

इलाहाबाद बैंक  
विश्वास की परम्परा



ALLAHABAD BANK  
A tradition of trust

Advances Department  
Zonal Office, Kolkata Urban  
Dated: 12.07.2014

Ref No: ZOU/ADV/PROJ-APR/300

M/s NVP Commercial Pvt. Ltd  
77, Chetla Road  
Kolkata- 700027,

Dear Sir,

**Approval of Housing Project –“77 Estates” At  
77, Chetla Road, Kolkata 700027**

With respect to above subject, we are pleased to accord approval of your upcoming Project –“77 ESTATES” at 77, Chetla Road, Kolkata-700027 for extending Housing Loan to prospective buyers under following Terms and conditions:

- (i) No separate search report is required for processing individual home loan proposal.
- (ii) No separate valuation of the property for each individual borrower is required.
- (iii) The approval will enable the members who have booked in the above project to apply for a housing loan to Allahabad Bank. Allahabad Bank would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and reserve the right to reject any application that does not fit into Bank's norms. The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit.
- (iv) 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 variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
- (v) Allotment letter with all required clauses, Sale Agreement, Tripartite Agreement, Conveyance Deed etc. must be signed by Landowners / authorized person (s) only.
- (vi) Before disbursement, please issue a letter of undertaking of your Company 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 and
  - c) To convey Bank's security interest to the Society, if any, proposed to be formed after completion of construction for noting Bank's charge in the record of the Society.
  - d) Final Disbursement will be released at the time of registration.
  - e) If the project is financed by any Bank/FI, NOC from the financing Bank/FI to be obtained alongwith each allotment letter or agreement regarding the release of flat and proportionate share of undivided land space for common use of amenities for each individual loan..

We express our gratitude for showing interest in Allahabad Bank and expect a strong bond of mutual benefit and growth of business in the coming years.

Yours faithfully,

(D. Banerjee)

Assistant General Manager