



इण्डियन ओवरसीज़ बैंक Indian Overseas Bank
क्षेत्रीय कार्यालय, कोलकाता - II REGIONAL OFFICE KOLKATA - II
Housing Project- Proactive Project Approval Letter

Date: 15.03.2019

To
The Durgapur real Estate Pvt Ltd
A/17 Meghamallar Sarani,
Sector 2C Bidhan Nagar,
Durgapur 713212 WB

Pro-active Project Approval Tie-up Arrangement for housing "ANURAG TOWER " at Saptarshi Park, Bidhannagar, Durgapur, PIN-713206

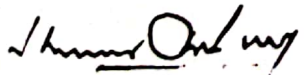
This is with reference to the tie-up proposal for the above mentioned housing project. We are glad to inform you that the competent authority has approved the Tie-up with for sanctioning housing Loans to the eligible borrowers for purchasing the residential flats under the project "ANURAG TOWER " at Saptarshi Park, Bidhannagar, Durgapur, PIN-713206

We wish to inform you that above referred project have been approved on a pro-active basis for developer / builder ties up based on the documents / plans submitted to us. The approval is subject to the following terms and conditions:

1. This is a Pro-Active approval and subject to legal clearance and valuation to be obtained at the time of processing the first loan proposal for the project.
2. This approval in effect shall enable all prospective customers to apply for housing loans with our bank. Indian Overseas Bank reserves its right to reject any application at its own discretion, without assigning any reason to the developer / builder and or applicant.
3. Please note that the disbursement to the individual allottees availing loan facility from us IOB as prescribed from time to time.
4. That you will extend your full cooperation in completion of loan documentation in each proposal. More particularly:-
 - a) Allotment letter, sale agreement, construction agreement, Tripartite agreement in our bank format / or as may be modified for each buyer.
 - b) Up to date EC on the project land.
 - c) Certified copy of the property documents of the project land along with the approved building plan.
 - d) In the event of your availing a loan facility for the project, you shall obtain a Specific mortgage release letter from such lending institution / bank for the unit / property being offered as security to us.
5. That your co-operation is solicited to provide any further information or document that we may require regarding the said project.
6. We do hereby allow you to display the logo of IOB as Preferred Financier / Lender in your brochure or advertisement etc., issued by you with reference of the said project under "Indian Overseas Bank-Subhgraha Loan Scheme." However it may be noted that you shall not be entitled to use the Bank's name / logo / letter head etc. other than the aforesaid purpose and any such usage shall entitle the Bank to withdraw this approval forthwith.
7. This approval is only for the purpose of promotional tie up for you to solicit prospective allottee of your project to avail loan from IOB and IOB assumes no liability for any claim whatsoever from you/borrower/any 3rd party. It is your sole responsibility to ensure that project is completed and is in conformity with the approval plan and subject to clear title report etc., and it shall be the duty of the prospective allottees to ensure correctness of the same.

We look forward to financing the allottees in your project and assure the best of service.

Yours Faithfully,


(S.Rahman)
Asst. General Manager



The Directors,
Durgapur Real Estate Pvt. Ltd
A/ 17 Meghmallar Sarani, Sec-2c
Biddhannagar
Pin-713212

Sub: Legal Approval for the Project- "ANURAG TOWER"**Property Address :**

Land measuring area of **100 Decimals**, lying and situate in Mouza – Sankarpur, J.L. No. 109, under R.S. Khatian no. 910, 911, 246 & 180, Comprised of R.S. Plot no. 19 & 20, corresponding to L.R. Khatian no. 290, 1794, 1795, 2281, 919, 1161 & 1921, L.R. Plot no. 40 & 41, within the ambit of Jemua Gram Panchayet, P.S. – Kanksa, in the District of Burdwan (West), under the jurisdiction of A.D.S.R. Office Durgapur.

Dear Sir/Madam,

It is our pleasure to inform you that the project- "**ANURAG TOWER**", having property address with land measuring area of **100 Decimals**, lying and situate in Mouza – Sankarpur, J.L. No. 109, under R.S. Khatian no. 910, 911, 246 & 180, Comprised of R.S. Plot no. 19 & 20, corresponding to L.R. Khatian no. 290, 1794, 1795, 2281, 919, 1161 & 1921, L.R. Plot no. 40 & 41, within the ambit of Jemua Gram Panchayet, P.S. – Kanksa, in the District of Burdwan (West), under the jurisdiction of A.D.S.R. Office Durgapur.

The property is within the limits of Jemua Gram Panchayat along with multi storied Housing Project under the name and style of "**ANURAG TOWER**" has been examined by our empanelled lawyer and found legally clear for financing individual Home Loan from IDBI Bank Ltd. subject to clearance of all other banking norms and technical clearance by our empanelled valuer.

Please note that following documents to be submitted to IDBI Bank Ltd. at the time of 1st disbursement in case of all individual housing loan disbursement :

- I) Original Sale agreement and Tripartite Agreement.
- II) Original Permission to mortgage.
- III) Original money receipt.
- IV) Registered deed of conveyance at the time of final disbursement.
- V) Specific developer and land owner allocation to be submitted.

Disbursement to be done based on builder demand and technical progress report of the construction by Bank empanelled valuer whichever is lower.

The builder / promoter will construct the building as approved sanction plan without any deviation / ICD for internal deviation.

It is assumed that all material facts concerning the project have been disclosed to us. Kindly note, that if any material fact is not disclosed and the same is found to be variance with the statutory laws required to be fulfilled or in other way detrimental to the interest of project and its members, this offer stands cancelled.

Please note that 10% of loan amount to be paid at the time of final registration of the property (Deed of Conveyance)

Thanks and Regards,

आईडीबीआई बैंक लिमिटेड रिटेल एसेट्स सेक्टर - दुर्गापुर प्रथम तल, रुमा सुईट्स बिल्डिंग नाचन रोड, बेनाचि, दुर्गापुर - 713213

IDBI Bank Ltd. Retail Assets Centre - Durgapur, 1st Floor, Ruma Sweets Building, Nachan Road, Benachity, Pin - 713 213