



बैंक ऑफ बड़ौदा
Bank of Baroda



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RAPC/KOL/PROJECT/2024-25

Date: 12.12.2023

To,
M/s Skyscraper Realtech Properties LLP
AA-IIB/3296, Premises No-04-0583
Category-MIG-1, Action Area-IIB, Rajarhat
700161

Dear Sir/Madam,

Re: Approval of your Project named "ASTHA" at Kolkata developed by developer M/s Skyscraper Realtech Properties LLP.

With respect to the above subject, we are pleased to accord approval of the above project subject to the condition mentioned herein under:

1. The approval will enable the members who have booked in the above project to apply for a housing loan to Bank of Baroda. Bank of Baroda would assess the credit worthiness and 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.
2. Phase wise disbursement will be done on the basis of Registered Sale Agreement/Tripartite agreement.
3. Registered Agreement for sale/TPA, Deed of Conveyance/Sale must be executed by the owners/authorized persons only.
4. The amount payable as per Registered Agreement for Sale/ TPA will be disbursed directly to the developer/ seller on request of the borrower as per valid requisition from developer/ seller.
5. Original receipts for payment to be deposited with the Bank.
6. The developer firm to issue NOC for noting of Bank's lien on the individual unit/ flat along with the undertaking that the particular unit will not be allotted to any other individual without prior permission from Bank.
7. Developer to obtain NOC/ No Dues Certificate from Bank before cancellation of any allotment.
8. After completion of flat, registration to take place within -45- days.
9. Possession letter of the flat to be handed over to the allottee/purchaser by the vendor/developer immediately after completion of the flat and on receipt of final payment for purchase of the flats from the allottee/purchaser.

RAPC Kolkata, 125/1 A G Tower, 1st Floor, Kolkata – 700 017, West Bengal, India.

दूरभाष नं. /Telephone No. 033 2227-0058, 033 2227-0055.

ई-मेल / e-mail: sms.kolkata@bankofbaroda.co.in





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10. Developer/Builder to give undertaking to hand over the original deed of conveyance directly to the Bank for Creation of Mortgage.
11. No transfer of flats to be allowed during the tenure of the loan without written consent from the bank.
12. NOC to be obtained by the developer from our Bank if any inventory has been financed by us and lien noted against the same before cancellation of any allotment.
13. Developer to handover Possession letter of the flat to the allottee immediately after receiving final payment and completion of the flat.
14. Developer/ owner to give confirmation in the form of a letter that up to date ground rent and municipal tax has been paid and to be sent to us from time to time.
15. Our Bank's name should be properly displayed in co-branded advertisement of the project.
16. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would be cancelled immediately if any material fact which has a bearing on the transfer of the title and which 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.
17. Developer to provide us with as many loan applications as possible for home loans.
18. Approval would be cancelled immediately if any material fact is found which has a bearing on the transfer of the transfer of the title and which 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.
19. Based on approved sanction plan of G+4 storied building with 211 Residential Flats of nomenclature unit 2BHK&3BHK ,152 Car parking space and in case in future further blocks gets constructed the builder will submit approved sanction plan of the same floor & will take separate approval permission for the floor from our concern higher authority.

We thank you for your interest in Bank of Baroda and we request you to provide us with as many loan applications as possible for home loan and we ensure you of our best services to each customer.

Yours faithfully,


(Archana Kumari)

Chief Manager
RAPC Kolkata

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