

इलाहाबाद बैंक

(भारत सरकार का उपक्रम)  
विश्वास की परम्परा



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**HOWRAH: N.S.ROAD HOWRAH::W.B.711101**

**PHONE No. 26370090, FAX No. 26404471**

HWH/CRBB/2016/132

Date: 18.01.2016

M/S Oswal Towers LLP  
114, Rabindra Sarani,  
**Kolkata-700007**

Dear Sir,

**Approval of Your Housing Project: "ORCHARD 126"**  
**At 126 F, B. T. Road, Agarpara, Kolkata**

We are pleased to inform you that the competent authority has approved your housing project "ORCHARD 126" under following terms & conditions:

1. The approval will enable the members who have booked in the above project to apply for housing loan from Allahabad Bank. Bank will assess the credit worthiness and repayment capacity according to its norms to grant a loan and reserve the right to reject any application which does not fit into Bank's norms. The sanctioned loan will be disbursed in installments depending upon the progress of the projects as well as the applicant's individual unit.
2. The approval would stand 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 documental to the interests of the project and its members.
3. Allotment letter with all required clauses, sale agreement, tripartite agreement, conveyance deed etc. must be signed by land owners/ authorized persons only.
4. In case your project is financed by any FI/Bank and land is already mortgaged with them, individual financing can be extended only after obtaining letter of release from them for the proposed flat along with the proportionate share of undivided land space for common use of amenities.
5. Before disbursement you have to give undertaking agreeing to:
  - i) Deliver the title deeds in favour of the purchaser of the flat directly to the Bank.
  - j) Insist on NOC from the Bank before cancellation of agreement for sale and refund of payment (s) received there under and
  - k) 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 society.
  - l) To accept the final disbursement at the time of registration.

Yours faithfully,

(Gyan Prakash)  
Chief Manager