

**CENTRAL PROCESSING CENTRE**

6, N.S. ROAD, BCCI BUILDING  
KOLKATA 700001  
PHONE: 033- 22133205

E mail: [synd9632@syndicatebank.co.in](mailto:synd9632@syndicatebank.co.in)

Ref: 01/CR/CPC/APPROVAL/2014

Date: 28/01/2014

To,  
M/s ~~M/S~~ Srijan Manik Developers LLP  
36/1A Elgin Road,  
Kolkata- 700020

Dear sir,

Sub: Your application for approval of the Project – **SOUTHWINDS**, of M/s Srijan Manik Developers LLP,  
At 132- Ghoshal Para Road, Manikpur, Harharitola, P.O- Sonarpur, Kolkata-700148.

We have the pleasure in informing you that the competent authority has approved the Housing Project **'SOUTHWINDS'** promoted by M/s Srijan Manik Developers LLP for the purpose of avaiement of housing loans by prospective buyers. The Bank has made special arrangement to extend hassle free housing Loan to prospective buyers of apartment in the project building.

This approval is subject to considered the housing loan proposal for sanction.

Accordingly,


1. No separate Search Report will be required for processing each home loan proposal under the subject project. It is presumed that title to the relevant land is free from all encumbrances since major Banks viz HDFC, ICICI, AXIS, IDBI, SBI have already approved the project.
2. The Bank would assess the eligibility criteria, credit worthiness and repayment capacity of each applicant according to the norms in force to grant housing loan and will have the right to reject any such application which does not confirm to such laid down norms.
3. This approval is accorded presuming that all material facts concerning the project have been disclosed to us. The approval will automatically stand cancelled if any material fact is found to be in variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
4. Original Sale Agreement / Title deeds shall be executed and registered in the name of buyers by present title holders and developers.
5. Present title holders and developers and borrower buyer shall execute individual Tripartite Agreement with the bank in our prescribed format, if Mortgage can not be created immediately.



6. Company, to issue a simple letter of undertaking agreeing to:
  - a) Deliver the conveyance / title Deeds in favour of the purchaser of the respective flat directly to the Bank.
  - b) Insist on NOC from the Bank before cancellation of the Agreement of Sale and refund of payments received there under.
  - c) To convey Bank's security interest to the Society/ Apartments Owners Association, if any, proposed to be formed after completion of construction for noting Bank's charge in the record of the Society/ Apartment Owners Association.
7. 10% of the loan proceeds will be held back for disbursement on the date of registration of the property in the name of the purchaser and receipt of original Registered Sale / Conveyance Deed.
8. This approval is subject to submission of revised sanction plan for additional work and changes made, if any, during the construction.
9. The developer M/s Srijan Manik Developers LLP has to arrange "NO OBJECTION CERTIFICATE" from the Project Financier, if any, for ceding proportionate Mortgage rights over the Flat financed by us. M/S Srijan Manik Developers LLP has also to give permission of Mortgage on property in favour of the financing Branch of Our Bank.
10. We request the Developer to Provide us space in your project site for marketing of our Home Loan Scheme through display of banner, standee etc and arrange for direct interaction with prospective buyers. Also requested to provide the List of prospective customers to our Bank for canvassing maximum business leading to mutual benefit.

In case of any queries, please feel free to contact the undersigned. We thank you for your interest in our Bank and look forward to a long and mutually rewarding association with you.

Yours faithfully,  
For SYNDICATE BANK

  
CHIEF MANAGER

Head Office: 10/10, C.P.O. 6, N.S. Road,  
Visakhapatnam 750001