

Received 22/5/2019
18:30 P.M.
Interest Rate: 8.90

RLPC: Kolkata
(Regional Loan Processing Centre)
First Floor, Office No.111
Diamond Prestige
No.41A, AJC Bose Road
KOLKATA – 700 017.

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Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

PROJECT APPROVAL LETTER

KOL/RLPC/PROJ APP/OR: 465 /2019-20

Date: 22.05.2019

M/s BNBK DEVELOPER LLP,
No.40 Moulana Abul Kalam Azad Road,
Ambika Tower, Howrah,
KOLKATA – 711 101

Dear Sir,

Reg: Approval of your Housing/Apartment project “AMBIKA ICON” for financing the prospective/interested buyers of flats/residential housing units

We are pleased to inform that the housing/Apartment project being developed by your company at No.214 Raja Ram Mohan roy Road, KOLKATA-700 008 under the name “**AMBIKA ICON**” is approved by our Bank for extending finance to the prospective buyers for acquiring flats/residential units in the said project/Apartment, under our Banks’ KBL-ApnaGharScheme.

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 Ltd.**” 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 onpriority.

Other terms and conditions:

- Tie-up letter/tie-up agreement to be executed by both of us.
- The required conditions, if any, of our panel advocate in his opinion shall be complied with while entertaining the proposals.
- Name of our Bank shall be included as one of the project approved Banks in all publicity materials to the project.
- Loan disbursement will be made to Escrow account for the loan, if any, availed against the property by the Company.
- 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 any 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 loan 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 does not fit it to our norms.
- You shall not use our Bank's logo/brand in any form of communication without prior written consent of our Bank.
- Details of project finance availed/to be availed with any Financial Institution should be kept informed to us along with Escrow Account details.
- 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's hoardings are to be displayed in your marketing offices.

Assuring of our best services,



CHIEF MANAGER
Regional Sales Executive,
RLPC, Kolkata

Copy to: The Deputy General Manager, Credit-SALES, Head Office for information.