

Ref: LICHFL/APF-2014CL132

Date: 06/03/2015

Designated Partner
AVISHI PROJECTS LLP
 Kolkata

Dear Sir,

Re : Approval of Advance Processing Facility (APF) Ref No. 2014CL-132

Project Name & Location	Property full Address
AVISHI TRIDENT 3 BLOCKS OF (G+XVIII) WITH 193 RESIDENTIAL UNITS {TOWER I- 3BHK - 70UNITS, TOTAL- 70UNITS}; TOWER II- 3BHK - 70UNITS, TOTAL- 70UNITS } TOWER III- 3BHK - 18UNITS, 4BHK- 35UNITS, TOTAL- 53UNITS }	Land measuring about 6 Bighas 19 Cottahs 10 Chittacks 32 sq.ft. be the same a little more or less lying Comprised in Touzi No.- 2883, in division I, Subdivision III being Holding Nos. 37,38,59,60,96,97,98 and 100B Lying and situate at Municipal Premises No.- 34B, Barrackpore Trunk Road, Kolkata- 700002 Under P.S. Cossipore, ward No.- 1 within the Local limits of Kolkata Municipal Corporation, Kolkata - 700002, Dist- North 24 Pgs., West Bengal .

The approval is subject to the following terms, conditions & disclaimer:

1. This Advance Processing and Project Approval facility intends to speed up processing of individual loan proposals for purchase of property in the said project, by mitigating the trouble of submission parent title documents in every proposal. You may refer the individuals/proposals cases to our office for processing of the proposals. The Reference no. assigned is mentioned above.
2. You may highlight the approval of project in your advertisements, hoardings, brochures and other publicity material with the signage :
"Project Approved" by 'LIC Housing Finance Ltd.' "Conditions Apply"
3. Disbursements are to be released in favour of - **"Avishi Projects LLP A/c No.- 50200008276023 IFSC CODE: HDFC0000693** with HDFC Bank Ltd., Park Street Kolkata - 700016

Kolkata South Area Office : Andhra Insurance Building, 3rd Floor, 12 Chowringhee Square, Kolkata 700 009
 Tel: +91 33 2213 6107 Fax: +91 33 2213 6112

Registered Office: LIC Housing Finance Ltd., Bombay Life Bldg., 2nd Floor, 45/47, Veer Nariman Road, Mumbai - 400 001.
 Tel: +91 22 2204 9682 / 9799 / 0006 Fax: +91 22 2204 9682 E-mail: lichousing@lichousing.com

Corporate Office: LIC Housing Finance Ltd., 131 Marker Tower "F" Premises, 13th Floor Cuffe Parade, Mumbai - 400 001.
 Tel: +91 22 2217 8600 Fax: +91 22 2217 8777 E-mail: lichousing@lichousing.com | www.lichousing.com

4. The sanction of individual loan depends upon the applicant's eligibility on his / her satisfying other terms and conditions and the merits of the proposal. All loans are at the sole discretion of LIC Housing finance Ltd. (LICHFL).
5. The security for our individual loan is normally by creation of charge on the Property being acquired by the Borrower. The concerned parties, i.e., Land owner, Builder & the Purchaser shall jointly ensure that the conveyance of title is complete, legally valid through a registered deed in favour of the purchaser.
6. The loan amount sanctioned will be disbursed in suitable installments depending upon the progress of construction of the project as well as the Borrower's individual unit as reported by our Panel Valuer and /or Inspecting official of LICHFL.
7. The Builder shall ensure that the construction of the total project building conforms to the sanctioned plan and Building laws without any deviations, and that the quality of construction and specifications are maintained.
8. The Builder shall ensure that the total project is got regularized for assessment of tax and also obtain Occupancy Certificate when the project is complete.
9. This approval presumes that all the material facts relevant to the project property have been disclosed to LICHFL. The approval is liable to be cancelled if any of the particulars made available to LICHFL at the time of according this advance approval are found to be untrue or if serious violations of statute of any kind are reported by anybody to us or in any media. The approval is valid for a period of six months after which the same will be reviewed.
10. In granting advance approval to the project, LICHFL assumes no responsibility in regard to rights and liabilities, contractual or otherwise of the landowner and the Builder and the intending Purchaser in regard to their respective obligations. By this approval LICHFL does not give any opinion on the project or related parties/aspects.
11. Before making any purchase decision or entering into any agreement with respect to any property in the said project, the intending purchasers are advised to take their own due diligence verifications regarding legal documents, clear title to property, construction quality, technical specifications, conformity of the project to relevant statutory regulations and approvals, previous track record and reputation of the Builder/Developer, etc. LICHFL will not entertain any claim, on losses financial or otherwise, incurred by anybody on the said property due to any reason whatsoever.

12. Disbursements are to be released as per the following disbursement schedule :

On before execution of Sale Agreement/Allotment	20.00%
On completion of foundation of Block	10.00%
On completion of 3 rd floor roof casting	10.00%
On completion of 8th floor roof casting	10.00%
On completion of 12th floor roof casting	10.00%
On completion of 18th floor roof casting	10.00%
On completion of Brick work of flat	5.00%
On completion of plastering of flat	5.00%
On completion of flooring of flat	5.00%
On completion of lift & generator	5.00%
On Possession & Simultaneous Registration	10.00%

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13. **Land owner Company i.e. The Muktamani Varajiya Private Limited has to join the Builder Company in Agreement for Sale & in Deeds of Conveyance**
14. Conversion certificate has to be submitted as and when issued by the competent authority.
15. Authorised Signatory of Developer firm is Mr. Aditya Banka (Director).
16. ~~Project is financed by State Bank of Hyderabad and NOC required in each case to case basis.~~
17. The project is likely to be completed by December' 2017. Hence all sale deeds should be submitted to LIC HFL directly of all borrowers within 30 days from the date of completion.

We have assigned our representative Mr. Ekhlague Ahmed for your aforesaid project. His mobile no. is 9830449823. For any further details feel free to contact the undersigned on mobile no. 9903444980.

We look forward to having a mutually rewarding business relationship with you.

Thanking you,

Yours faithfully,


AREA MANAGER
ASHISH KUMAR
AREA MANAGER
LIC HFL KOLIS
ANDHRA INSURANCE BUILDING
3RD FLOOR.
12, CHOWRINGHEE SQUARE,
KOLKATA-700069

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