENT PARK PS NETAJI NAGAR DIST 24 PGS (S) WARD NO 95 OF KMC, PRE NO 134 NETAJI SUBHAS BOSE ROAD PO REGENT PARK PS NETAJI NAGAR DIST 24 PGS (S) KOLKATA 700040, NETAJI SUBHAS BOSE ROAD , REGENT PARK, REGENT PARK POST OFFICE & DOMINOS PIZZA, KOLKATA.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

Reference: APF No. AXISPAS015315 – PS PRISTINE.

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. AXISPAS015315 In case of any queries please feel free to contact **Mr. Suvendu Sardar** on Mobile No - **9874403296**.

Note: .

We look forward for a long and mutually rewarding association with you.

Best Regards.
For Axis Bank Ltd.

Authorized Signatory

Documents to be collected from each borrower at the time of disbursement
Pre Disbursement Document : Individual

1. BUILDER BUYER AGREEMENT
2. Own Contribution Receipts

Post Disbursement Document : Individual

1. Conveyance Deed Due Date : 2019-06-30

Pre Disbursement Document : Builder

1. Tripartite Agreement
2. Permission to Mortgage Builder

Post Disbursement Document : Builder

1. Conveyance Deed Due Date : 2019-06-30

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	1	18
Approved	1	1	9

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0