

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत वास्तव्य को उत्थम एक परिवार एक बैंक</p>	<p>खुदरा ऋण विभाग / CPC-Retail अंचल कार्यालय कोलकाता Zonal office Kolkata McLeod House, 3, N.S. Road, Kolkata-01 टेलीफोन/TELE: 033-40374919/21 फैक्स/ FAX : 033-22310392 ई-मेल/e-mail : <a href="mailto:bom1505@mahabank.co.in">bom1505@mahabank.co.in</a></p>	  <p>भारत वास्तव्य को उत्थम ONE BASTA - ONE FAMILY - ONE FUTURE</p>
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AG61/CPC-R/Project Approval/2025-26

Date: 02/08/2025

To,

**"M/S Ganguly Home Search Private Limited"**

Registered Office Address: 167, Garia Station Road, P.S-Narendrapur (erstwhile Sonarpur), Kolkata – 700084, Dist- South 24 Paraganas

CC: Branch Manager  
Bank of Maharashtra  
Garia Branch**Sub: Approval of the Housing Project for Housing Loan Applicants – "4-SIGHT SUPERIA" developed by "M/S Ganguly Home Search Private Limited".**

Please refer to the recommendation for approval of housing project "**4-SIGHT SUPERIA**", developed by "**M/S Ganguly Home Search Private Limited**" submitted by Garia Branch (1305). We are glad to inform you that our competent authority has accorded approval to the above project for the purpose of considering Home loans to the prospective buyers intending to buy residential flats in the esteemed project.

Project location and details:

Project Name	<b><u>"4-SIGHT SUPERIA"</u></b>																											
Project location	<p><b><u>"4-SIGHT SUPERIA"</u></b></p> <p>Located At : 133, N.S. Road, Rajpur Sonarpur, P.S- Sonarpur, South 24 Paraganas, Kolkata - 700149</p> <p>Project Details</p> <table border="1" data-bbox="416 1326 1455 1563"> <thead> <tr> <th>Project type</th> <th>Are of land to be developed(Sq mtrs)</th> <th>Total built up area (Sq meters)</th> <th>Total carpet area (Sq Meters)</th> <th>No of units/flats</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>3007</td> <td>7121</td> <td>6056</td> <td>90</td> </tr> <tr> <td>Commercial</td> <td>1119</td> <td>2356</td> <td>2253</td> <td>6</td> </tr> </tbody> </table> <p>Parking Available(Yes)</p> <table border="1" data-bbox="416 1662 1455 1774"> <tbody> <tr> <td>Open Parking</td> <td>-</td> <td>Basement Parking</td> <td>-</td> </tr> <tr> <td>Covered Parking</td> <td>2</td> <td>Mechanical Parking</td> <td>110</td> </tr> </tbody> </table>					Project type	Are of land to be developed(Sq mtrs)	Total built up area (Sq meters)	Total carpet area (Sq Meters)	No of units/flats	Residential	3007	7121	6056	90	Commercial	1119	2356	2253	6	Open Parking	-	Basement Parking	-	Covered Parking	2	Mechanical Parking	110
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No of Floors and tower details (As per WB RERA Website and branch visit report )	<p><b><u>"4-SIGHT SUPERIA"</u></b></p> <p>G+17</p>																											

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**Observations & recommendations:**

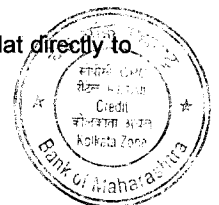
- (i) Unmapped branches sanctioning Housing Loans under their power in the given project must report to CPC R Kolkata regarding their sanction so that CPC can consolidate the exposure and control the exposure limit up to the stipulated limit of 20 % of total no of dwelling units.
- (ii) Branch to obtain Supplementary search & valuation report from our panel advocate & valuer for each housing loan out of this project.
- (iii) Branch to obtain copy of resolution/NOC/POA given to Shalini Dubey by the developer/company to execute all documents regarding Housing Project Approval.
- (iv) 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/local authorities (Whichever is earlier), here 30/06/2029 & can be renewed subsequently on merit.
- (v) Our sanction letter may incorporate the terms that the Borrower and Guarantor had investigated about all the approvals and in case the project is adversely affected due to non-clearance or sanction from any statutory authority then the borrower and guarantor are ready to bear that loss and will pay the entire dues of the Bank as applicable on that date will all the interest and penalties if any.
- (vi) Affidavit cum undertaking should be obtained from the Authorized Signatory as per Resolution in Force for the said Project regarding there should not be any legal case of significant nature like (i) default to other Banks (ii) Land misappropriation and (iii) Tax evasion etc. against the builder /developers. The Undertaking should specifically cover the cases mentioned in the HO circular.
- (vii) All the terms and conditions to be Complied as per Head Office circular no AX1/Credit Priority/Project Approval/Cir.110/2017-18 dated 20.02.2018 and Housing Loan Master Circular No. AX1/Credit Priority/Retail/Housing/Cir. 83/2019-20 dated 12/09/2019 towards project approval.
- (viii) Minimum stake of 15% of promoters excluding land cost in the cost of Project, dully certified by the chartered Accountants should be obtained. Total cost of Project and means of finance of project be ascertained and full tie up/financial closure is to be ensured.
- (ix) As the resolution for signatories can be changed any time therefore, an undertaking from the company/firm may also be obtained that if there will be any change in the signatories for this project then the company/firm will immediately inform our Bank about any such change.
- (x) We may include the clause in our tripartite agreement that in case the Builder will not receive various statutory legal clearance/renewal of the sanction in time the Bank may be at liberty to stop the further disbursement and Bank can demand the entire outstanding dues from the builder. An Indemnity to this effect may also be taken from the Builder.

**Note: All other term and conditions of H.O. Master Circular of Housing Loan (AX1/Credit Priority/Retail/Housing/Cir. 158/2023-24 dated 21.02.2024) must be complied by the branch while Providing Housing loan to the flats/units of the said project.**

**Approval to the Company/Developer:**

- (i) The project is approved for Construction Linked Plan Only.
- (ii) All the terms and conditions under registration certificate of the project by concerned authority is to be complied and followed.
- (iii) A copy of sample agreement for sale to be vetted by the panel advocate.
- (iv) Tripartite Agreement will be executed among the purchaser, the Bank and the Company/ Builder as per Bank's approved format in each case where housing loan is raised by the purchaser. The Company will accept the all terms and conditions of the Approval and submit the original Tripartite Agreement directly to the Bank.
- (v) The Company will issue NOC for creation of mortgage in favor of Bank. The Tri-Partite agreement and NOC/Permission to Mortgage will be in the Banks format.
- (vi) The Company will deliver the original Title Deeds executed in favour of the purchaser of the flat directly to the Bank.

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- (vii) Title deed will be executed within 24 months from the date of first disbursement or the date of completion of project whichever is earlier in favour of the purchaser.
- (viii) The Company will obtain "No Objection Certificate" from the Bank before cancellation of any agreement of sale and refund of payments received against the flats financed by our bank.
- (ix) The Company will convey Bank's security interest to the Housing Society, if any formed after completion of construction for noting Bank's charge on the property in the records of the Society.
- (x) The Company will authorize a person to execute the documents viz Tripartite Agreement /letter of lien and will also provide all the relevant papers required for creation of mortgage by the bank. The company will keep Bank informed about any change in such authorized person.
- (xi) Bank will sanction loan to purchaser/buyer of the flats for purchase of flat in terms of Bank's own rules and regulations.
- (xii) It is presumed that all material fact concerning the project have been disclosed to us by the Company. The approval would stand cancelled if any material fact is not disclosed or the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the project and its members.
- (xiii) This approval letter is purely for the purpose of providing individual Housing Loans to Company's clients under our respective schemes and will not be binding on us on account of any other action on Company's part or on the part of any other Bank/Institution on the strength of this letter.
- (xiv) The Company will provide a declaration to the effect that they are holding valid licenses, approved construction plans for the project, property is free from all encumbrances, the said property is not coming under any restricted area and the PoA /SPoAs, if any, are not invoked and are valid till date. The Company has to confirm that it has sufficient means and expertise to undertake such projects.
- (xv) Changes if any in signatories/authorized Persons of the Company be intimated to the Bank. A fresh resolution duly dated and signed by the authorized official to be submitted at the earliest.
- (xvi) The Company may incorporate our Bank's name and logo in its advertisements accordingly.
- (xvii) The Company will submit Undertakings to the Bank stating the following points:
  - a. that if there will be any change in the signatories for this project then the company will immediately inform our Bank about any such change.
  - b. Sanctioned Building Plans and Certificate from Structural Engineer will be submitted to Bank that construction is made as per approved building Plans.
  - c. that there is no default by the company to any Bank and there is no Land Misappropriation and Tax Evasion etc.
  - d. That there is Minimum stake of 15% of promoters excluding land cost in the cost of Project shall be submitted to Bank.
  - e. That there is no charge of any other Bank on the Company. However, if the charge of any Financial or Banking Company or any Person is found then the Company undertakes to provide the NOC (for mortgaging the flats) from that Financial or Banking Company in favor of our Bank.
  - f. That the Project will be completed on 30.09.2025

**The Developer/ Company shall further provide the following documents to Bank in respect of intending buyers/applicants for loan:**

- (xviii) Original Allotment letter issued by the builder in respect of the individual property in favor of borrower.
- (xix) Original Buyer Agreement as executed by builder in respect of the individual property in favor of the borrower.
- (xx) Original Tripartite agreement as executed between the builder, Bank and borrower in respect of the property in question.
- (xxi) Original receipt of the payment issued by the builder in respect of the individual property in question.
- (xxii) Original permission to mortgage as issued by the builder in respect of the individual property in favour of Bank of Maharashtra.
- (xxiii) Original Sale Deed as and when executed and registered by the builder in respect of the individual property as allotted in favor of purchaser/ borrower.
- (xxiv) Original Possession Certificate whenever it will be issued to the borrower.
- (xxv) Resolution from the Company authorizing the representative of Company to execute Sale Deed on behalf of the Company in favor of intending buyers. Signature of such person be attested on such letter and copy of PAN Card of such authorized person be also enclosed with the Resolution.

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**Compliance by Branch/es:**

- (i) Terms and conditions of Housing Loan Scheme shall be complied while financing Housing Loans.
- (ii) **The Disbursement under this approval will be only for Construction Linked Plan (CLP). As the project is approved for CLP Plan only, Branch must disburse the loan in stages after verifying the status of construction of the project at each demand by the developer raised under CLP. The Disbursement shall be made to the Builder directly through the RTGS/NEFT/DD/PO followed by an E-Mail to the Builder advising the Name, Account Number and Amount Remitted for the Flat No – allotted to the Borrower. In all cases the Builder should be impressed upon to incorporate their account Number, IFSC Code and the Name of the Banker in the Demand Letter.**
- (iii) **The approval is given only for “4-SIGHT SUPERIA” developed by “M/S Ganguly Home Search Private Limited” for residential flats/units under Construction Linked Plan (CLP).**
- (iv) Phase wise occupancy/completion certificate should be obtained and kept on record by the CPC Retail Asset Branch from time to time.
- (v) Affidavit cum undertaking should be obtained from the Authorized Signatory as per Resolution in Force for the said Project regarding any legal case of significant nature like (i) default to other banks (ii) Land misappropriation and (iii) Tax evasion etc against the builder /developers.
- (vi) The Current Account of the Developer may be opened with Salt Lake Branch and Branch/es to ensure that the proceeds of Housing Loans disbursed under above Project may be credited directly to Current account of the builder maintained with Rajarhat Branch.
- (vii) The Branch will monitor the compliance of Head Office circular no AX1/Credit Priority/Project Approval/Cir.110/2017-18 dated 20.02.2018. Documents as per Annexure 1 to be obtained by the branch and to be kept on record.
- (viii) Satisfactory Opinion Report from bankers to be obtained and kept on record.
- (ix) **Unmapped branches sanctioning Housing Loans under their power in the given project must report to CPC R Kolkata regarding their sanction so that CPC can consolidate the exposure.**

**Branch to Visit the development in the construction of each and every proposal considered for Housing loan facility individually.**

**Compliance by CPC (Retail)**

- (x) The CPC - Retail will monitor the compliance of above-mentioned conditions as per HO Circular AX1/Credit Priority/Cir.14/2016-17 dated 12.05.2016 mentioned in PARA No – D of the Circular.

Yours faithfully,

*Prasenjit Roy*

**Chief Manager  
CPC-Retail  
Kolkata Zone**

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