

SILPAS034858

Date: July 31, 2020.

To,
M/s. NILMADHAV VYAPAAR PRIVATE LIMITED
SALUGARA, SILIGURI,

DARJILING - 734008,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**COSMOS VIEW**" At Plot no-55,55/210,55/211(RS),29(LR),BSF Road, Salugara, Nr Sed Monestry, Siliguri-734008, BSF Road, Salugara, Nr Sed Monestry or Cosmos Valley ,Siliguri,Dt-Jalpaiguri-734008, BSF Road, Salugara Bazar, Nr Sed Monestry or Cosmos Valley, DARJILING.

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. SILPAS034858 – COSMOS VIEW.

- 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 Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the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. SILPAS034858 In case of any queries please feel free to contact **SHAMBHU JHA** on Mobile No - **9800792547**.

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. Own Contribution Receipts
2. Current Unregistered Sale Agreement
3. Others: The Project COSMOS VIEW is developed as G+10 std residential building with 91 nos of resi unit & 82 nos of parking under single block at plot no-55,55/210,55/211(RS),29(LR).Plot area 40 katha. Bldg Cat-A.

Pre Disbursement Document : Builder

1. Tripartite Agreement
2. Noc From Builder
3. Others: There is no flats are being allocated to aforesaid land owners, as the owner itself the developer.
4. Others: Sale Deed & ATS should executed between landowner cum Developer-Nilmadhav Vyapaar Pvt.Ltd (Authorised Signatory) & Borrowers.
5. Others: Please note that minimum 10 % of loan amount will be held and released at the time of final registration of the property in the name of customer /borrower and delivery of registered deed of conveyance to the Bank.
6. Others: If any project Loan is opted from any Banks/Fin Inst by builder,they have to inform us along with all relevant documents & Escrow a/c details.
7. Others: Builder Master sheets along with BR duly sealed & signed to be documented & uploaded in Pragati prior to 1st disbursement .

Post Disbursement Document : Builder

1. Conveyance Deed Due Date : 2023-01-31

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	1	91
Approved	1	1	91

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

