

September 10, 2018

The Director,

Himanga Mercantiles Pvt. Ltd.
Eco Station, Aajkal IT Unit No-903,
9th Floor, Block-BP, Salt Lake, Sector-V,
Kolkata – 700091 | 033-4042 4242

Sub: - Your Application to IDBI Ltd., for the approval of your project named- **"Bhawani Courtyard - The Residency" L. R. Dag No.747, 750,751,752,753,757, L. R. Khatian No.3052, all have been classification Bastu within Mouza: Sahara, J.L.No.46,Touzi No.146, Pargana: Anawarpur, Police Station: Airport, District: North 24 Parganas, Premises No 91/1, Jessore Road (South) under Ward no 26 of the Madhyamgram Municipality.**

In Reference to the aforesaid, we take pleasure in informing you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.

1. The approval in affect enables the members who have booked flat in the project to apply for a loan from IDBI Ltd The bank would assess the repayment capacity of each applicant according to its norms for granting a loan and further the bank reserves the right to reject any application, which does not fit our norms.

2. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand canceled if any material facts 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.

3. We request your co-operation in providing any further information or document that we may require regarding the project, listed as below;

a. Identification of Allocation of units/flats in the project between Landowners & Developers in terms of Development agreement dated 15.12.2015 being no 3535 for the year 2015.

Kindly note that approval is not applicable for units falling under allocation of Landowners and Bank finance / Home Loan is allowable in under construction stage for purchase of units falling in landowner's allocation.

b Board resolution of developer company for authorized person / signatory on behalf of company to execution of sale agreement and various agreement with Bank in respect of individual loan application

4. This project is approved subject to following points:

Pre Disbursement Documents:

1. Original Sale Agreement between Developer and Borrower.
2. Original Builder's Permission to Mortgage in favour of IDBI Bank Ltd. (Builder NOC).
3. Original Money Receipts [MMR].
4. Notarised Tripartite Agreement between Developers, Bank & Borrower.

Post Disbursement document:

1. Final disbursement of Loan amount (minimum 10%) to be disbursed on completion of project and registration of property / Possession of property.
2. The sale deed / IGR of unit financed out of Home loan availed by bank to be forwarded to us directly after registration. Appropriate deed of conveyance to be registered in favour of the applicant/s, draft of which shall be vetted by bank's empanelled lawyer. IGR in original to be obtained, duly signed by the presenter on the reverse and the same should not be kept pending for payment of any additional stamp duty assessed by registrar. Deed/IGR in original to be furnished with full payment of stamp duty before release Final tranche of payment.

In case of all future correspondence regarding this project and individual cases in this project please quote the Project approval ID : **RAC1/APF/169/09/18**,

Please feel free to contact the undersigned for any assistance or clarification regarding processing of individual case in the project..

Kindly note this approval is subject to the submission of revised sanction plan for the additional work and changes made during the construction.

We thank you for your patronage and interest in our bank and look forward to a long and mutually rewarding association with you.

Best wishes,

For IDBI BANK


Center Head,
RAC - Royd Street, Kolkata

