



भारतीय स्टेट ब्यांक
भारतीय स्टेट बैंक
State Bank of India

स्वामीय अथान कार्यालय, गृह निर्माता सम्पर्क कोष
'समृद्धि भवन', ब्लक-डि, दशम तल, १, स्ट्रान्ड रोड, कोलकाता - ७०० ००१
स्थानीय प्रधान कार्यालय, बिल्डर सम्पर्क कक्ष
'समृद्धि भवन', ब्लक-डि, दशम तल, १, स्ट्रान्ड रोड, कोलकाता - ७०० ००१
Local Head Office, Builder Relations Cell
"Samriddhi Bhavan", Block - D, 10th Floor, 1, Strand Road, Kolkata-700 001.

Fax : 033 - 2213 5960 , E-mail : builderrelations.lhokol@sbi.co.in

M/s Unimark Realty Pvt Ltd
204, A.J.C. Bose Road
Kolkata – 700 017.

BRC/15-16/188

Date : 17th October 2015

Dear Sir/ Madam,

YOUR APPLICATION FOR THE APPROVAL OF YOUR PROJECT :
"UNIMARK SIKHA-TUKU"

At : 174/8, NETAJI SUBHASH CHANDRA BOSE ROAD, KOLKATA – 700 040

With respect to the above subject, we are pleased to accord approval of your project "UNIMARK SIKHA-TUKU" 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.

The approval will enable the members who have booked in the above project to apply for a housing loan from State Bank of India. State Bank of India would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms. The sanctioned loan will be disbursed in instalments 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 has a bearing on the transfer of the title and which is not disclosed and the same is found to be at

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variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.

Allotment letter with all required clauses, Sale Agreement, 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:

- a) Deliver the Title deeds in favour of the purchaser of the flat directly to the Bank,
- b) Insist on No Objection Certificate (NOC) from the Bank before cancellation of Agreement for Sale and refund of payment(s) received there-under,
- c) To convey 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 the Society, and
- d) to execute the Tripartite Agreement as per the standard format of the Bank and to submit the same before disbursement.

Ms.Bijoya Banerjee, Sr. Marketing Executive, SBI, HLST, Kolkata [Ph – 9674713412]
is our nominated Contact Officer for all leads generated from this project.

In case of any queries, please feel free to contact the under-signed.

We thank you for your interest in State Bank of India and look forward to a long and mutually rewarding association with you.

Yours faithfully,



Assistant General Manager (Builder Relations)
[Shri Barid Baran Maiti
Phone – 9674710333]

