



# UNITED BANK OF INDIA

Behala Region

627/2, Diamond Harbour Road, Behala, Kolkata-34

PH: 033 2407 1317 Fax- 033 2446 0802

Ref No: RO/BEH/ADV/TIE -UP/4060/2018-19

Date: 05-01-2019

TO  
THE CHAIRMAN  
IDEAL GROUP  
50, JAWAHAR LAL NEHRU ROAD  
KOLKATA- 700071

Dear Sir,

**Sub: Tie-up with your Organization for Financing individual buyers for Purchase of flat in your Project " IDEAL PARADISO"**

We would like to introduce ourselves as a public sector bank with Pan-India presence, equipped with the state-of-the art technology and a team of highly motivated and experienced banking professionals to provide quality products and services. We cater banking services to various organizations of the Govt/PSUs/MNCs & reputed Corporate clients and Builders /Developers. **Different Departments/ Organizations of the Govt. of India, Multinational Companies and Promoters/ Developers of national repute maintain accounts with us and enjoy credit facilities.**

Over the years we are very active in Housing Finance and have financed thousands of proud house owners and earned a trusted Brand name in Housing Segment, who extend housing loans at an attractive interest rate and in a hassle free manner.

It is learnt that your esteemed organization has completed successfully several Housing Projects in recent years in & around the City. We shall consider it a privilege to work jointly with you for the benefit of prospective borrowers who intend to buy flats through bank finance. We propose we join hands to extend hassle free Housing Loan to prospective buyers of flat in your ongoing projects of **IDEAL GROUP** at **IDEAL PARADISO**.

However, to further proceed in this regard, we need to get your projects approved from our team. As such, we would request you to provide us relevant papers and documents of your project at earliest. For any query, please feel free to **contact at Ph.No. - 033 2407-1317**

Thanking you,

Yours faithfully

  
Asst. General Manager  
United Bank of India  
Behala Region



Encl: List of Documents Required for Project Approval for Individual Housing loan.



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## Documents Required for Project Tie – Up

Annexure - I

### 1. Documents of Builder or Promoter:

- a) Memorandum of Association and Article of Association.
- b) **For Ltd or Pvt. Ltd Firm:** Certificate of Incorporation along with Board Resolution authorizing the person to execute documents on behalf of the company.
- c) **For Partnership Firm:** Registered Partnership Deed with Resolution & PAN of Partnership.
- d) Last **3-Years** audited **Balance sheet** of Company.
- e) Latest **Trade License, PAN Card & photo ID card of Authorized Signatory** of Company.  
**Bank Statement** for the last one year.
- f) Copy of **Project approval Letter of any PSU/ Private Bank**, if available
- g) CRISIL report of Builder / Developers, if available.
- h) **CREDAI Report** of the Builder/ Developers, if available
- i) **Company profile with past project details** (i.e. Name of Project, Location, No of Units, Year of Completion)

### 2. Documents on Property:

- a) Photocopy of **Mother Deed & Link Deed**
- b) **BL & RO Mutation** certificate, **Porcha / ROR** of BL & LRO & Latest **Khajna** Receipt.
- c) **Land Conversion Certificate** and **Municipal Mutation & Municipal Property tax** bill.
- d) **Sanctioned Building Plan.**
- e) **Buildings permit** from Municipal authorities.
- f) **Clearance** from Fire & Emergency Department.
- g) **NOC from** Microwave Department, Pollution & environment department etc.
- h) Details of **brochure on the project.**
- i) **Registered Development Agreement** executed **between** the **owner of land & builder / developers.**
- j) **Registered Power of Attorney.**
- k) If the property is **owned by the Developers**, a photocopy of all the **relevant Deed of Conveyance** is required.

Above mentioned documents required for Tie-up with your project for individual Housing loan. If you agree to provide us the required documents then we will proceed further.