

Ref: LICHFL/APF-2015CL-120

Date: 19/01/2016

To
The Director
SALTEE INFRASTRUCTURE LIMITED

Dear Sir,

Re: Approval of Advance Processing Facility (APF)—Ref No. 2015CL-120

Project Name & Location	Property full Address
<p style="text-align: center;">SALTEE SPLENDORA [1 Block of (B+G+7) with 3 BHK- 49 units, 4 BHK- 14 units, Total 63 Residential units]</p>	<p>Land measuring about 91.5 Decimals, i.e. 55.375 Cottahs be the same a little more or less comprised in Mouza-Gopalpur, J.L. No. 2, appertaining to L.R. Khatian No. 3692, under R.S. & L.R. Dag No. 3399, 3412, 3413 & 3416, lying and situate at being Holding No. RGM 5/148, BL- A, Jagardanga, under P.S. - Airport, Ward No. - 05, within the local limits of Rajarhat-Gopalpur Municipality, District 24 Parganas (North).</p>

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. 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).

4. 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.

Kolkata South Area Office : Andhra Insurance Building, 3rd Floor, 12 Chowringhee Square, Kolkata - 700 069
 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

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Disbursements are to be released in favour of – ***“Saltee Infrastructure Limited, Karnataka Bank LTD., Overseas Branch, ESCROW A/c: 1472000100244501, IFSC: KARB0000147, Kolkata (Main) -- 700017”***.
12. ***Project is mortgaged by Karnataka Bank Limited Overseas Branch, NOC has to be issued in each case to case basis.***
13. ***No suit is pending before any court of law relating to project” letter from the builder has to be collected before first disbursement.***
14. **Authorized Signatory of Developer Co.: Anirudh Kumar Balasaria**

In case of any queries, please feel to contact our Kolkata South Area Office. Tel: (033)22136107.Or Mr. Ashish Kumar ,Area Manager,- 9903444980 or Mr. Rajib Das, Mob no:-+91-9830626715

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

Thanking you,

Yours faithfully,
AREA MANAGER

