

CPAC RPC/KOL/2023-24/ TP/07

Date- 06.10.2023

**M/s Skyscraper Realtech Properties LLP**  
**Premises No. 04-0583 , Plot No. AA – II B / 3296 ,**  
**Category MIG I , Action Area II B ,**  
**North 24 Parganas**  
**West Bengal - 700161**

**Reg- Approval of the Project – “ASTHA ” developed by M/s Skyscraper Realtech Properties LLP**

**Ref:- Your letter for approval of the project**

We are glad to inform you that we have approved Tie up Arrangement for extending Home Loans to the intending purchasers of flats in your Housing project of **“ASTHA” developed by M/s Skyscraper Realtech Properties LLP** at 211 , Bus Road , Jamalpara , Dist. North 24 Parganas , Block Rajarhat , PS Rajarhat , West Bengal - 700135

**Terms & Conditions for Tie up Arrangement :-**

- The approval enables the individual purchaser of flat in the project to apply for a Home Loan under our Cent Home Loan Scheme. The Bank would assess applicant's loan eligibility as per Banks policy guidelines.
- Bank will require original documents such as Agreement of Sale/Sale Deed etc. relating to the property to be purchased.
- Copy of Partnership Deed/Board resolution authorising a person to execute the Tri Partite Agreement/ Agreement to sale/ Sale Deed etc.
- The Right, Title, and interest in the Individual Flat will be mortgaged in favour of the Bank after completing all necessary Loan & security Documentations formalities as per Banks usual practice.
- Any other formality to be completed on case basis of the individual purchasers.
- The company will promptly inform the Bank if any customer cancels the transactions where the Bank has sanctioned Home Loan. In case of cancellation of Agreement of sale, NOC from bank will be obtained to refund the payment received.
- The company will keep Bank informed from time to time any material changes/amendments in the projects which will have direct impact on individual customers/Bank interests.
- Tri Partite Agreement will have to be entered into between the Bank, The Developer i.e. yourself and purchaser of the flat.
- Builder/Developer to provide copy of board resolution with details of Director for entering into Agreement of Sale with purchasers & execution of regd. Sale deeds.
- Builder should allow us to inspect the property or canvass the proposals and facilitate more and more borrower to approach Central bank of India and undertake to complete the project within stipulated period as per RERA guidelines and handover the flat to purchaser as per agreement terms and conditions .
- Bank shall be allowed to display banners or put up counters at the site , after mutual discussion.
- Central Bank of India Standees/Table Standees and Hoardings/Banners are to be placed in your Office/Project Site .

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क़रतूरयि कार्यालय, क़ोलकाता(उत्तर)/ क्षेत्रीय कार्यालय, क़ोलकाता(उत्तर)/ REGIONAL OFFICE, KOLKATA(NORTH)

We enclose herewith formats of MoU and Tri Partite Agreement, Home Loan Applications forms and salient features of our Cent Home Loan Scheme for your ready reference.

We look forward long associations with your company.

Thanking you,



Ram Shankar Kar  
Chief Manager, CPAC RPC Kolkata North

