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UCO BANK

PROJECT APPROVAL CERTIFICATE

This is to certify that the housing project

"SHREE KUNJ"

of

"M/S. SHREE CONSTRUCTION"

is approved by

UCO BANK



Contact :

Prakhar Jyoti Biswas

Manager, HLST, Kolkata

Mobile : +91 7980277008

Snehasis Das

Manager, Branch Head, Boral

Mobile : +91 6291950662



Nimesh Deep

Nimesh Deep

**Chief Manger & RLH Head
(Kolkata)**

Retail Loan Hub Kolkata, 5 L.L.R Sarani, First Floor, Kolkata - 700 020

ICICI Bank Home Loan

To

Date : 31/08/2023

Shrivridhi Construction
211, Shantipally, Ground floor, Kolkata – 700107
Contact No: 9831893368

Sub Your application to ICICI Bank Ltd for the approval of Residential/Commercial project of " Shree Niketan " Situated at 977, Motilal Gupta Road, Kolkata - 700008, Behala.

Dear Sir,

With respect to the above subject, we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under:

The approval in effect enables the members who have booked in the project to apply for a Home Loan to ICICI Bank Ltd. ICICI Bank Ltd would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.

It is presumed that all the material facts concerning the project have been disclosed to us.

Kindly note that the approval would stand canceled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.

ICICI Bank Ltd requests your co-operation in providing any further information or document that we may require regarding the project

In case of all future correspondence regarding this project and individual cases in this project, please quote the no. **WB/CAL/23/42823**.

Remark:

1. Sanctioned for Project " **Shree Niketan** ", comprising of One Building is G+4, funding only for those units which have more than 400/200 sqft built up.
2. Registered Sale Agreement / Registered Conveyance Deed to be executed by Landowner and Developer **Shrivridhi Construction**

In case of any queries, please feel free to contact our Kolkata Office or our Regional Head Sales – Mr. Amit Modak. We look forward for a long and a mutually rewarding association with you.

Best regards,
Yours Faithfully



For ICICI Bank Ltd
AUTHORISED SIGNATORY

Builder Bank A/c Details:

Builder Bank : ICICI Bank
Branch : Kasba
A/c No : 098305001545
Cheque Favouring : Shrivridhi Construction

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India.
CIN : L65190GJ1994PLC021012
Website-www.icicibank.com

Customer Care Centre

Phone No. 1860 120 7777



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
State Bank of India

ঘাসিয়াড়া ব্রাঞ্চ, গ্রাম- শীতলা
পোস্ট- সোনারপুর, জেলা- দক্ষিণ ২৪ পরগণা
পশ্চিমবঙ্গ, পিন- ৭০০ ১৫০
Ghasiara Branch, Vill.- Sitala
P.O.- Sonarpur, Dist.- South 24 Parganas
West Bengal, Pin- 700 150

ফোন / Telephone : 033 24282018

ফ্যাক্স / Fax : 033 24282018

Mail : sbi.17565@sbi.co.in

M/S SHREE CONSTRUCTION
211, GROUND FLOOR, SHANTIPALLY
BLOCK BF-42, KASBA
NEAR ACROPOLIS MALL
KOLKATA 700107

Date.....

BR/MISC/2023-24/01

Date: 05.10.2023

Madam/Dear Sir,

SUB: PROJECT APPROVAL FOR "SHREE KUNJ"

We have conducted the title investigation report by our Bank's empanelled lawyer Sri. Sukumar Pal for the project named "SHREE KUNJ" and it is found that the property is free from all encumbrances.

We have already sanctioned and disbursed one Home loan(Customer name Shri. Priyankar Thandar) at your unit last month.

We hereby look forward to sanction the files on this project subject to fulfilling Bank's laid down norms

Property details are attached herewith:

Mouza-Malipukuria, J.L No.-24, R.S. No. 193, Touzi No. 250
Comprised in R.S. Dag No. 4/784, L.R.Dag No.04 under
R.S.Khatian No. 149, L.R.Khatian Nos.4273,4274,4275,476,
4277 & 4278, within the limits of Sonarpur No.II G.P., P.S. &
ADSR- Sonarpur, South 24 Parganas, Kolkata- 700150

Yours faithfully,

Branch Manager





BOB: SMSKMR2: ADV : 2023-24/73

Date: 27.08.2023

**M/s Shree Construction
211, Ground Floor, Block – BF-42,
Shantipally, Post Office – Kasba EKTP,
under Police Station – Kasba,
Kolkata - 700107, West Bengal**

Dear Sir,

Re: Approval of Your Housing Project "SHREEKUNJ" By Our Bank For Granting Housing Loan to Individuals Under Our Home Loan Scheme.

Please refer to your request for approval of below mentioned project for financing loan by our bank.

Name of the project- "SHREEKUNJ"

Project/Site location: ALL THAT piece and parcel of admeasuring **15 Cottah** together with construction or, to be constructed lying and situated at Mouza – Malipukuria, J.L. No. 24, Touzi No. 250, Revenue Survey No. 193, comprised in R.S. Dag No. 4/784, relating to R.S. Khatian No. 149, L.R. Dag No. 04, L.R. Khatian Nos. 4273, 4274, 4275, 4276, 4277 and 4278, at present within the limits of II Gram Panchayet, Post Office – Sonarpur, under Sonarpur, Kolkata – 700150, ADSR at Sonarpur, District – Sub-Registry Office at Alipore, in the District of South 24 Parganas, West Bengal

We are happy to inform you that above referred project have been approved by our Higher Authority on 21.08.2023 vide approval ref no RMCC Agenda No. 2023-24/B/48 for granting of housing loans to individuals under our home loan scheme.

The approval in effect enables the members who have booked flats in the project to apply for Home Loan to us.

We would assess the repaying capacity of each applicant according to our Bank's norms for granting loan and sanctioning housing loan. We reserve the right to reject any application that does not confirm to Bank's norms.

The approval is also subject to your submitting the papers required by us for technical verification of individual unit on a case to case basis. We request you to Co-operate in providing any further information or documents that we require regarding the project.

Main features of our Home Loan scheme are as under:

- Our rate of interest is the best in the industry for any amount and any tenure i.e., BRRLLR (subject to Bank's extant guidelines).
- We have no pre closure charges & no part payment charges.
- We have no hidden charges.
- We offer Extended Repayment period up to 30 years.





- We offer a Unique Product called "Baroda Home Loan Advantage"-Under the scheme, the borrower shall have the option to deposit all his savings in the linked SB account to avail maximum benefit of interest in the Home Loan account.
- We offer home loan under PMAY Scheme (CLSS) (subject to fulfilment of all the criteria).
- We offer Top up Loan facility up to ` 2 Crores available in 5 times during the loan period.
- Processing Chares waived Up to 30.09.2023

Term & Condition

- **Loan to the individual customers will be sanctioned by executing by executing Registered Sale Agreement or Tripartite Agreement, under our Baroda Home Loan Scheme** under our Baroda home Loan Scheme along with other relevant papers as per our Bank's norms and Developing firm/Builder will give NOC which will cover noting of bank's lien on the flat and an undertaking that the flat will not be allotted to other without proper permission from Bank.
- Disbursement will be made phase wise as mentioned in the respective allotment letters/Demand letters/sanction letters of individual housing loans henceforth.
- The builder will issue NOC in favor of Bank to create equitable mortgage and undertake to note lien of Bank in particular flat
- After completion of flat, registration to take place within 45 days of such registration
- Undertaking from the Builder/Developer to hand over conveyance Deed directly to the bank for creation of equitable mortgage.

We thank you for your interest in Bank of Baroda and look forward to long and mutually rewarding association with you.

Yours faithfully,

Aritra Gupta

(Mr. Aritra Gupta)

Chief Manager and SMS Head

