

KULPAS065857

Date: March 26, 2025.

To,
M/s. AMBUJA REALTY DEVELOPMENT LTD

,
NORTH 24 PARGANAS - 700160,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**Utpalaa The Condoville**" At Premises no 826, Chowbhaga, Mouza-Nonadanga, PS-Anandapur, South 24 Parganas, Kolkata-700107, Near China Mandir, KOLKATA.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

Reference: APF No. KULPAS065857 – Utpalaa The Condoville.

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. KULPAS065857 In case of any queries please feel free to contact **Shyam Mandal** on Mobile No - **8282816780**.

We look forward for a long and mutually rewarding association with you.

Best Regards.
For Axis Bank Ltd.

Authorized Signatory

Documents to be collected from each borrower at the time of disbursement

Pre Disbursement Document : Individual

1. Permission to Mortgage Builder
2. Own Contribution Receipts
3. Others: Allotment Letter / Builder buyer Agreement
4. Others: Registered Agreement for Sale (before handing over Cheque)
5. Others: Tripartite Agreement as per Bank format
6. Others: CF NOC required from Tata capital Housing Finance Limited for every unit funding
7. Demand letter from builder

Post Disbursement Document : Individual

1. Conveyance Deed Due Date : 2034-04-30
2. Others: Draft deed to be vetted by empaneled lawyer before final disbursement Due Date : 2034-04-30

Pre Disbursement Document : Builder

1. Others: Board Resolution with minimum two directors signature
2. Others: Updated trade license with stamp signature
3. Others: Auth person KYC with self attested
4. Others: Company PAN card with stamp signature
5. Others: MOA and AOA

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	6	576
Approved	1	6	576

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0