



Date - December 29, 2024.

To,
MS PERFECT REALTY,
I05, B.K. Street, Uttarpara. NA, , Uttarpara Kotrang, Uttarpnra, Hooghly- 712258,
UTTARPATA, HOOGHLY,
UTTARPARA, HOOGHLY - 712258,
West Bengal

Subject: Your application to TATA CAPITAL HOUSING FINANCE LTD for approval of your Project - "**ROYAL AURA**" situated at R.S. Dag No. 471,472,472/555 - mouja: Kalaberia, J.L. No. 30, North 24-Parganas, Rajarhat 700135, R.S. Dag No. 471,472,472/555 - mouja: Kalaberia, J.L. No. 30, North 24-Parganas, Rajarhat, NORTH 24 PARGANAS FOR APPROVED NO OF BLDG:'3' FOR APPROVED NO OF UNIT:'72' FOR APPROVED NO OF WING:'3' .

Postal Address of Builder:"**I05, B.K. Street, Uttarpara. NA, , Uttarpara Kotrang, Uttarpnra, Hooghly- 712258, UTTARPATA, HOOGHLY, UTTARPARA, HOOGHLY - 712258, West Bengal**".

Dear Sir/Madam,

Reference to the above,we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under:

1. The approval in effect enables the members who have booked property in the project to apply for Home Loan to TCHFL. TCHFL would asses repayment capacity of the applicants as per its policy/norms and grant them Home Loan as per its policy guidelines. At any point of time, TCHFL reserve the rights to reject any application not fitting into its norms.
2. We presume that all material facts concerning the project have been disclosed to us.Kindly take note that the approval would stand cancelled if any material facts is not disclosed and the same is found to be in variance with the statutory laws required to be fulfilled or in any other way detrimental to the interest of the project and its end customers.
3. TCHFL requests your co-operation in providing any further information or document that we may require while processing individual loan application.
4. After approval of loan, customer needs to submit the documents as mentioned in annexure, for availing disbursement.
5. Developer to ensure that the construction will be carried out as per approved plans & statutory structural stability norms.
6. Builder group can use the TCHFL logo for all advertising and marketing activities.

In case of all future correspondence regarding this project and individual cases in this project. Please quote the APF file no. **APF/NOR/2912/BN010034/PN000018341**.

In case of any queries regarding this project, Please contact Branch : **500 Ro East (Kolkata, Park Plaza)** , on Number **18002096060** , Address **Second Floor,Flat 2 C & 2 D, South Block, Park Plaza, 71 Park Street, Kolkata - 700016**
As per your request and considering stage of construction, Disbursement will be done in favor of:

Bank Account Details		
Bank Name (For Flat)	Bank Address	Account No
STATE BANK OF INDIA	RAMRAJATALA,HOWRAH,711104	42105463072

We thank you for your interest shown in TCHFL and look forward for a long and mutually rewarding relationship with you.



ANNEXURE

Date - December 29, 2024.

APF NO: APF/NOR/2912/BN010034/PN000018341

1. Need to share amended approved plan and Updated CC for upper floors (In case of any change in plan and updating to CC).
2. In the case of project being mortgage to any financial institution/banks no objection from the said financial institution/banks is mandatory for disbursement of individual customer loan.
3. Additional Condition :
 1. CF with SBI, CF NOC from SBI for funding of individual unit in the concerned project must be documented before disbursement.

List of documents to be collected pre disbursement and post disbursement :

INDIVIDUAL / CUSTOMER :

Pre Disbursement Document

1. Nil charge certificate issued by ROC
2. AGREEMENT TO SALE
3. BUILDER BUYER AGREEMENT
4. OWN CONTRIBUTION RECEIPTS

BUILDER :

Pre Disbursement Document

1. PERMISSION TO MORTGAGE
2. TPA

Project Details

Building / Tower Name	Total no. of Approved Floors	Total no. of Approved Units
Tower A	4	24
Tower B	4	24
Tower C	4	24