



Ref: JDV/RCD/PROJECT APPROVAL / 97
Ms. Srijan Manik Developers LLP
36/1A, Elgin Road, Kolkata-700020

Jadavpur Branch
Date- 01.11.2018

**Sub: Approval of Housing project "SOUTH WINDS" by M/s Srijan Manik Developers LLP situated at
132, Ghoshal Para Road, PS- Sonarpur, Ward no- 23,
Rajpur Sonarpur Municipality, Dist- 24 Paraganas**

In respect to the above, we are pleased to inform you that our Competent Authority has approved your above noted Housing project for prospective buyers under following terms and conditions.

1. Legal- cum- NEC report will not be required at the time of financing individual flat/ unit. However, in view of the time gap between the approval of the project and sale of flats to the individual purchasers, a search report for intervening period and an affidavit from M/s Srijan Manik Developers LLP will be obtained that they have not created any charge/ mortgage on any encumbrance over the property during the intervening period.
2. No separate valuation of the property for each individual borrower is required. However one time valuation to be kept in record.
3. WBHRA Certificate from M/s Srijan Manik Developers LLP before financing individual unit/ flat.
4. Housing loan in the project may be sanctioned from multiple Allahabad Bank Branches at competitive rates and within shortest turnaround time (TAT).
5. The approval will enable the members who have booked in the above project to apply for a housing loan from our Bank. The respective branch would assess the Credit Worthiness and repayment capacity of each applicant according to its norms to grant a loan and reserve the right to reject any application that does not fit into Bank's norms. The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit.
6. Allotment letter with all required clauses, Sale Agreement, Tripartite Agreement (as per Bank's structured format), conveyance deed etc. must be signed by Landowners/authorized person(s) only.
7. Before disbursement, the company should issue a letter of undertaking agreeing to:
 - (A) Deliver the title deeds in favour of the purchaser of the flat directly to the bank.
 - (B) Insist on No Objection Certificate (NOC) from the Bank before cancellation of Agreement to Sale and refund of payment(s) received there under and
 - (C) To convey Bank's security interest to the society, if any, proposed to be found after completion of construction for creating Bank's charge in the record of the society.
 - (D) Final disbursement will be released at the time of registration.

ZONAL OFFICE KOLKATA METRO, 4th & 5th FLOOR, GD-377 & 378, SECTOR-III, SALT LAKE CITY, KOLKATA - 700106

TELEPHONE: (033) 40259719, 4025-9704 FAX: (033) 40000489, e-mail: zo.kolkata_metro@allahabadbank.in

महानगर कार्यालय कोलकाता (मेट्रो), प्लॉट नं. 377/378, पट्टा एवं पंचम तल, सी. डी. ब्लॉक, सेक्टर-III, सॉल्ट लेक, कोलकाता - 700 106
Zonal Office, Kolkata (Metro), Plot No. 377/378, 4th & 5th Floor, GD Block, Sector-III, Salt Lake, Kolkata - 700 106

दुरभाष : 033-4025 9747/ 9702/9703/9705/9707/9708/9709 फैक्स : 033 4000 0489 ई-मेल : zo.kolkata_metro@allahabadbank.in
Phone : 033-4025 9747 / 9702/9703/9705/9707/9708/9709 Fax : 033 4000 0489 e-mail : zo.kolkata_metro@allahabadbank.in



- (J) If the project is financed by any Bank/FI, NOC from the financing Bank/FI to be obtained along with each allotment letter or agreement regarding the release of flat and proportionate share of undivided land space for common use of amenities for each individual loan.
- (K) Against final disbursement following documents to be submitted
1. Possession Letter.
 2. Original IGR/Original registered sale Deed.
8. The approval would be cancelled immediately if any material fact which has a bearing on the transfer of title is not disclosed or the same is found to be in variance with the statutory laws required to be followed in any other way detrimental to the interests of the project, its members and Allahabad Bank.

We would like to assure you of best services and wish you the best through your venture. Please feel free to revert to the undersigned or Mr. Nilay (Ph: 9263257615) for any further information or clarification.

आपको इलाहाबाद बैंक
Yours faithfully BANK

(Binapani Mahata-Daidya)
Area Officer/Jadavpur Branch
Chief Manager