

Credit Department, Circle Office Paschim Medinipur, Sahid Khudiram Bose Sarani,
Near Central Bus Stand, Midnapore, Paschim Medinipur, West Bengal-721101
e-mail: copaschmcredit@pnb.co.in

Ref: COPM/GRNSPCINFR/MIRASAPRT/2023

M/S Grand Space Infra
Shop No. S/8, Megha Apartment,
Library Road, P.S. & P.O. – Midnapore,
PIN-721101

Date: 03.11.2023

Dear Sir/Madam,

Reg : **Approval of your Under-Construction Project "MIRAS APARTMENT" consisting of total 20 flats located at Dharma More, Mouza - Kamararah, JL No. 187, on R.S. Plot No. 165(P) & L.R. Plot No. 1521/1660(P), L.R. Khatian No.3405, Holding No. 680/A, Ward No.-09, within Midnapore Municipality, P.O. – Midnapore, P.S – Midnapore, Dist. – Paschim Medinipur, Pin-721101.PO+PS:Midnapore.**

We are pleased to approve your Under-Construction Project "MIRAS APARTMENT" consisting of total 20 flats located at Dharma More, Mouza - Kamararah, JL No. 187, on R.S. Plot No. 165(P) & L.R. Plot No. 1521/1660(P), L.R. Khatian No.3405, Holding No. 680/A, Ward No.-09, within Midnapore Municipality, P.O. – Midnapore, P.S – Midnapore, Dist. – Paschim Medinipur, Pin-721101.PO+PS:Midnapore for consideration of Housing Loan to individuals who want to purchase residential flats in this housing project to following stipulations:

1. The validity of the approval will be for a period of maximum three years or as provided in the RERA guidelines or similar authority approved by the respective State/UT Govt/ Local authorities (Whichever is earlier), here 18.10.2026. So it can be renewed subsequently on merit. Expected date of completion of the project is 31.10.2026 as per RERA Certificate.
2. The said approval be reviewed on annual basis, and in case of any adverse feature/market report, the approval to be cancelled any time. It is assumed that all material facts concerning the project have been disclosed to PNB. The approval will be cancelled immediately if it is found that any material fact was not disclosed and/or if the facts disclosed are found to be at variance with the statutory laws required to be fulfilled or in any other way are detrimental to the interest of the project and the applicants.
3. An under taking shall be obtained from the builder that
 - a) The flat under sale has not been sold to any buyer and that they shall be liable for any cost and damages if it is observed that the flat has been sold earlier prior to Bank Finance on the said flat.
 - b) The builder shall deliver the registered title deeds directly to Bank after execution
 - c) Shall obtain No Objection Certificate from the Bank before cancellation of agreement for sale/allotment letter and refund payments received thereunder directly to Bank.
 - d) That the builder shall convey Bank's security interest to the society, if any, proposed to be found after completion of construction for noting Bank's charge in the record of the society.
 - e) The builder shall endeavour to keep PNB informed of all/any changes to OR modification OR revocation of the permissions granted by regulatory bodies/authorities.



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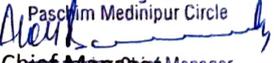
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- f) To execute Tripartite Agreement as per the format provided by us and to submit the same before disbursement.
- g) The company shall allow Bank to display hoardings, banners and dispensers at the project site/office.
4. No separate search report and valuation report are required for processing each housing loan proposal. However, out of pocket expenses of FRS. 2000/- to be recovered from the borrower.
5. No Objection Certificate (NOC) from any project lender or any future project lender should be obtained in regard to release of their charge on the respective residential unit before disbursement.
6. In cases, where Sale Deed has already been executed by the Builder in favour of the buyer, legal Search Report /Non-Encumbrance Certificate should invariably be obtained from the date of legal search report of the project in regard to said residential unit.
7. The units/flats are to identified with uniform pattern of nomenclature, here as informed, it would be followed as: A,B,C,D,E with respective Floor number.
8. While considering loan to individual for purchase of flat in these projects, Search of the immovable property (flat) to be done in CERSAI data base and ensure no assets matches the search criteria.
9. When total inventory has been sold out, the project should be marked closed and intimated to ZO for updating in the corporate website.

The disbursement should be made in phased manner and only after verifying the progress of work and after submission of following documents in original:

- a) **Allotment Letter and Agreement for Sale.**
- b) **Tri-Partite/ Quadripartite Agreement.**
- c) **Schedule of Payment and Demand Letter duly endorsed by the borrower.**
- d) **Borrower's own contribution receipt.**
- e) **Copy of Board Resolution related to Authorized Signatory of M/S GRAND SPACE INFRA**
- f) **NOC to Mortgage issued by the Builder on its letter-head**
10. PNB shall reserves the right to approve or reject any loan application in conformation to the Bank's guidelines issued from time to time.
11. Allotment letter with all required clauses, Tripartite Agreement, Conveyance Deed etc. must be signed by the authorized person's only.
12. Sri Alok Bairoliya, Chief Manager- 9962546704 PNB, Kolkata-South is our nominated person for all leads generated from this project.

We sincerely appreciate your consideration and looking forward to mutually beneficial long association with Punjab National Bank.

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
PUNJAB NATIONAL BANK
ਪਸ਼ਚਿਮ ਮੇਦਿਨੀਪੁਰ ਸਕਰਕਲ
Paschim Medinipur Circle

Chief Manager

