



Kotak Mahindra Bank

APF No: APF/KOL/Jun-19/ 240955 /KOTAK

Date: 18/10/2019

To

M/s. Simplexinfra Technopark LLP

27, Simplex House, Shakespeare Sarani Road,
Theatre Road, Circus Avenue, Kolkata - 700017.

For the project :- "IMAGINE TECH PARK" situated at land measuring about 1.50 acres viz 90.7546 cottahs along with structures standing thereon being Plot No. 6 in block no DP in Sector V of Bidhannagar in the District North 24 Parganas under P.S. Bidhannagar (East) Kolkata-700105.

Sub: APF Approval for Project "IMAGINE TECH PARK"

In response to your application for APF approval for the project "IMAGINE TECH PARK" situated at land measuring about 1.50 acres viz 90.7546 cottahs along with structures standing thereon being Plot No. 6 in block no DP in Sector V of Bidhannagar in the District North 24 Parganas under P.S. Bidhannagar (East) Kolkata-700105

Kotak Mahindra Bank is pleased to inform you that, we have approved the above mention project "IMAGINE TECH PARK ", with an APF Number: APF/KOL/Jun-19/ 240955 /KOTAK.

We at Kotak Mahindra Bank look forward to working closely with you as the preferred financier & bring to prospective buyers its services to suit their needs. This APF approval is subject to the following conditions:

Any individual / Non individual interested in buying a property in the above project "IMAGINE TECH PARK", is entitled to apply to Kotak Mahindra Bank. Each application should carry the APF No: APF/KOL/Jun-19/ 240955 /KOTAK assigned to the project.

Bank reserves all rights of sanctioning and rejection of the cases as per the policy of the Kotak Mahindra Bank. Bank presumes that the Builder M/s. Simplexinfra Technopark LLP, had submitted all material facts and information related to the project "IMAGINE TECH PARK" at the time of submission of application for APF approval.

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

21 H.B. Sarani

Centre Point Building

Ground Floor, Kolkata - 700 001

www.kotak.com

Registered Office:

27 BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051,

Maharashtra, India.



- Kotak Mahindra Bank reserves the rights of withdrawal of this approval in case any material fact/info/document submitted is wrong or suppressed.
- Kotak Mahindra Bank reserves all the rights of further inspection of the project and scrutiny of documents as and when it is felt required and expect your co-operation in providing any further information or document that may be required for updating the project from time to time.
- Agreement for Sale duly registered as per WB HIRA Act before disbursement.
- Subject to submission of NOC to mortgage from your end and M/s. Simplexinfra Technopark LLP
- Execution of by the Tripartite Agreement as approved by Kotak Mahindra Bank.
- If any CF taken from financial Institute at time of disbursement CF NOC is required.

We thank you for your interest in Kotak Mahindra Bank and look forward to a long and mutually rewarding relationship.

Yours truly,

For Kotak Mahindra Bank Ltd


Authorized Signatory



Document Required at the time of Disbursement :

1. Allotment Letter
2. Agreement for Sale duly registered.
3. Tripartite Agreement/ TPA (should on Kotak Mahindra Bank's format) .
4. NOC/PTM in KMBL format .
5. Money Receipt
6. Possession Letter
7. Draft Sale/Conveyance Deed
8. Deed of Conveyance for the unit should be registered in favour of the applicant as per the draft of which shall require examination and a deed plan should be attached for land for better clarity and obtain the IGR in original duly signed by the presenter on the reverse which should not be kept pending for payment of any additional stamp duty assessed by the Registrar.
8. Final payment should be made on registration of sale deed .

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