

To
RISHINOX BUILDWELL LLP
Unit No 306-308, DLF Galleria
Action Area – 1B, Newtown,
Kolkata- 700156

Date: 24-05-2019

Ref: APF / KESTOPUR RAC KOL-8015 /RISHI VENTOSO/24

**Sub: Project Approval of " RISHI VENTOSO " Madhyamgram, P.S. - Barasat, Dist – North 24 Parganas
Kolkata- 700129 West Bengal.**

We take pleasure to inform you that IDBI Bank Ltd has approved the following project being developed by your group:

Project Name	Location	Blocks / Towers	Approved
RISHI VENTOSO	ALL THAT piece and parcel of land containing an area of 1 Acre or 100 Satak more or less comprising of the demarcated portion of R.S. Dag No. 837 & 833 under R.S.Khatian No. 412 & 1499 corresponding to portion of L.R. Dag No. 2218 & 2219 under part of L.R.Khatian No. 9929, 9930, 9932, 9933, 9934, 9935, 9936, 9937, 9938 together with rooms, dwelling houses, sheds, structures and premises on portions thereof in Mouza Udayrajpur, J.L. No. 43, Police Station Barasat recorded as Municipal Holding/ Premises No. 31, 31/2, 31/3, 31/4, 31/5, 31/6, 31/7, 31/8, 31/9 and 31/10 Jessore Road, under Ward No. 12 of the Madhyamgram Municipality in the District of North 24 Parganas.	No. Of Tower: 04	B+G+11(Tower 1,2& 3) G+11(Block 4)

IDBI Bank can help your prospective buyers realize their dream home with a hassle free IDBI Bank Home loan. The approval in effect enables the customers who have booked in your project to apply for Home Loan with IDBI Bank Ltd, subject to the repayment capacity of each applicant according to terms and conditions of the Bank.

The project is approved in principle subject to the following conditions:

1. Tripartite Agreement to be executed as per Bank's Standard format.
2. It is presumed that all material facts concerning the project have been disclosed to IDBI Bank. 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 required to be fulfilled or in any other way detrimental to the interests of the project and its members.
3. It is understood that the developer has not raised any project loan from any Bank / Financial Institution for construction of the project by mortgaging the land. In case the developer firm avail any Credit Facility

रिटल एसेट सेन्टर : केस्टपुर एसी-32, बिदिशा अपार्टमेंट, पहली मंजिल, कृष्णपुर, प्रफुल्ल कानन, कोलकाता-700 101
Retail Asset Center : Kestopur AC-32, Bidisha Apartment, 1st Floor, Krishnapur, Prafullakanan, Kolkata - 700 101
सीआईएन (CIN) L65190MH2004GOI148838



पंजिकृत कार्यालय : आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ परेड, मुम्बई-400 005, वेबसाइट : www.idbi.com
Registered Office IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005, Website : www.idbi.com

from any bank / financial institution and mortgage the project land for this purpose, the fact should be brought to our notice.

4. The developer to issue NOC to the Bank for the customers availing loan from Bank agreeing to deliver title deed in favor of the purchaser of the flat directly to the Bank. Insist on No objection from Bank before cancellation of the agreement.

5. The Developer / Builder will be responsible for complying with statutory rules, regulations/local laws, building construction standards The developer will construct building as per approved sanction plan without any deviation and adhering to all statutory norms like Structural safety, construction quality, construction standard, equipments, timely completion of project, work progress, environmental clearance, Archeology , Fire, Airport clearance and they will be responsible to adhere and implement and follow National Building Code etc. and Bank will be no way responsible for the same. If any deviation detected thereof, Builder/ Developer will bear the same and the Bank will be no way liable for the same and may stop funding the said project / Developer.

6. The customers purchasing units from the said project/building/unit will be responsible to monitor the work progress/construction standard/construction quality / performance / time of completion / possession , construction of building as per approved sanction plan without any deviation and ensure that the builder/promoter/owner adheres to all statutory norms like Structural safety, construction quality, construction standard , equipments, timely completion of project , work progress , environmental clearance, Archeology , Fire, Airport clearance etc. by themselves , the Bank will be no way liable for the same.

7 .For purchaser, those availed loan, the builder has to raise demand letter to customers, who in turn has to submit the same along with their mandate to Bank. Bank will release the payment as per work progress /valuation considering Bank's guidelines in Vogue irrespective of the demand raised by builder. However, the Final disbursement (10%) will be on Registration and Possession.

8. The indenting purchasers those who need to avail loan, has to pay their Own Contribution (margin) through Cheque /Bank. Any cash payment not considered as margin paid.

9 The project will be constructed as per approved building plan without any deviation and the bank will release the payment as per the work progress in the project.

10 Before Registration the Builder/Promoter /Purchaser will inform the Bank and get the draft sale deed vetted at Bank and Bank's Advocate to present in the day of Registration and collect the IGR (Ticket).

11 The builder / promoter will permit the Bank /Bank's valuer to inspect the site as and when required. Project to be monitored on Quarterly Basis and the valuation to be done by the empanelled valuer to keep the record of progress of project.

12. Builder / Promoter to permit bank to display banner / hoarding at construction site within policy guidelines of Builder.

13.Original No objection Letter from the Construction Financer i.e. Bajaj Housing Finance Limited.

We also take this opportunity to thank you for your co operations in getting this project approved. We look forward to work with you to build a relationship that is mutually rewarding

Best Regards

For IDBI Bank Ltd

Authorized Signatory



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