



...the name you can BANK upon!

मंडल कार्यालय : दक्षिण 24 परगना / CIRCLE OFFICE : SOUTH 24 PARGANAS  
विपणन विभाग/ Marketing Department  
पद्मपुकर मोड़ डाकघर – बारुईपुर जिला – दक्षिण 24 परगना कोलकाता - 700144  
PADMAPUKUR MORE PO – BARUIPUR DIST - SOUTH 24 PARGANAS  
KOLKATA -700144

Ref: Project Approval/ 4SIGHT SUPERIA/13/2025

Date: 27.05.2025

To,

**M/S Ganguly Home Search Pvt. Ltd.**

167, Garia Station Road, Rajpur Sonarpur, South 24 Parganas- 700084.

**Sub:** Your application for approval of Under-Construction project: 4SIGHT SUPERIA, situated at: Mouza Rajpur, J.L. No.55, R.S. Khaitan Nos. 2623 & 2516 corresponding to L.R. Khaitan Nos. 4806, 4807, 4808, 4809, 4376, 4377, 4379, 4380, 4568, 4599 being Municipal Holding No. 133, Netaji Subhas Road within the limits of Rajpur Sonarpur Municipality, Ward No. 17 under P.S. Sonarpur, Kolkata:700149, District: South 24 Parganas

Dear Sir/Madam,

We are pleased to inform you that Bank has approved your under-construction project "**4SIGHT SUPERIA**" situated at: Mouza Rajpur, J.L. No.55, R.S. Khaitan Nos. 2623 & 2516 corresponding to L.R. Khaitan Nos. 4806, 4807, 4808, 4809, 4376, 4377, 4379, 4380, 4568, 4599 being Municipal Holding No. 133, Netaji Subhas Road within the limits of Rajpur Sonarpur Municipality, Ward No. 17 under P.S. Sonarpur, Kolkata:700149, District: South 24 Parganas.

The approval will enable the individuals/members who have booked flats in the above mentioned project to apply for a Housing Loan to Punjab National Bank, subject to following stipulations:

1. **The Project "4SIGHT SUPERIA" is approved under West Bengal Real Estate (Regulation and Development) Rules, 2021, as per Govt notification no. 135-RERA/L-01/2023 dated 03.02.2023.**

**WBRERA/P/SOU/2024/001964**

2. The validity of the approval for **4SIGHT SUPERIA** will be for a period of maximum **3** years or as provided in the RERA guidelines or similar authority approved by the respective State/UT Govt/ Local authorities, **here 26.05.2028**
3. 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.
4. An undertaking 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. Final disbursement (min 10% of the Flat value will be released at the time of registration).
  - d. The builder shall obtain No Objection Certificate from the Bank before cancellation of agreement for sale/allotment letter and refund payments received thereunder directly to Bank.

*[Handwritten Signature]*

*[Handwritten Initials]*



.the name you can BANK upon!

मंडल कार्यालय : दक्षिण 24 परगना / CIRCLE OFFICE : SOUTH 24 PARGANAS  
विपणन विभाग/ Marketing Department  
पद्मपुकर मोड़ डाकघर – बारुईपुर जिला – दक्षिण 24 परगना कोलकाता - 700144  
PADMAPUKUR MORE PO – BARUIPUR DIST - SOUTH 24 PARGANAS  
KOLKATA -700144

- e. 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.
  - f. The builder shall endeavor to keep PNB informed of all/any changes to OR modification OR revocation of the permissions granted by regulatory bodies/authorities.
  - g. **The builder shall execute Tripartite Agreement as per the format provided by us and to submit the same before disbursement.**
  - h. The company shall allow Bank to display hoardings, banners and dispensers at the project site/office.
5. **No separate search report and valuation report are required for processing each housing loan proposal. However, out of pocket expenses of Rs. 2000/- to be recovered from the borrower.**
6. In cases, where Sale Deed/ Sub Lease Deed has already been executed by the Builder in favor 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:

Ground floor	8 <sup>th</sup> Floor
Flat No-1 (Show room 1)	Flat No: 8A,8B,8C,8D,8E,8F
Flat No-2 (Show room 2)	9 <sup>th</sup> Floor
Flat No-3 (Show room 3)	Flat No: 9A,9B,9C,9D,9E,9F
1 <sup>st</sup> Floor	10 <sup>th</sup> Floor
Flat No-1 (Show room 1)	Flat No: 10A,10B,10C,10D,10E,10F
Flat No-2 (Show room 2)	11 <sup>th</sup> Floor
Flat No-3 (Show room 3)	Flat No: 11A,11B,11C,11D,11E,11F
2 <sup>nd</sup> Floor	12 <sup>th</sup> Floor
Amenities	Flat No: 12A,12B,12C,12D,12E,12F
3 <sup>rd</sup> Floor	13 <sup>th</sup> Floor
Flat No: 3A, 3B, 3C, 3D, 3E, 3F	Flat No: 13A,13B,13C,13D,13E,13F
4 <sup>th</sup> Floor	14 <sup>th</sup> Floor
Flat No: 4A,4B,4C,4D,4E,4F	Flat No: 14A,14B,14C,14D,14E,14F
5 <sup>th</sup> Floor	15 <sup>th</sup> Floor
Flat No: 5A,5B,5C,5D,5E,5F	Flat No: 15A,15B,15C,15D,15E,15F
6 <sup>th</sup> Floor	16 <sup>th</sup> Floor
Flat No: 6A,6B,6C,6D,6E,6F	Flat No: 16A,16B,16C,16D,16E,16F
7 <sup>th</sup> Floor	17 <sup>th</sup> Floor
Flat No: 7A,7B,7C,7D,7E,7F	Flat No: 17A,17B,17C,17D,17E,17F

Total: 90

*Q.1*

*ARL*



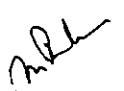


...the name you can BANK upon!

मंडल कार्यालय : दक्षिण 24 परगना / CIRCLE OFFICE : SOUTH 24 PARGANAS  
विपणन विभाग/ Marketing Department  
पद्मपुकुर मोड़ डाकघर – बारूईपुर जिला – दक्षिण 24 परगना कोलकाता - 700144  
PADMAPUKUR MORE PO – BARUIPUR DIST - SOUTH 24 PARGANAS  
KOLKATA -700144

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 CHCAC/ZO for updation in the corporate website.
10. 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 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 Ganguly Home Search Pvt. Ltd.**
  - f) **NOC to Mortgage issued by the builder on its letter-head.**
11. PNB shall reserves the right to approve or reject any loan application in conformation to the Bank's guidelines issued from time to time.
12. Allotment letter with all required clauses, Tripartite Agreement, Conveyance Deed etc. must be signed by the authorized person's only.
13. Original Agreement for sale to be made between Shri Biswajit Saha, Shri Pankajit Saha, Shri Apu Saha, Shri Sanjoy Saha, Shri Joyjit Saha, Shri Subhash Chandra Saha, Shri Subal Chandra Saha, Shri Nirmal Chandra Saha, Smt Ila Saha, Miss Megha Saha, Miss Isha Saha, Shri Sandip Pramanik, through its lawful constituted Attorney as Vendor/Owner and **M/S Ganguly Home Search Pvt. Ltd.** as the developer and intending purchasers of the flat/units of the proposed housing project "**4SIGHT SUPERIA**".
14. Original Title deed to be made between Shri Biswajit Saha, Shri Pankajit Saha, Shri Apu Saha, Shri Sanjoy Saha, Shri Joyjit Saha, Shri Subhash Chandra Saha, Shri Subal Chandra Saha, Shri Nirmal Chandra Saha, Smt Ila Saha, Miss Megha Saha, Miss Isha Saha, Shri Sandip Pramanik, through its lawful constituted Attorney as Vendor/Owner and **M/S Ganguly Home Search Pvt. Ltd.** as the developer and intending purchasers of the flat/units of the proposed housing project "**4SIGHT SUPERIA**".
15. **Md Rahaman, Marketing Officer, PNB, Kolkata-South 24 Parganas (Contact No. 9903878762) is our nominated person for all leads generated from this project.**

In case of queries please contact the under-signed. We sincerely appreciate your consideration and looking forward to mutually beneficial long association with **Punjab National Bank**.

Yours faithfully

Signatures			
Name	Md Rahaman	Mridula Vishal	Samapika Choudhury
Designation	Marketing Officer, Co: South 24 Parganas	Senior Manager, Marketing Dept, Co:South 24 Parganas	Chief Manager, Marketing Dept, Co : South 24 Parganas



