

Ms. IDEAL UNIQUE REALTORS PVT LTD

Builder Address: 50, J.L. NEHRU ROAD, 11TH FLOOR, KOLKATA-700071

Dated: 26.03.2013

**Sub: Your application to Axis Bank Ltd for the approval of your project named
" Ideal Unique Residency, situated at 162, Arabinda Sarani, Kolkata-700006"**

Sir,

With respect to the above subject, we are pleased to inform you that we have accepted your application and process the application for legal and technical, upon clearance for the empanelled Lawyers, Valuers and completion of other formalities as per Bank norms we may approve the project and below mentioned process to follow:

- The approval will enable the members who have booked in the project to apply for a loan to Axis Bank Ltd. **Axis Bank** would assess the 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.
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members.
- Axis Bank will require all original documents related to the property the customer intends to purchase, as per our panel lawyer / valuer.
- Axis Bank requests your co-operation in providing any further information or document that we require regarding the project.
- The approval is subject to legal and technical clearance from empanelled agencies from the bank.
- You may use our Logo in all your advertisement subsequent to clearance from Legal and technical agencies.
- Please quote the reference No. **RAC/KOL/APF/031/2013** for any correspondence on the issue. Please don't hesitate to call us in case of any clarifications.
- Following Original Documents are required to be submitted as title deeds :

(A) Before First Disbursement.

1. Sale Agreement / Allotment Letter.
2. Original Tripartite Agreement as per Bank's Standard Format.
3. Original Builder NOC as per Bank's Standard Format.
4. Original Money Receipt with Bank's reflection.
5. Disbursement to be made as per Construction Linked Builder Demand.
6. Project approved for residential purchase only (B+G+21).
7. KYC of Authorized Signatory & Board Resolution of Ideal Unique Realtors Pvt Ltd before 1st disbursement.
8. Specific NOC from ICICI Bank before each of the 1st Disbursement in Original in favor of Axis Bank.

(B) Against Final Disbursement.

- IGR/Registered Sale Deed duly signed by all parties including Landowners.
- Possession Letter (if any).

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned or **Suvojit Dutt (9836068908)** for any further information / clarification.

Thanks & Regards

Suvojit Dutt



In case of any queries, please call us on 1800 233 5577 / 1800 209 5577 / 1800 103 5577 OR write to us at loans@axisbank.com -

Axis Bank Ltd., Asset Sales Centre, Lords Building, 1st Floor, 7/1, Lord Sinha Road, Kolkata - 700 071
REGISTERED OFFICE: "Trishul" 3rd Floor Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006.