

यूको बैंक UCO BANK

ZONAL OFFICE HOOGHLY

सम्मान आपके विश्वास का

HONOURS YOUR TRUST

ZLCC Meeting Ref. No.: ZLCC/HGLY/March/06/2022-23

Date: 08.03.2023

NOTE TO THE ZLCC, HOOGHLY FOR APPROVAL OF BUILDER PROJECT KAMALIKA

NAME OF THE PROJECT	"KAMALIKA"																						
ADDRESS OF THE PROJECT	Haridradanga Dharmatala Main Road, Holding No. 848(New) & 890(New), Ward No. 01, R.S. Plot No. 70 & 69, R.S. Khatian No. 31, L.R. Plot No. 119 & 118 under Modified L.R. Khatian No. 1337, 1338, 1339, 1340 & 1341, JL No. 01, Mouza – Chandernagore, under Chandernagore Municipal Corporation, Dist-Hooghly, 712136.																						
NAME OF THE OWNER	<ol style="list-style-type: none"> 1. M/s Mondal Construction Co Ltd; PAN: AAECM1125F 2. Swapan Kumar Mondal- Director 3. Sobha Rani Mondal 4. Samarjit Mondal-Director 5. Rooma Mondal-Director 																						
NAME OF THE DEVELOPER	<ol style="list-style-type: none"> 1. "M/s Mondal Construction Co Ltd"; (PAN: AAECM1125F) Directors: Swapan Kumar Mondal, Samarjit Mondal, Rooma Mondal. 																						
ADDRESS	Registered Office: Uttarayan, Chinsurah Station Road, P.O. Chinsurah, Dist- Hooghly, Pin- 712102, WB.																						
CIBIL/CRIF HM Report of Developer(s)	<table border="1"> <thead> <tr> <th>Name</th> <th>Report Number & date</th> <th>Score</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>M/s Mondal Construction Co Ltd</td> <td>W-277971927; 21.02.2023</td> <td>CMR-3</td> <td>No delinquency reported.</td> </tr> <tr> <td>Swapan Kumar Mondal</td> <td>5506642669 & 21.02.2023</td> <td>745</td> <td>Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.</td> </tr> <tr> <td>Samarjit Mondal</td> <td>5506595155 & 21.02.2023</td> <td>766</td> <td>Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.</td> </tr> <tr> <td>Rooma Mondal</td> <td>5549210593 & 04.03.2023</td> <td>661</td> <td>Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • We are only considering for approval of project only and no credit facility/finance is being provided to the Developer. 			Name	Report Number & date	Score	Remarks	M/s Mondal Construction Co Ltd	W-277971927; 21.02.2023	CMR-3	No delinquency reported.	Swapan Kumar Mondal	5506642669 & 21.02.2023	745	Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.	Samarjit Mondal	5506595155 & 21.02.2023	766	Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.	Rooma Mondal	5549210593 & 04.03.2023	661	Overdue of Rs. 1.50 lacs in 2 accounts is being reflected.
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DEVELOPMENT OF	The existing owners of the property namely "Kamalika" (Swapan Kumar Mondal, Samarjit Mondal, Rooma Mondal, Sobha Rani																						

अंचल कार्यालय, 21, न्यू जी.टी.रोड, उत्तरपाड़ा, जिला - हुगली (पश्चिम बंगाल) - 712 258

Zonal Office, 21, New G T Road, Uttarpara, District-Hooghly (WB) - 712 258

दूरभाष संख्या/Telephone-033 2664 0197 फैक्स/Fax-033 2664 0187 ई-मेल/Email-zo.hooghly@ucobank.co.in



PROJECT	<p>Mondal & Mondal Construction Company Limited) purchased the land by the strength of aforesaid Sale Deed, being vide no. I-01798 for the year 2014 and the same conveyance deed was duly recorded in Book No. I, volume no. 4, pages from 3855 to 3880. They became the absolute owner cum possessor of the same by correctly mutating his respective name in L.R Records of right under Hal L.R Khatian No. 1337, 1338, 1339, 1340 & 1341 as well as by paying Govt/ Municipal/Panchayet/Khazna accordingly.</p> <p>That the aforesaid owner wanted to construct the project in the above referred schedule property by executing a development agreement with M/s Mondal Construction Company Limited vide Deed No. 060203592 for the year 2021 recorded in Book 1, Vol- 0602-2021, Pages 109411 to 109463 and accordingly proposes to construct the multi storied building upon the aforesaid schedule property having several flats as per sanctioned plan B-1/S/92/2019-2020 dated 04.03.2021 duly sanctioned by Chandernagore Municipal Corporation.</p> <p>At present the building is under construction & is expected to be completed by 2026.</p>																																																								
NATURE OF LAND	Bastu (For Proposed construction under consideration).																																																								
AREA OF LAND	Piece and parcel of land admeasuring 1.729 Acres and a pond about 0.360 acre.																																																								
No. of floors and floor area	<p>G+VIII as per sanction plan B-1/S/92/2019-2020 dated 04.03.2021 duly sanctioned by Chandernagore Municipal Corporation.</p> <p>As per Project Report submitted by builder:</p> <table border="1" data-bbox="655 1174 1212 1827"> <thead> <tr> <th>Block</th> <th>No. of Flat</th> <th>No. Of Car Parking</th> <th>Build up (In sqft.)</th> </tr> </thead> <tbody> <tr><td>1</td><td>16</td><td>6</td><td>13,190</td></tr> <tr><td>2</td><td>19</td><td>2</td><td>14,255</td></tr> <tr><td>3</td><td>28</td><td>6</td><td>19,440</td></tr> <tr><td>4</td><td>18</td><td>6</td><td>13,755</td></tr> <tr><td>5</td><td>18</td><td>4</td><td>12,475</td></tr> <tr><td>6</td><td>18</td><td>6</td><td>13,190</td></tr> <tr><td>7</td><td>28</td><td>15</td><td>23,945</td></tr> <tr><td>8</td><td>18</td><td>7</td><td>16,460</td></tr> <tr><td>9</td><td>18</td><td>4</td><td>14,255</td></tr> <tr><td>10</td><td>16</td><td>4</td><td>14,255</td></tr> <tr><td>11</td><td>16</td><td>6</td><td>13,190</td></tr> <tr><td>12</td><td>16</td><td>6</td><td>13,190</td></tr> <tr><td>TOTAL</td><td>229</td><td>72</td><td>1,81,600</td></tr> </tbody> </table>	Block	No. of Flat	No. Of Car Parking	Build up (In sqft.)	1	16	6	13,190	2	19	2	14,255	3	28	6	19,440	4	18	6	13,755	5	18	4	12,475	6	18	6	13,190	7	28	15	23,945	8	18	7	16,460	9	18	4	14,255	10	16	4	14,255	11	16	6	13,190	12	16	6	13,190	TOTAL	229	72	1,81,600
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MUTATION	In the name of present owners.																																																								
Relationship with UCO Bank, if any	The firm had availed credit facilities from UCO Bank, Kolkata Main Branch which have been closed upon full repayment. However the firm is not maintaining any current account with us																																																								



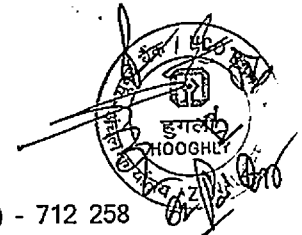
	at present.
LEGAL REPORT	<p>Our Empanelled Advocate S.K. Lath & Co has given his report dated 20.04.2022 & Mr. Sandip Kumar Dutta has given his report dated 16.01.2023 and their opinion is as under:</p> <p>The property is free from all sorts of encumbrances, charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the property is absolutely clear, free and marketable.</p> <p>He has also certified that the above mentioned property is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and it is fit for equitable mortgage.</p> <p>Again he has clearly stated that the total apartment including its flats/units in question is/are enforceable under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.</p>
VALUATION REPORT	Since the total number of units is greater than 50, hence valuation in this case is not applicable.
DETAILS OF PREVIOUSLY COMPLETED PROJECTS	<p>Few of the completed projects by the builder are:</p> <ol style="list-style-type: none"> 1. Rishikesh Tower, Pallyshree, Chinsurah. 2. Mukta Abasan, Firm Side Road, Chinsurah. 3. Sanjibani Abasan, Priyanagar, Chinsurah. 4. Nibedita Apartment, Chinsurah Station Road, Chinsurah.
PRPOSAL IN HAND	Two proposals under consideration at Chinsurah (0455) Branch
DUE DILIGENCE	Smt. Sweta Awasthi, Sr. Manager, Emp No. 58005 has conducted PSVR-V dated 17.12.2022 without any adverse report.

On the basis recommendation for project approval by Branch Head, Chinsurah Branch (0455) vide letter No. UCO/CHINSU/2022-23/113 dated 27.12.2022 and considering the reputation of builders and to scout more prospective business from builder in future, we recommend for approval of the project subject to the fulfillment of the following terms and conditions:

- 1) If the project is to be registered under RERA as per West Bengal Real Estate (Regulation and Development) Rules, 2021 but could not be registered owing to non-functioning of RERA authority, M/s Mondal Construction Company Limited shall execute an irrevocable and unconditional deed of confirmation-cum-indemnity (Notarized on Rs. 100 Stamp Paper) declaring among other things, that they would register the housing project under RERA within three months of functioning of the authority in line with Head Office Retail Department circular no. CHO/RBD/48/2022-23 Dated 12/12/2022.
- 2) Borrowers availing Home Loans for purchase of flats in Housing Projects unregistered under RERA shall execute Irrevocable and unconditional Deed of Confirmation-cum-Indemnity (Notarized on Rs. 100 Stamp Paper). (Formats of both the Confirmation-cum-Indemnity are enclosed with Head Office Retail Department circular no. CHO/RBD/48/2022-23 Dated 12/12/2022.)



- 3) Tripartite Agreement between Borrower, Bank and the Developer to be put on record.
- 4) No separate search report is required for processing each home loan proposal.
- 5) No separate valuation report is required for processing each home loan proposal.
- 6) All other terms and conditions of Home loan Master circular no. CHO/RBD/61/2020-21 dated 01.01.2021 and modifications thereafter will be scrupulously followed by the branch.
- 7) Carry out CERSAI search against the property at the time of processing of proposals.
- 8) Carry out due diligence on individual borrowers as per rule.
- 9) UCO Bank reserves the right to reject any application which does not comply our norms.
- 10) The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit.
- 11) It is presumed that M/s Mondal Construction Company Limited has disclosed all the concerned material facts to us. The approval would be cancelled immediately if any material fact which restricts power of concerned authority to transfer the title deed in the property and purchasers are unable to create equitable mortgage in favor of UCO bank.
- 12) Approval is subject to compliance of all the statutory laws and any issues which are detrimental to the interest of the project, its members and UCO bank.
- 13) Allotment letter with all required clauses, sale agreement, conveyance deed etc. must be signed by Landowners/authorized person(s) only.
- 14) M/s Mondal Construction Company Limited must deliver the title deeds in favour of the purchaser of the flat directly to UCO Bank.
- 15) M/s Mondal Construction Company Limited must obtain No Objection Certificate (NOC) from the Bank before cancellation of agreement for sale and refund payments received there-under.
- 16) NOC must be obtained from financier of the project on case to case basis.
- 17) Banks charge should be noted in the society.
- 18) Necessary arrangement has to be made by M/s Mondal Construction Company Limited to our authorized executives/representatives when they visit firm's office/site office and site.
- 19) M/s Mondal Construction Company Limited must allow for UCO Bank hoardings/banners in their office/site office and site.




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The note is placed for your kind approval.


Ishita Das
Manager
Credit



Diptesh Bhattacharya
Manager
Credit


Saurav Bhattacharyya
Senior Manager
Credit, Convener


DECISION OF ZLCC:-

ZLCC discussed the proposal and approved as under

Approval of residential builder project developed by M/s Mondal Construction Company Limited at Holding No. 848 (New) & 890 (New), Ward No. 01, Mouza - Chandernagore, under Chandernagore Municipal Corporation, Haridradanga, Dharmatala Main Road, Dist- Hooghly, 712136.


Kallol Kumar Bar
Manager
Zonal Risk Officer



Amrita Banerjee
Manager
Finance


Chetan Mukherjee
Senior Manager
Recovery

On Leave
Munna Kumar Singh
Senior Manager
ARBD


Suman Ghosh
Chief Manager
Recovery


Debasish Mukherjee
Chief Manager
Deputy Zonal Head


P.V.S. Panigrahi
Assistant General Manager
Zonal Head



অঞ্চল কার্যালয়, 21, ন্যূ জি.টি.রোড, উত্তরপাড়া, জিলা - হুগলী (পশ্চিম বঙ্গাল) - 712 258

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